

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

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

VOLUME II

INTENSIVE LEVEL SURVEY FORMS

Prepared for:

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

Funded by:

**State of New Jersey
Department of Environmental Protection
Historic Preservation Office
Historic Preservation Fund
CLG Grant-in-Aid # (Grant Identifier: HE16-011)**

Prepared by:

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

SEPTEMBER 2017

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Appendix B

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

PROPERTY REPORT

Property ID: **845706185**

Property Name: 195 Gregory Avenue (Sherer House) **Ownership:** Private
Address: 195 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh	Caldwell	55	5.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, seven-bay, stone dwelling was constructed circa 1924 in the Colonial Revival style. It is the best example of the Colonial Revival style in the Lower Gregory and Upper Gregory neighborhoods, and its historically accurate forms and details suggest that the architect/builder had architectural training. It possesses high integrity of design, materials and workmanship.

Setting:

This property is located in a residential setting on the west side of Gregory Avenue. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Avenue corridor is dominated by the Gregory Elementary School, which is located in the Upper Gregory Neighborhood at the northwest corner of Gregory Avenue and Walker Road. Portions of Gregory Avenue are shaded by mature trees, and this property is shielded from the street by mature trees. A stone wall and wood picket fence mark the boundary between this property and Gregory Avenue.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

845706185

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
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NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1930	

Additional Information:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

845706185

Page 2

(Primary Contact)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

845706185

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(Primary Contact)

BUILDING ATTACHMENT

Common Name: 195 Gregory Avenue

Historic Name: Sherer House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1924 **Source:** Acroterion 1992

Construction

Start Date:

Construction

End Date:

Style: Colonial Revival

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Stone, Rubble

Bays: 7

Exterior Description:

This two-story, seven-bay, side-gabled dwelling is in the Colonial Revival style. The main block has an asphalt-shingled gable roof with flush eaves and a molded wood gable returns ending in inverted curves or "swoops." The shed-roofed porch and the side and rear ells have ribbed copper roofs. The walls are composed of random, semi-ashlar stone. An exterior semi-ashlar stone chimney is located on the front (east) elevation of the side ell, and an interior semi-ashlar stone end chimney is located on the side (south) elevation of the main block. The second-story of the side ell is composed of paired four-light wood casement windows set on either side of the fireplace, and the southernmost bay of the main block contains a pointed arch. The remaining windows hold 6/6 double-hung wood sash. All windows have stone sills and lintels. Board-and-batten shutters with iron hardware flank the double-hung and casement windows on the front (east) elevation. The front porch spans the main block. The roof rests on elliptical spandrels that terminate in square posts. It shelters the off-center entry, which contains louvered wood storm door surmounted by a three-light transom. A two-story, gable-roofed, wood-shingled addition extends from the rear (west) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
		to	

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	C R Roos	

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

845706185

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 845706185

History:

The Sherer House is estimated to have been constructed circa 1924 for John W. Sherer and Louise Sherer. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932. The 1992 Acroterion survey identified the architect of the house as C.R. Roos. Additional research is recommended to confirm this identification.

Born circa 1884 in Germany, John W. Sherer worked as a dentist in East Orange in the 1920s and 1930s. He married Louise Sherer circa 1923. According to a population census schedule of 1930 for West Orange, John W. Sherer (46) inhabited the Sherer House with his wife (36) and their three children, William (7), Mary Lou (5) and John (4) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1930).

John W. Sherer and Louise Sherer died circa 1953, and their children, who served as the executors of their estates, sold the Sherer House and property to Frank H. Taylor and Son, Inc. on December 11, 1953 (Essex County Deed 3196/556). The company, in turn, sold the property to William H. Taylor and Patricia C. Taylor, presumably the son and daughter-in-law of Frank H. Taylor, for \$1.00 on November 7, 1955 (Essex County Deed 3362/559). William H. Taylor and Patricia C. Taylor owned the Sherer House for five years. Fred W. Wachtel and Miriam R. Wachtel purchased the house from William H. Taylor and Patricia C. Taylor on September 1, 1960 (Essex County Deed 3740/176). They retained ownership of the Sherer House until 2010, when Fred W. Wachtel sold the property to Michael H. Baluzy and Amy McCampbell Baluzy, the current owners, for \$394,900.00 (Essex County Deed 12253/3108).

Statement of Significance:

The Sherer House is a locally significant representative example of the Colonial Revival style. Its massing, form fenestration pattern and use of local stone are evocative of vernacular mid-Atlantic colonial farmhouses, which suggests 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.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Sherer House is deemed to be eligible for the National Register of Historic Places under Criterion C as a locally significant representative of a historically accurate interpretation of the Colonial Revival style. It possesses high integrity of design, materials, workmanship, location, setting and feeling.

Total Number of Attachments: 0

List of Element Names: Building Attachment (1)
Continuation Sheets

Narrative Boundary Description:

The eligible resource consists of the circa 1924 house with the boundary defined by the tax parcel (Block 55, Lot 5.01). The stone wall and picket fence are contributing elements of the Colonial Revival-style landscaping.

Date Form Completed: 9/20/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

845706185

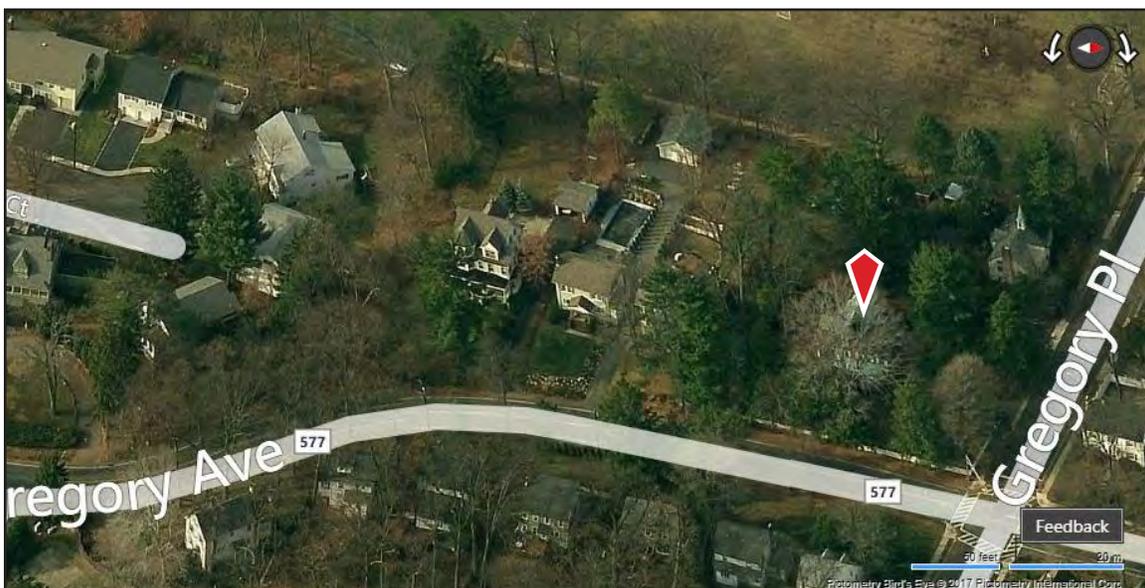
Page 5

(Primary Contact)

195 Gregory Avenue
Block 55, Lot 5.01
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

195 Gregory Avenue



Photograph 2: Oblique view, looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

195 Gregory Avenue

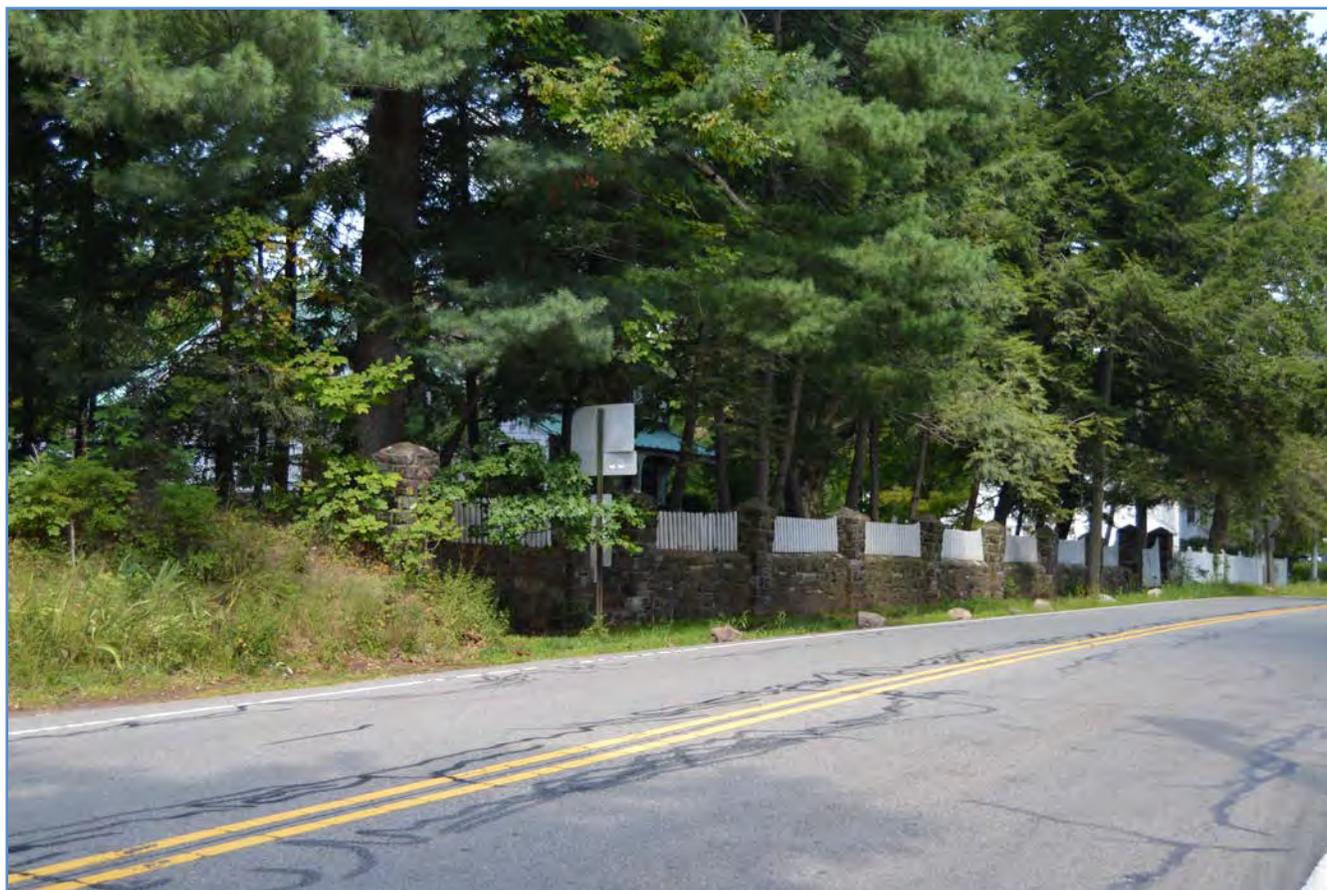


Photograph 3: Fireplace detail showing decorative stone work and window detail showing pointed arch window. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

195 Gregory Avenue

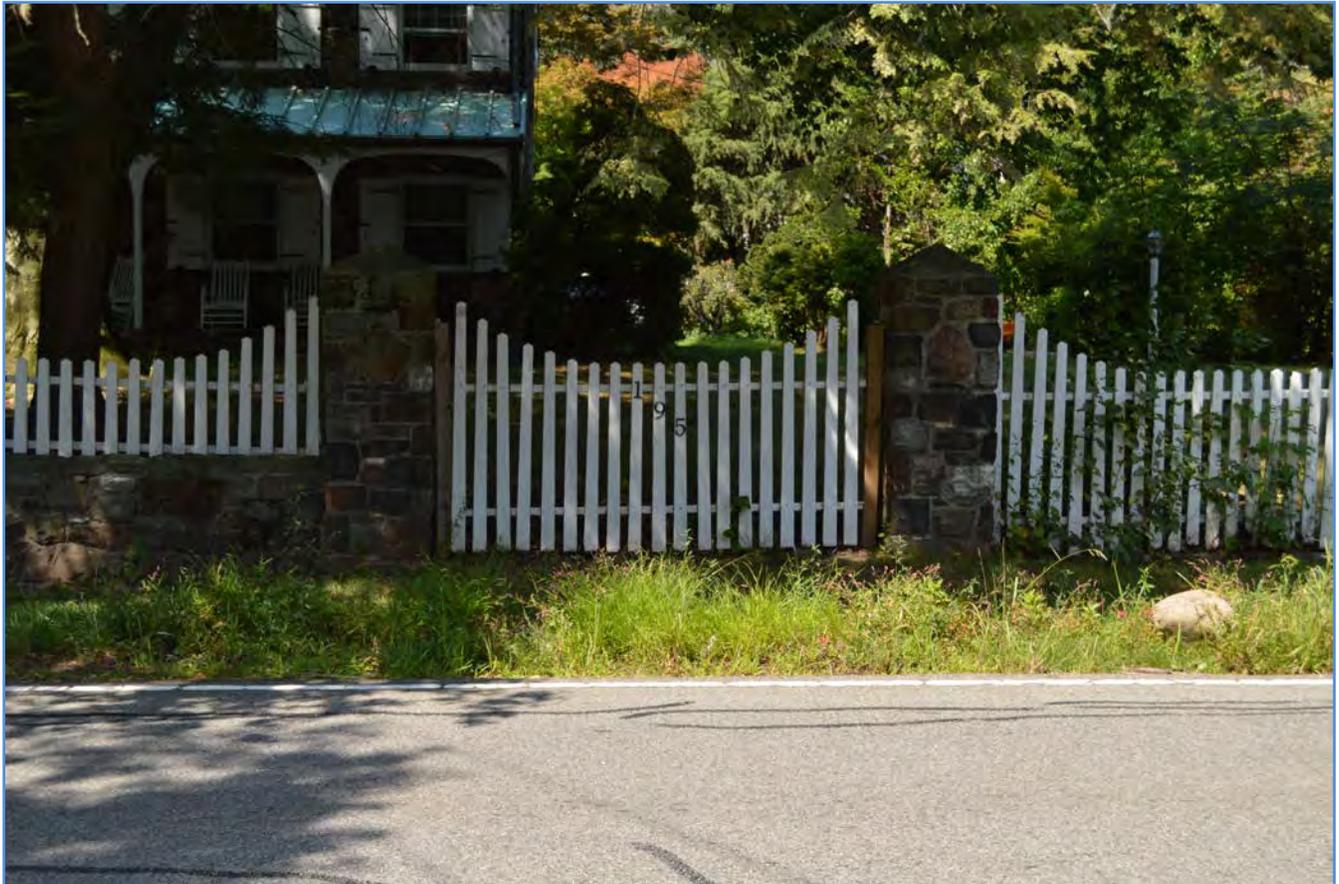


Photograph 4. Stone wall and picket fence along Gregory Avenue. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

195 Gregory Avenue



Photograph 5. Stone wall detail and front gate. View looking west..

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

195 Gregory Avenue



Photograph 6: Stone wall detail and secondary gate with stone steps. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: -293488027

Property Name: 203 Gregory Avenue **Ownership:** Private
Address: 203 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh	Caldwell	55	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, four-bay, wood-shingled and clapboarded dwelling was constructed circa 1910 in the Queen Anne style. It is one of the oldest extant houses in the Upper Gregory Neighborhood, but it suffers from a lack of integrity and individual architectural significance due to the presence of modern replacement materials and an undistinguished form/design.

Setting:

This property is located in a residential setting on the west side of Gregory Avenue. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Avenue corridor is dominated by the Gregory Elementary School, which is located in the Upper Gregory Neighborhood at the northwest corner of Gregory Avenue and Walker Road. Portions of Gregory Avenue are shaded by mature trees, and this property is shielded from the public right of way by mature trees.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-293488027

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-293488027

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-293488027

BUILDING ATTACHMENT

Common Name: 203 Gregory Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1930 **Source:** Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Other

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials:

Bays: 2

Exterior Description:

This one-story, two-bay garage is located northwest of the dwelling. It has an asphalt-shingled gable roof. Inspection wasn't able to approach close enough to determine cladding material. The corners are finished with plain corner boards. A two-bay, eight-light paneled garage door grants access to the interior.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/7/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-293488027

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 203 Gregory Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Style; Mueller 1911

**Construction
Start Date:**

**Construction
End Date:**

Style: Queen Anne

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

This two-and-a-half-story, four-bay, Queen Anne-style dwelling has an asphalt-shingled gable roof with a pyramidal, hexagonal tower projecting from its southeast corner and a gabled dormer. The eaves project slightly above a boxed cornice, which sits above a wide band of plain wood trim. The upper stories are finished with wood shingles and the first story in wood clapboarding. The tower has a pyramidal roof with a boxed cornice above a wide band of wood trim. The gabled dormer has an enclosed dormer with molded trim above a boxed cornice and a wide band of trim. Windows retain wood sills, lintels and casings, but they contain replacement 1/1 double-hung vinyl sash. The one-story, flat-roofed porch wraps around the tower and the side (south) elevation. It has a boxed wood cornice set above a wide band of trim, Doric columns and wood picket railings. The centered entry is recessed behind a vestibule enclosed by paired glazed doors. The entry contains a large, glazed and paneled wood door. A brick foundation supports the house.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1990 to 2010	Replacement windows and doors

Architect/Designer::

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-293488027

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -293488027

History:

This dwelling was constructed circa 1910. It first appears in A.H. Mueller's Atlas of the Oranges from 1911.

Statement of Significance:

This dwelling is an architecturally undistinguished and late example of the Queen Anne style without the elaborate detail of the best representative examples in the Gregory neighborhoods. It retains its original side-gabled form, but possesses an asphalt-shingle roof and contains replacement vinyl sash.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished, altered and late Queen Anne-style house, and, therefore, is not a significant representative example of the property type under Criterion C. It has diminished integrity of exterior materials. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

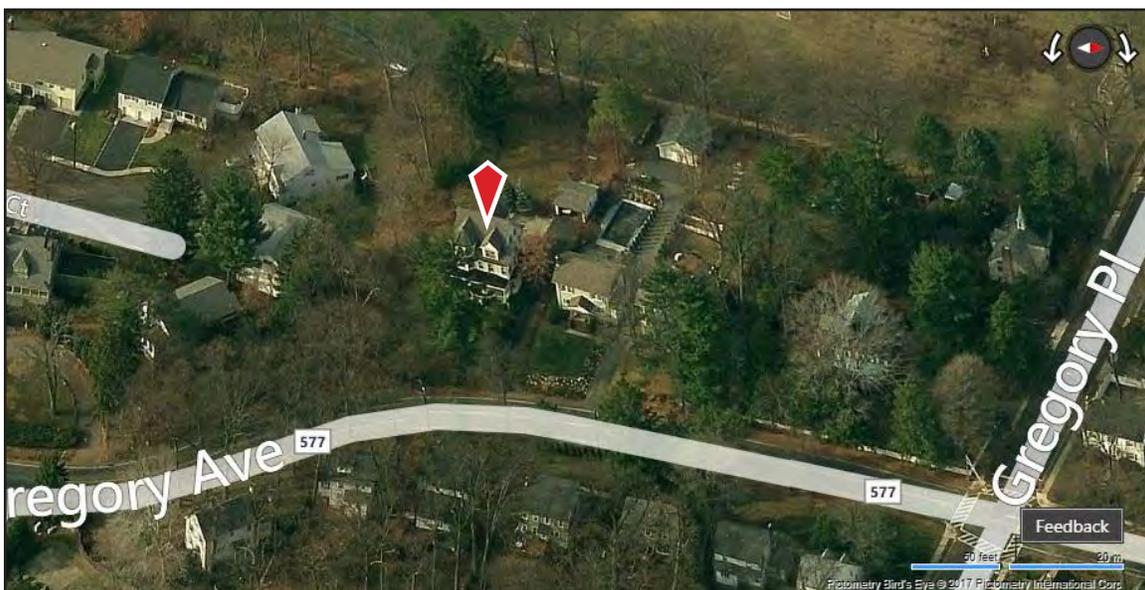
-293488027

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203 Gregory Avenue
Block 55, Lot 1
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

203 Gregory Avenue



Photograph 2: Garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-602570047**

Property Name: 215 Gregory Avenue **Ownership:** Private
Address: 215 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh		52.01	50

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay, wood-shingled and stone dwelling was constructed circa 1890 in the Shingle style. The fenestration pattern on the front elevation appears to have been substantially altered, which significantly impacts the house's integrity of design.

Setting:

This property is located in a residential setting on the west side of Gregory Avenue opposite the intersection with Wellington Avenue. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival, and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Avenue corridor is dominated by the Gregory Elementary School, which is located in the Upper Gregory Neighborhood at the northwest corner of Gregory Avenue and Walker Road. Portions of Gregory Avenue are shaded by mature trees. This property sits on a small hill overlooking Wellington Avenue and likely offered views of the New York skyline at one time.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-602570047

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-602570047

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-602570047

BUILDING ATTACHMENT

Common Name: 215 Gregory Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1890 **Source:** Style; Robinson 1890

**Construction
Start Date:**

**Construction
End Date:**

Style: Shingle

Vernacular Style?

Form: Irregular

Physical Condition: Fair

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Shingles

Bays: 3

Exterior Description:

This two-and-a-half-story, three-bay, Shingle-style dwelling has an asphalt-shingled gable roof with a pyramidal, hexagonal tower projecting from its southeast corner. A hipped dormer pierces the roof north of the tower. A second-story porch spans the northern two bays. The upper stories are finished in wood shingles and the first story in random ashlar brownstone. The tower has a curved pyramidal roof with a molded wood cornice. An interior random ashlar brownstone chimney is located on the side (north) elevation, and a random ashlar brownstone chimney pierces the roof slope behind the hexagonal tower. Two additional random ashlar brownstone chimneys are located on the rear, hip-roofed ell. Three of the tower's sides have non-original sliding windows with prominent wood sills at the third story, and two of the tower's sides have replacement double-hung 1/1 windows at the second story. The hipped dormer contains non-original tall narrow strip windows with a prominent wood sill and a wood lintel and has a molded wood cornice. The fenestration pattern on the front (east) elevation appears to have been altered and all windows are believed to be replacements. The second-story porch has a partially hipped-roof that sits on Doric columns set on a shingled knee wall. It shields a non-original picture window in the center bay and non-original triple double-hung 1/1 windows in the northern bay. The second-story porch is partially cantilevered over the first story and is supported by the three-sided bay window in the northern bay and the first-story porch. The front-gabled first-story porch is partially recessed under the second-story porch. It spans the center bay and wraps around the tower. It has a molded wood cornice supported by Doric columns set on a random ashlar brownstone knee wall. The off-center front entry is recessed under the first-story porch and flanked by two square stained glass windows. It contains a paneled wood door with clipped corners set with twelve small stained glass panels. The door is framed by decorative rusticated stone and surmounted by stone carved with a floral pattern and a scalloped pattern.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1975 to 1995	Alterations to fenestration pattern and replacement windows

Architect/Designer::

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

-602570047

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -602570047

History:

This dwelling was constructed circa 1890. It first appears in A.H. Mueller's Atlas of the Oranges from 1904.

Statement of Significance:

This dwelling is a representative example of the Queen Anne style and one of the oldest extant houses in the Upper Gregory Neighborhood. It retains its original side-gabled form, but the fenestration pattern on the front elevation has been substantially altered impacting integrity of design and materials.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an altered Queen Anne-style house, and, therefore, is not a significant local representative example the property type under Criterion C. The Gregory neighborhoods of many fine and intact examples of the property type including those on Forest Hill Road. It has diminished integrity of design and exterior materials. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

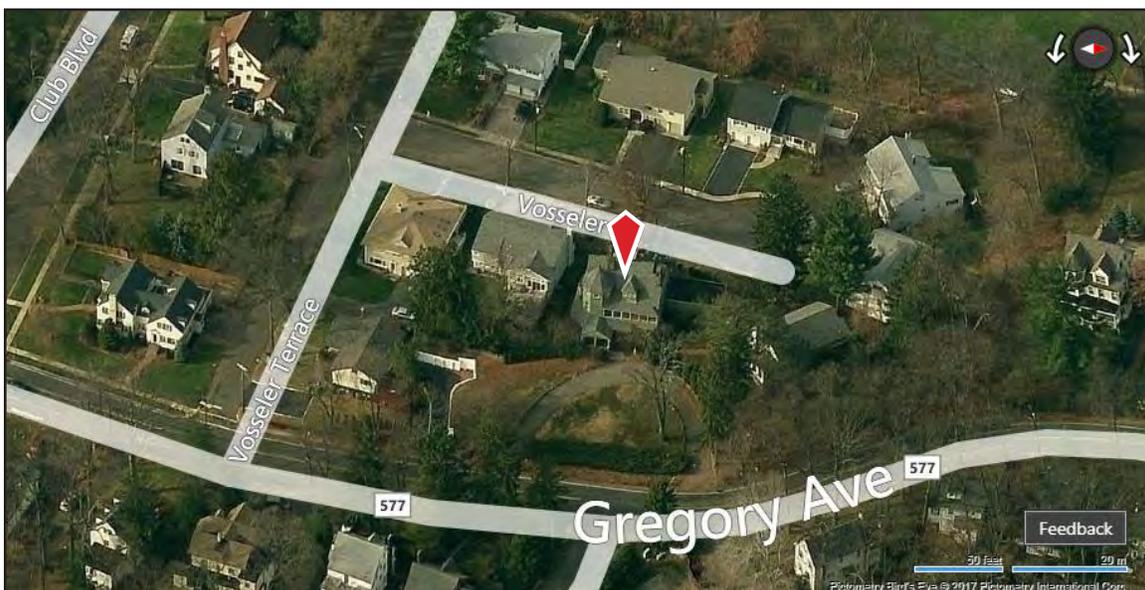
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215 Gregory Avenue
Block 52.01, Lot 50
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

215 Gregory Avenue



Photograph 2: Front elevation. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

215 Gregory Avenue



Photograph 3: Front door detail. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

215 Gregory Avenue



Photograph 4: Oblique view showing rear addition and side and rear elevations. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

215 Gregory Avenue



Photograph 5: Oblique view of rear addition and side elevation. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 565182451

Property Name: 251 Gregory Avenue **Ownership:** Private
Address: 251 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh	Caldwell	48	2.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This three-and-a-half-story, seven-bay dwelling was constructed circa 1890. Although it is one of the oldest extant houses in the Upper Gregory Neighborhood, it has been substantially altered with modern replacement materials and a modern addition. It is old in form only.

Setting:

This property is located in a residential setting on the west side of Gregory Avenue. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Avenue corridor is dominated by the Gregory Elementary School, which is located in the Upper Gregory Neighborhood at the northwest corner of Gregory Avenue and Walker Road. Portions of Gregory Avenue are shaded by mature trees, and this property is shielded from the public right of way by mature trees and bushes.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

565182451

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

565182451

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

565182451

BUILDING ATTACHMENT

Common Name: 251 Gregory Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1890 **Source:** Style; Robinson 1890

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 3.5

Exterior Finish Materials: Vinyl Siding

Bays: 7

Exterior Description:

This three-and-a-half-story, seven-bay dwelling has an irregular front gable façade with one main bay slightly shorter and projecting from the house's main block to form a tower-like appearance. The clipped front gable and horizontal slit window suggest original Shingle style or Queen Anne influences, although distinguishing stylistic features have been lost or obscured by modern materials. A large, one-story, four-bay, cross-gabled modern addition obscures the façade. Asphalt shingles cover the roof, and the house is clad with vinyl siding. An exterior brick end chimney is located on the south elevation, and an interior brick chimney projects from the roofline behind the main cross gable. An exterior brick end chimney is also located on the side (north) elevation of the modern addition. It appears that the circa 1890 main block retains its original fenestration pattern, but the windows are 1/1 vinyl replacements, some of which display 6/1 false muntins. A hip-roofed, wrap-around porch has been partially enclosed with an addition that has two double-hung windows with 6/1 false muntins. The front entry is recessed and pedimented. It contains non-original paired glazed and paneled doors obscured by paired modern storm doors. The modern addition has a recessed entry containing a modern storm door. Access is by a flight of concrete and stone steps with decorative wrought-iron railings.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Front addition
Physical alteration	1990	to	Replacement windows, doors and siding

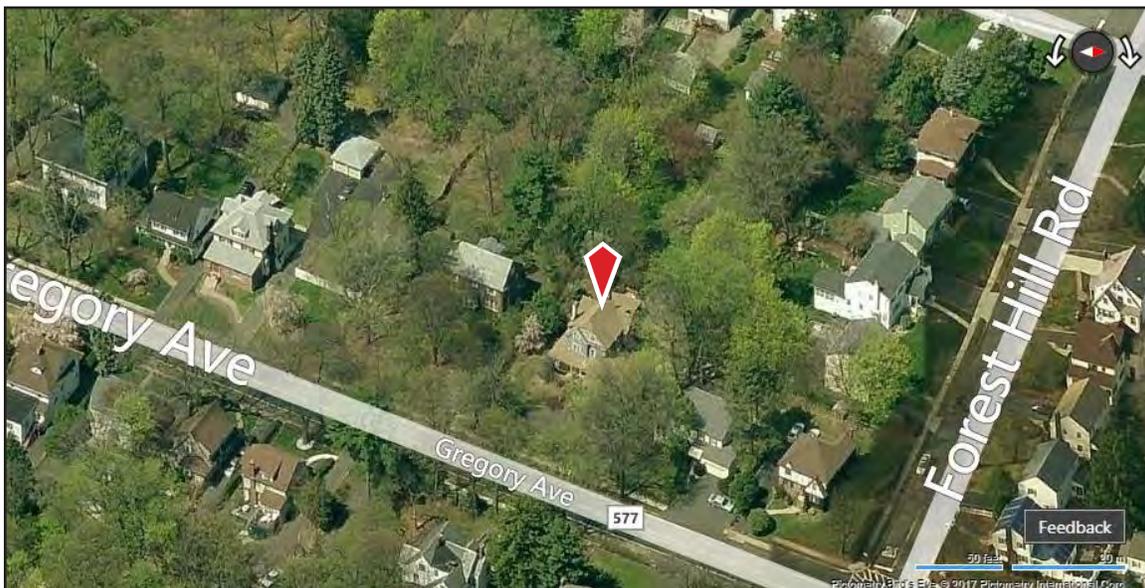
Architect/Designer::

Date form completed: 9/5/2017

251 Gregory Avenue
Block 48, Lot 2.04
Location Map



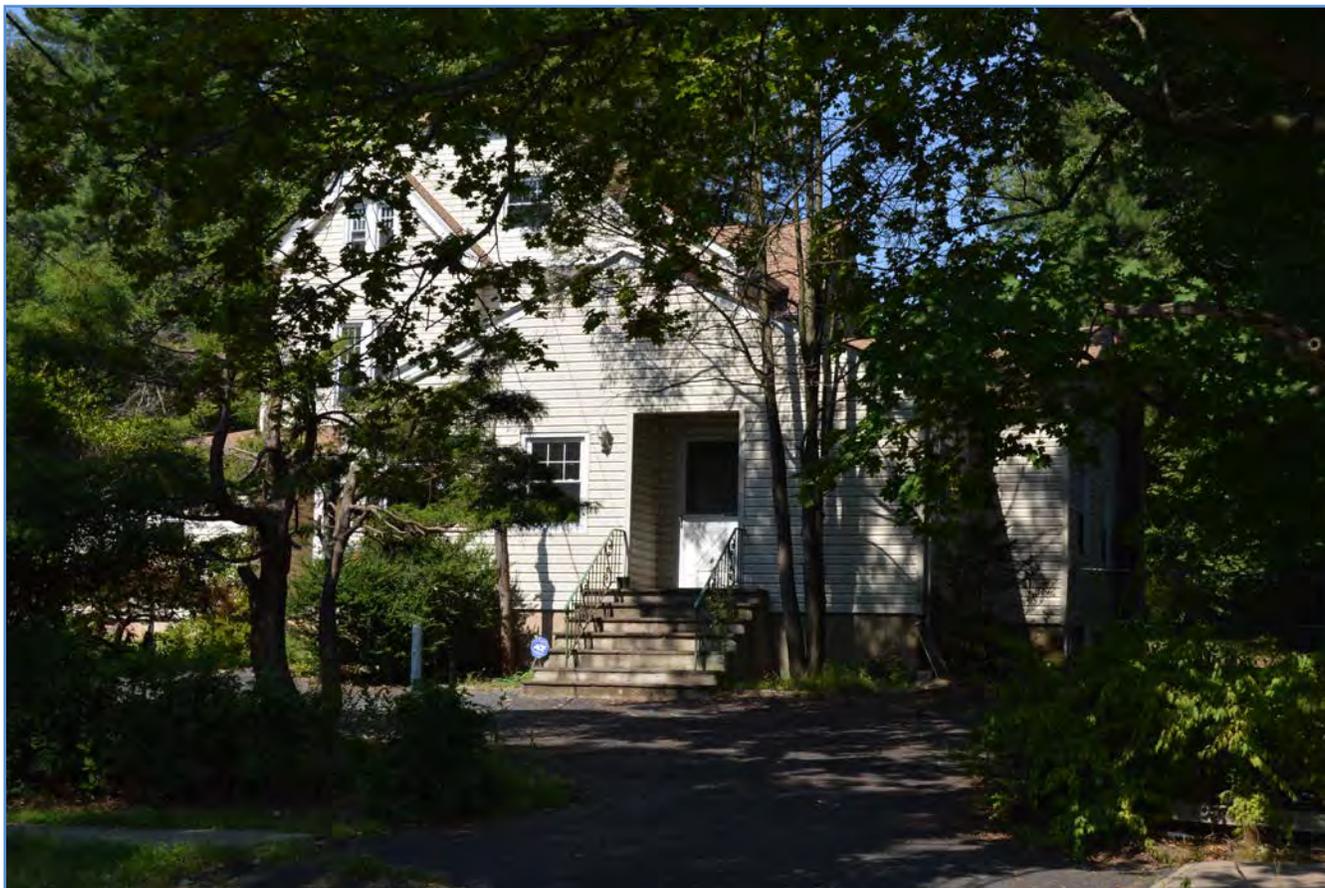
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

251 Gregory Avenue

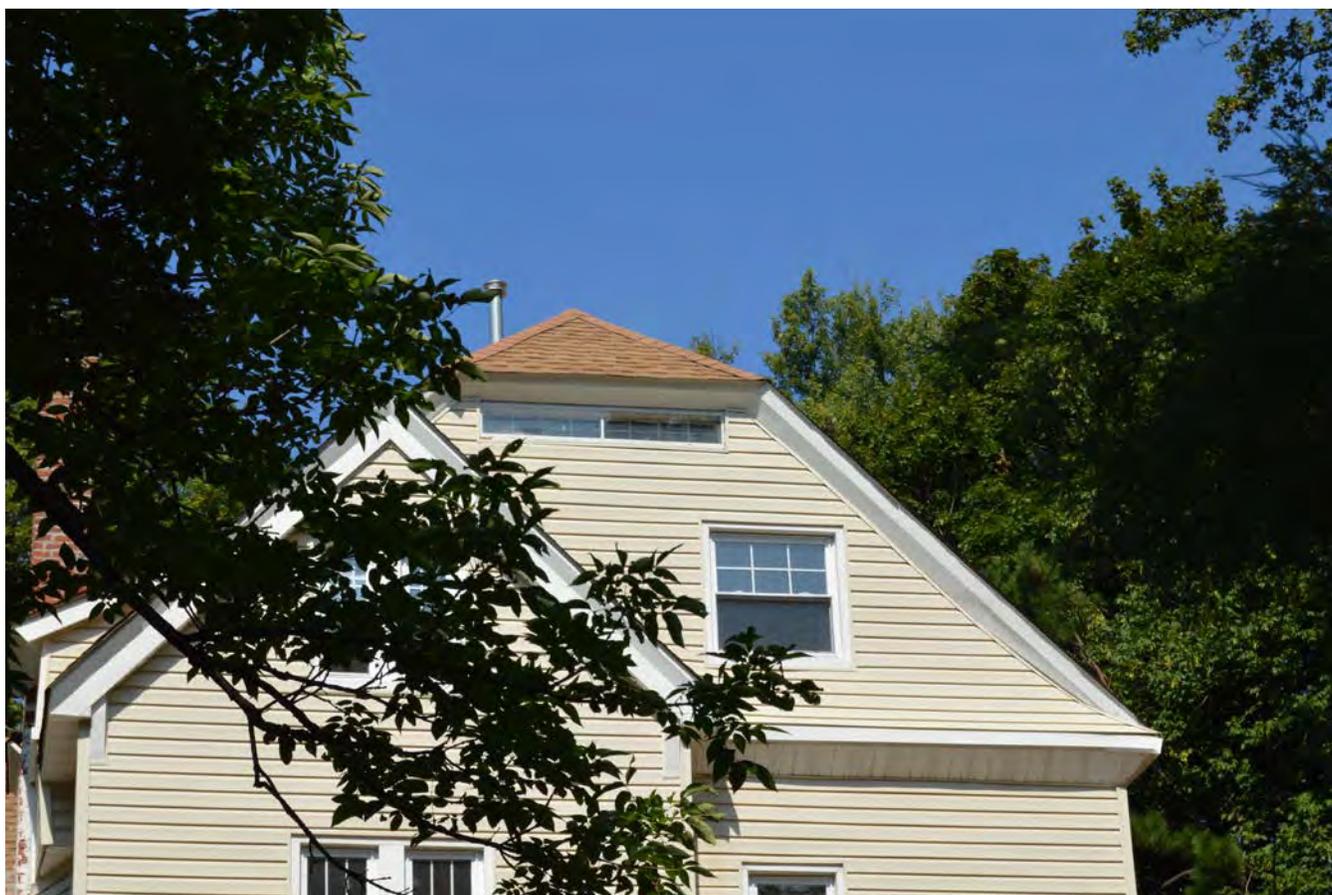


Photograph 2: Oblique view, showing modern addition. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

251 Gregory Avenue



Photograph 3: Window detail showing original wood windows in attic-story. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1671488741**

Property Name: 255 Gregory Avenue **Ownership:** Private
Address: 255 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh	Caldwell	48	2.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay brick dwelling was constructed circa 1925 in the Colonial Revival style. It is a representative example of an interwar Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on the west side of Gregory Avenue. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Avenue corridor is dominated by the Gregory Elementary School, which is located in the Upper Gregory Neighborhood at the northwest corner of Gregory Avenue and Walker Road. Portions of Gregory Avenue are shaded by mature trees. This house has a greater setback from the street than the neighboring houses, and it is shielded from the public right of way by trees.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1671488741

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	
Newark Star- Ledger	Glamorous Joan of Hollywood Still Just a W. Orange "Slick Chick"	1946	
Ancestry.com	U.S. World War II Draft Registration Cards, 1942	2010	
New York Times	Joan Caulfield, a Film Actress, is Dead at 69	1991	

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-1671488741

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:	2 Building	0 Bridge
	0 Structure	0 Landscape
	0 Object	0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1671488741

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 255 Gregory Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Other

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 1.5

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

This one-and-a-half-story, three-bay garage is located northwest of the dwelling. It has an asphalt-roof and is clad with wood clapboards. The centered cross gable is clad with patterned wood shingles. A band of wood trim separates the wood shingles from the wood clapboards on the first story. It has prominent molded wood cornice returns and contains paired 2/1 and 2/2 double-hung wood windows with wood sills and lintels. A first-story window is visible in the southern bay of the front (east) elevation. A two-bay garage door opening grants access to the interior, and a 2/1 window is visible on the rear (west) elevation. The door is surrounded by plain wood trim.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1671488741

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 255 Gregory Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Colonial Revival

Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2

Exterior Finish Materials: Brick, Running Bond

Bays: 4

Exterior Description:

This two-story, four-bay, brick dwelling was constructed circa 1925 in the Colonial Revival style. The building has a side-gabled roof covered in slate tiles. The eaves project slightly above a dentilled wood cornice. An exterior brick chimney is located on the side (south) elevation. The first-story triple windows contain 9/9 wood double-hung sash. The single windows and the paired windows above the portico in the second story contain 6/6 double-hung wood sash. All windows have rowlock brick sills, and the first-story windows have sailor brick lintels. The portico has an open segmental pediment with a molded wood cornice carried on slim Doric columns. The front entry contains a paneled wood door flanked by four-light sidelights and surmounted by a round fanlight. A one-story, single bay, hip-roofed, screened-in porch extends from the side (south) elevation. A secondary entry with a bracketed hood is located on the side (north) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1671488741

Page 5

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID -1671488741

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932. The building was the teenage home of Joan Caulfield, who gained national fame as an actress starring in movies opposite actors such as Bing Crosby, Bob Hope, William Holden and Fred Astaire in the 1940s.

Born on June 1, 1922, in Orange, New Jersey, to Henry R. and Beatrice Y. Caulfield, Joan Caulfield spent the early years of her childhood at her family's house on Glenwood Avenue in East Orange, New Jersey. The family moved to the Colonial Revival house at 255 Gregory Avenue in 1933, when Joan Caulfield was 11 years old. She attended middle school at Roosevelt Middle School (then known as Theodore Roosevelt Junior High) on Gilbert Place in West Orange and high school at the Beard School on Berkeley Avenue in Orange. After graduating from the Beard School at the age of 16 in 1939, Joan Caulfield attended Columbia University for two-and-a-half years (Newark Star-Ledger 1946). Her family relocated to New York City during this period and presumably sold the house at 255 Gregory Avenue (Ancestry.com 2010). She worked briefly as a Conover model before securing a role in George Abbott's play, "Beat the Band." It was her leading role as Corliss Archer in "Kiss and Tell," which opened on Broad in 1943, however, that propelled Joan Caulfield to national prominence. After approximately fourteen months in the role, she signed a contract with Paramount Pictures and moved to Hollywood to pursue a career as a movie actress (Newark Star-Ledger 1946; New York Times 1991). During the 1940s, she appeared in numerous movies released by Paramount Pictures, including "Blue Skies," in which she starred opposite Bing Crosby and Fred Astaire, "Monsieur Beaucaire," in which she starred opposite Bob Hope, and "Dear Ruth," in which she starred opposite William Holden. After marrying film producer Frank Ross in 1950, Joan Caulfield only appeared occasionally in movies. She appeared briefly on television in the 1950s, co-starring in "My Favorite Husband" on CBS from 1953 to 1954 and in "Sally" on NBC from 1957 to 1958 (Lubbock Avalanche-Journal 1972; New York Times 1991). She continued to act throughout the 1960s and 1970s, appearing in traveling stage productions across the country (Lubbock Avalanche Journal 1972). Joan Caulfield died in Los Angeles at the age of 69 in 1991 (New York Times 1991).

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Colonial Revival-style suburban house. It was the home of the famous movie and television actress Joan Caulfield and her family from 1933 to 1939.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Colonial Revival-style house and is not a significant representative example of its property type under Criterion C. It is rather larger than some example in the Gregory neighborhoods but not as finely detailed as the best examples such as 195 Gregory Avenue. Eligibility under Criterion B was considered due to the house's association with the famous actress Joan Caulfield; however, Joan Caulfield only briefly lived in the house with her family in the 1930s before she moved to New York, where she first gained national prominence as a model and Broadway actress, in 1939. In addition, she was not born in the house and spent her early childhood at the family's home in East Orange. As such, the house at 255 Gregory Avenue was not associated with any significant events in her life or career. As such, the house is deemed not to be eligible for the National Register of Historic Places under Criterion B. The house has no known historic associations with significant events under Criterion A.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1671488741

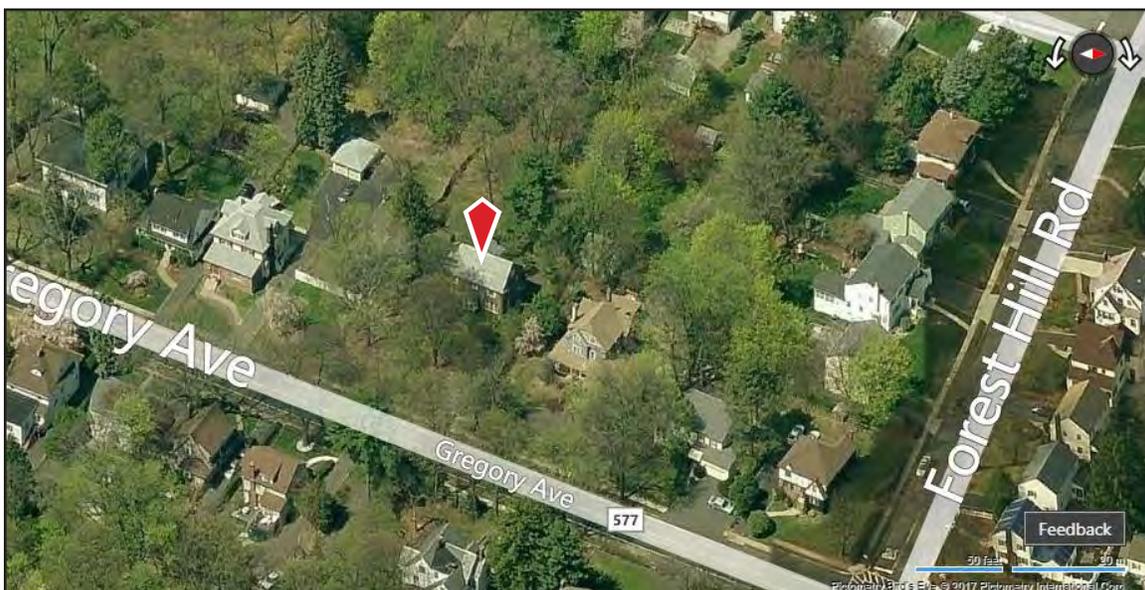
Page 6

(Primary Contact)

255 Gregory Avenue
Block 48, Lot 2.02
Location Map



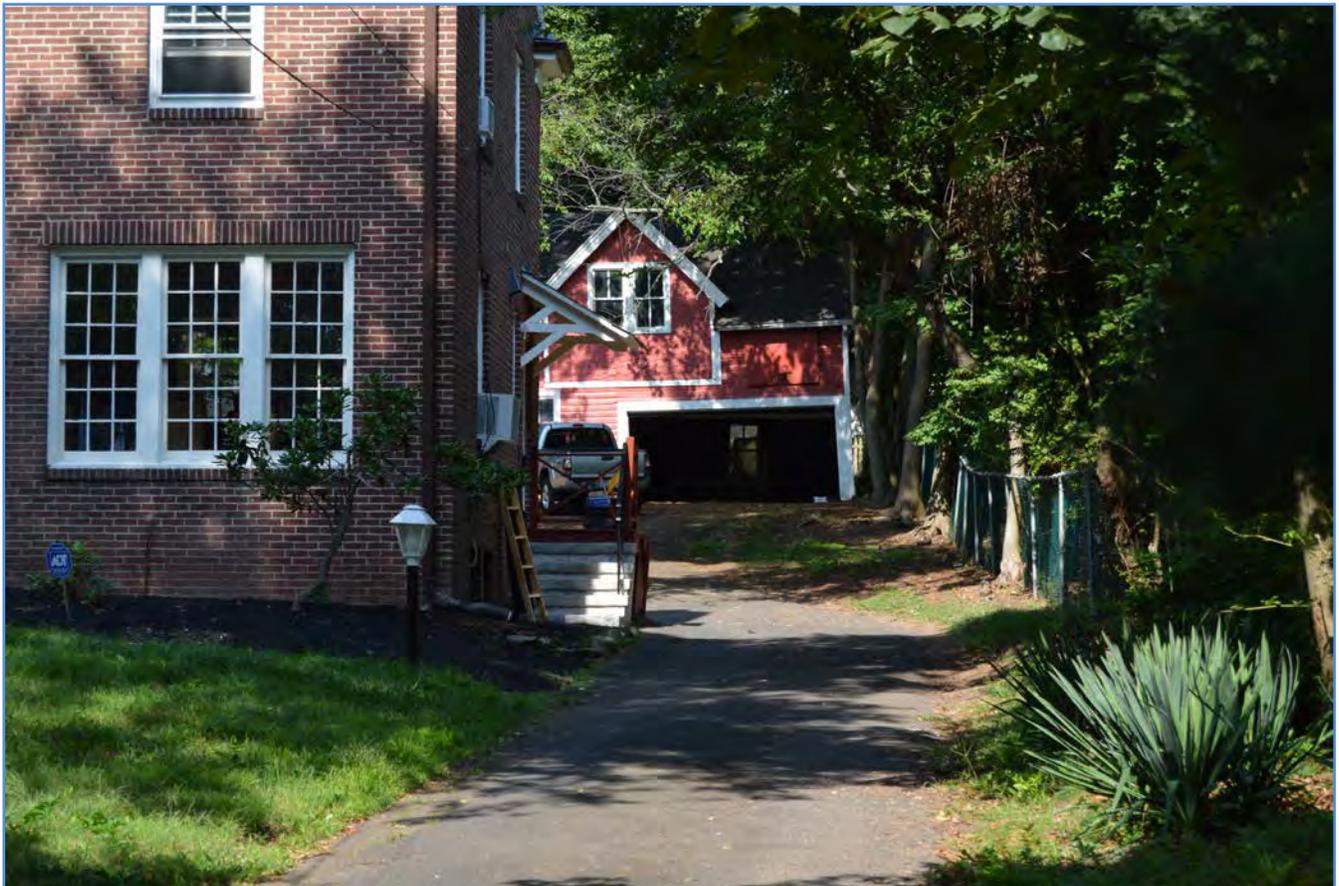
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

255 Gregory Avenue



Photograph 2: Garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **1077545687**

Property Name: 281 Gregory Avenue **Ownership:** Private
Address: 281 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh	Caldwell	47	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay, wood-shingled and clapboarded dwelling was constructed circa 1900 in the Queen Anne style. It is one of the oldest extant houses in the Upper Gregory Neighborhood, and it has high integrity of design, materials and workmanship.

Setting:

This property is located in a residential setting on the west side of Gregory Avenue. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Avenue corridor is dominated by the Gregory Elementary School, which is located in the Upper Gregory Neighborhood immediately adjacent to this property at the northwest corner of Gregory Avenue and Walker Road. Portions of Gregory Avenue are shaded by mature trees.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1077545687

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1077545687

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1077545687

BUILDING ATTACHMENT

Common Name: 281 Gregory Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1930 **Source:** Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located southeast of the dwelling. It has an asphalt-shingle roof with wide gable returns and is clad with wood clapboards. The corners are finished with plain corners boards. Two paneled garage doors grant access to the interior. The doors have plain wood casings and lintels.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/7/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1077545687

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 281 Gregory Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1900 **Source:** Style; Mueller 1904

Construction

Start Date:

Style: Queen Anne

Form: Center Hall

Type:

Roof Finish Materials: Asphalt Shingle

Exterior Finish Materials: Wood, Clapboard

Construction

End Date:

Vernacular Style?

Physical Condition: Good

Remaining Historic Fabric: High

Stories: 2.5

Bays: 3

Exterior Description:

This two-and-a-half-story, three-bay, Queen Anne-style dwelling has an irregular roof line with a hipped main block, projecting cross gable and a round tower at the northeast corner. The upper stories are finished in fishscale, staggered, half cove and sawtooth wood shingles, and the lower stories are finished in wood clapboards. The round tower is finished with patterned wood shingles and rusticated stone at the base. The round tower has a conical roof with a finial and a molded wood cornice. The cross gable is closed and projects above a cutaway bay at the second story of the southeast corner. Patterned shingles and molded trim create the illusion of an overhang above the first-story, three-sided bay window at the southeast corner. A brick chimney projects from the western slope of the main block. The window pattern is quite varied and includes a diamond-paned fixed window in the attic level of the tower, paired quarter round windows in the attic level of the cross gable, paired 6/6 double-hung windows in the hipped gable on the side (south) elevation, 4/4 double-hung windows in the second story on the side (south) elevation, narrow 2/2 double-hung windows in the first-story bay window on the side (south) elevation, 3/3 double-hung windows at the basement level of the southeast corner, and single and paired 1/1 double-hung windows on the front (east) elevation. The second-story porch is recessed beneath the roof and has an arched opening with a wood picket railing. Its off-center location emphasizes the asymmetry of the façade. The first-story porch spans the northernmost two bays of the façade and is recessed beneath the second story, which is supported by voluted Doric columns. The first-story porch shields the off-center front entry, which contains a modern storm door and a paneled wood door surmounted by a transom. The house sits on brick foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:

to

Architect/Designer::

Type:	Name:	Person/Firm Description:

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1077545687

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(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1077545687

History:

The Robertson House is estimated to have been constructed circa 1900. The house first appears in A.H. Mueller's Atlas of the Oranges from 1904, which identifies Charles L. Robertson as the owner.

Statement of Significance:

The Robertson House is a locally significant representative example of the Queen Anne style. It possesses characteristic features of the Queen Anne style, including an asymmetrical façade, textured 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.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Robertson House is deemed to be eligible for the National Register of Historical Places under Criterion C as a locally significant representative example of the Queen Anne style. Although it appears that some windows have been replaced, the house retains a high integrity of design, materials, workmanship and location.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

The eligible resource consists of the circa 1900 house with the boundary defined by the tax parcel (Block 47, Lot 3).

Date Form Completed: 9/20/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1077545687

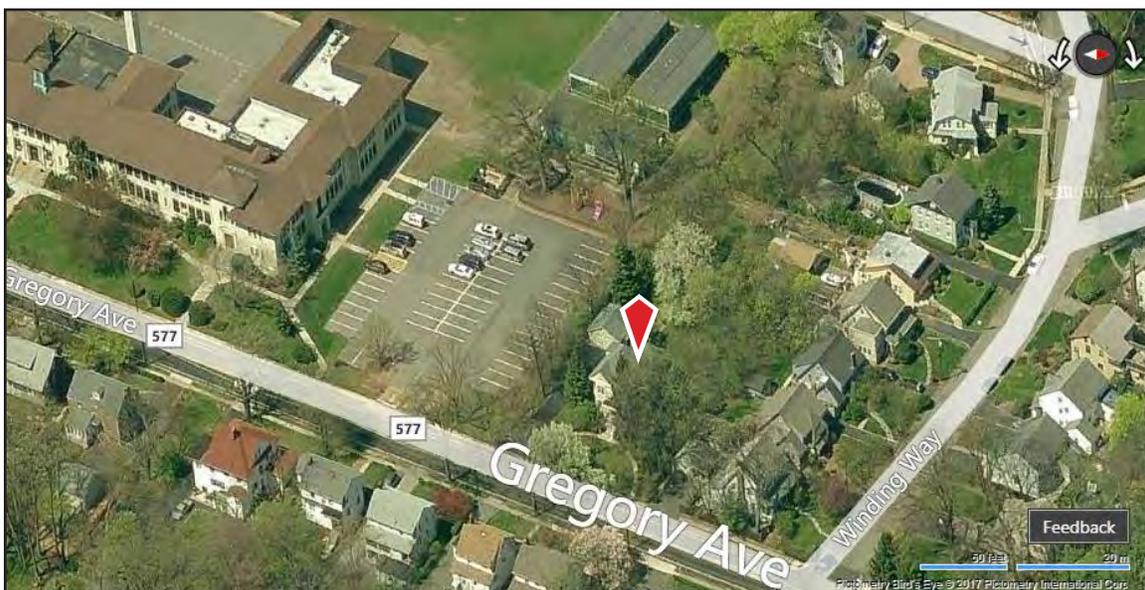
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(Primary Contact)

281 Gregory Avenue
Block 47, Lot 3
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

281 Gregory Avenue



Photograph 2: Front elevation, showing recessed balcony over front entry. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

281 Gregory Avenue



Photograph 3: Cross gable and tower detail, showing patterned wood shingles on second story. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

281 Gregory Avenue



Photograph 4: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1981638877

Property Name: Gregory Elementary School **Ownership:** Public
Address: 301 Gregory AVE **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh	Caldwell	47	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, nine-bay, stuccoed building was constructed circa 1923 in the late Renaissance Revival style. Additions containing classrooms were added between 1926 and 1932. Wings containing even more classrooms and a gymnasium were added in 1970. An additional wing was constructed circa 2005. It possesses low integrity of design and exterior materials.

Setting:

This property is located in a residential setting at the northwest corner of the intersection of Gregory Avenue and Walker Road. Gregory Avenue is a busy thoroughfare that forms the boundary between the Lower Gregory and Upper Gregory neighborhoods, and it experiences a steady volume of traffic. The houses along Gregory Avenue predominantly represent modest interwar and postwar houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles interspersed with a few late Victorian houses. The Gregory Elementary School dominates the Gregory Avenue corridor, and it is one of two schools located in the Upper Gregory Neighborhood. Portions of Gregory Avenue are shaded by mature trees, but the Gregory Elementary School property is large devoid of trees and separated from Gregory Avenue by a narrow lawn.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1981638877

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(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		
(None Listed)	Electrical World, Volume LXXVI	1920		
Betelle, James O	Architectural Styles as Applied to School Buildings	1919		
Brandt, Jane W	Vineland High School National Register of Historic Places Nomination	1992		

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

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Surveyor: Eryn Boyce

(Primary Contact)

1981638877

Organization: Hunter Research, Inc.

Kerschus, Nils	Glenville School National Register of Historic Places Nomination	2002
Newark Evening News	James O. Betelle, 75, Retired Newark Architect, Specialist in School Buildings, Dies in Florence, Italy	1954
Haddon, Rawson W	Modern American School Houses: Some Recent Examples of Specialized Buildings, Guilbert & Betelle, Architects	1914
Fagan, Joseph	West Orange Revisted	2016

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

2	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1981638877

(Primary Contact)

BUILDING ATTACHMENT

Common Name: Gregory Elementary School, Portable Classroom Complex

Historic Name:

Present Use: Institutional, educational

Historic Use: Institutional, educational

ConstructionDate: **Source:** NETR 2002; NETR 2006

Construction Start Date: 2000 **Construction End Date:** 2006

Style: None Vernacular Style?

Form: Other **Physical Condition:** Fair

Type: Other **Remaining Historic Fabric:** Low

Roof Finish Materials: Rolled Asphalt **Stories:** 1

Exterior Finish Materials: Wood, Plank **Bays:** 7

Exterior Description:

This portable classroom complex is located northwest of the Gregory Elementary School. It consists of three double-wide trailers connected by a wooden deck. Each one-story trailer has a shallow gable roof covered with rolled asphalt and is clad with wood planks. The have sliding vinyl windows and steel doors. Wooden staircases and decks grant access to the doors. Each trailer has an HVAC system mounted on the side elevation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1981638877

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(Primary Contact)

BUILDING ATTACHMENT

Common Name: Gregory Elementary School

Historic Name: Gregory School

Present Use: Institutional, educational

Historic Use: Institutional, educational

ConstructionDate: 1923 **Source:** Date stone; Franklin 1932; NETR 1970; NETR 1979; Acroterion 1992; NET

Construction Start Date:

Construction End Date:

Style: Renaissance Revival Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 3

Exterior Finish Materials: Stucco

Bays: 9

Exterior Description:

The Gregory Elementary School was constructed in six phases. The original phase main block was built in 1923-24 and is a two-story, three-bay, stuccoed structure in the Renaissance Revival style. The northern L-shaped, towered wing and the two-story, two-bay section connecting it to the original phase main block were constructed between 1926 and 1932. The one-story concrete classroom wing and the two-story concrete gymnasium are attached to the south elevation by a hyphen and were constructed in 1970. A two-story, two-bay addition was constructed off the west elevation of the L-shaped towered wing circa 2005.

The main block of 1923-24 is stuccoed. It is two stories and sits on a high basement with a heavily molded water table. It has a shallow asphalt-shingled hip roof with overhanging eaves. A square, hip-roofed copper cupola projects from the roof and is centered above the front entry. The façade is dominated by the front entry, which is a Doric entablature carried on paired Doric columns and framed by two cast iron lamps. A set of concrete steps with modern steel railings lead to the main entry, which contains modern paired steel doors. The main door is flanked by single windows. The windows in the one bay flanking each side of the entry and in the second story of the center bay are grouped in sets of five. All window sashes have been replaced, and the narrow windows between the three bays have been filled in. All windows have stuccoed sills. A date stone bearing the date 1923 is located below the water table at the northeastern corner of the main block.

Attached to the northern end of the main block are two large additions that were constructed to designs by Guilbert & Betelle between 1926 and 1932. These two-story stuccoed additions disrupt the symmetry of the original design but blend in with the main block in scale and materials. They are set on raised basements with a heavily molded water table. The additions have shallow, asphalt-shingled hip roofs with overhanging eaves. The roofline on the front (east) elevation is broken at the north end by a blocky tower, which rises above the main roofline and has a shallow, asphalt-shingled hip roof. The tower contains an additional main entry flanked by pilasters, which support an segmental pediment. A set of concrete steps with modern steel railings lead to the entry, which contains paired modern steel doors. A Palladian window surmounted by a Doric entablature supported by Doric columns, which, in turn, is surmounted by stuccoed voussoirs and a decorative keystone, sits above the front entry in the tower. The triple windows on the northernmost bay of the front (east) elevation have been filled in. The classroom windows on the front (east) elevation of the additions and the side (north) elevation of the L-shaped addition are arranged in groups of five and contain replacement sash. All windows have stuccoed sills. An additional entry set in a three-sided square bay is located on the side (north) elevation. The enclosed projecting entry contains paired modern steel doors and is surmounted by a plain entablature and a window.

A one-story classroom wing and a two-story gymnasium were constructed circa 1970 to the south side of the original main block. They are attached to the main block by a one-story, one-bay stuccoed hyphen containing ribbon windows with metal sills, lintels and casings. The classroom wing is a one-story, eight-bay, flat-roofed building. The front façade is stuccoed and has metal ribbon windows recessed beneath the roof and cantilevered above the concrete foundation. A recessed entry on the side (south) elevation containing a modern steel door flanked by transoms grants access to the classroom wing. The gymnasium is a two-story, four-bay, flat-roofed building. The cladding appears to be comprised of stuccoed panels. It has two entries containing paired modern steel doors.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

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Surveyor: Eryn Boyce

(Primary Contact)

1981638877

Organization: Hunter Research, Inc.

The last phase of the school's architectural development is the addition constructed circa 2005 off of the west elevation of the circa 1932 L-shaped addition. This two-story, two-bay addition matches the circa 1932 additions to the main block in scale, form and materials. It has a shallow, asphalt-shingled hip roof and is clad with stucco. It has a heavily molded water table at the basement level. The windows are arranged in groups of five and have stuccoed sills.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1926	1926 to 1932	Side additions; Acroterion 1992
Physical alteration	1970	to	Gymnasium and classroom additions; Acroterion 1972; Historic aerials
Physical alteration	2005	2002 to 2006	Rear wing addition; Historic aerials

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	James Oscar Betelle	Guilbert & Betelle was formed as a partnership between Ernest F. Guilbert and James Oscar Betelle in 1910. The firm first had offices in New York, but it relocated to Newark circa 1914. After Guilbert's death in 1916, Betelle continued to run the firm and to design buildings under the name of Guilbert & Betelle. The firm designed public and institutional buildings, but it was best known for its school designs, many of which were in the Collegiate Gothic style. The firm was responsible for the design of hundreds of schools across the northeast.

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1981638877

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(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1981638877

History:

The Gregory Elementary School was constructed between 1923 and 1924. Designed by the prominent Newark-based architecture firm of Guilbert and Betelle, the building cost approximately \$450,000 (Electrical World 1920). The original building was the two-story, three-bay block that exists today at the southern end of the main block. The building was likely built as a new wing to the first Gregory School, a one-story, three-bay, stuccoed building designed by the New York-based architectural firm Dillon, McLellan and Beadel, which opened in 1914 (Betelle 1919; Fagan 2016). The first Gregory School building appears to have survived into the 1930s, for a wing matching its footprint appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

Founded in 1910, the firm of Guilbert and Betelle represented a partnership between Ernest F. Guilbert and James Oscar Betelle. After Guilbert's untimely death in 1916, Betelle continued to design buildings under the firm's name (Brandt 1992). The firm designed banks, hotels, office buildings and public buildings, but it specialized in school design (Kerschus 2002). Guilbert & Betelle designed 56 high schools, nine state colleges, and 300 grade schools in five states, including 125 schools in Delaware (Newark Evening News 1954; Kerschus 2002). Naturally, most of the firm's work was concentrated in New Jersey, where Betelle was a member of the advisory board of architects that passed on buildings constructed for state institutions. Contemporary critics recognized the firm as one of the leading experts in school design. "Among these specialists," Rawson H. Haddon wrote in 1914, "here are, perhaps, few whose work, extending over a period of years, has maintained the high degree of excellence, both in planning and in exterior design - this latter especially - that is notable in the work of Messrs. Guilbert & Betelle" (1914: 245).

Although the firm's school designs represented a mix of the most popular styles of the early-20th century, the firm was best known for its accomplished Collegiate Gothic designs. Some sources credit Betelle with creating a more American style of school architecture through his incorporation of diverse styles into his designs (Brandt 1992). Betelle taught school architecture at Teachers College, Columbia University, from 1917 to 1925 and authored a slew of articles on school buildings and construction in architectural and educational journals. Betelle was also a fellow of the American Institute of Architects (AIA), president of the New Jersey chapter of the AIA, director of the Mid Atlantic Division of the AIA, and president of the New Jersey Society of Architects (Brandt 1992; Kerschus 2002). Betelle died on June 3, 1954.

The Renaissance Revival-style of the Gregory Elementary School may have been intended to resemble the first Gregory School building, which was stuccoed and had a hip roof. James Oscar Betelle was certainly familiar with the design of the first Gregory School building, for a photograph of it appeared in an article entitled Architectural Styles as Applied to School Buildings that he wrote in 1919 (Betelle 1919).

A series of additions were added to the Gregory Elementary School to accommodate growing numbers of students as the Upper Gregory Neighborhood developed into a suburban enclave during the first half of the 20th century. Three additions designed by Guilbert & Betelle were added to the main block between 1926 and 1937, more than doubling the size of the original building (Acroterion 1992). These additions included a two-story, two-bay addition and a two-story, L-shaped addition that were added to the north elevation of the main block by 1932. These additions are evident in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932. Two wings containing classrooms and a gymnasium were constructed circa 1970 in a modernistic style by Thomas Lehman (Acroterion 1932). They connected to the south elevation of the main block via a one-story hyphen. An additional wing was constructed off the L-shaped addition to the main block circa 2005 (NETR 2002; NETR 2006).

Statement of Significance:

Although the Gregory Elementary School was designed by the prominent architectural firm of Guilbert & Betelle, it is not a significant example of the Renaissance Revival style nor of the firm's designs nor the Collegiate Gothic style for which the firm was celebrated. It is an example of period institutional architecture competently carried out but not outstanding in its composition, possibly because it was meant to be a complement to the first Gregory Avenue school of 1914, which was demolished in the 1930s. It has been further impacted by 1970s additions and alterations to exterior fabric that have diminished its integrity of design to the period in which it was first constructed (1923-24).

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1981638877

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(Primary Contact)

Justification of Eligibility/Ineligibility:

The Gregory Elementary School is deemed not to be eligible for the National Register of Historic Places. While the Renaissance Revival-style of the Gregory Elementary School is unusual for the firm of Guilbert & Betelle, additions to the main block, most notably the two wings added north elevation between 1926 and 1932 and the 1970s south wings, have obscured the firm's original design and diminished the building's integrity. Loss of the original wing of 1914 is also a factor. These additions completely hide the symmetry of the 1923-24 building and create the false impression that the building was substantially larger. Windows appear to be modern replacements and several windows on the façade have been filled in. Although the building possesses Renaissance Revival design elements, it is not a representative or outstanding example of the style as applied to institutional architecture. Furthermore, the Gregory Elementary School is not the only example of the architecture of Guilbert & Betelle to survive in West Orange. The West Orange High School (now Seton Hall Preparatory School) on Northfield Avenue, which was also constructed in 1923, is a significant local example of the architecture of Guilbert & Betelle and the Collegiate Gothic style for which the firm was celebrated that possesses a higher degree of integrity than the Gregory Elementary School. As such, the Gregory Avenue School lacks individual and comparative architectural significance at the local level and the integrity of design, materials and workmanship necessary for inclusion on the National Register of Historic Places.

Total Number of Attachments: 2
List of Element Names: Building Attachments (2)

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1981638877

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(Primary Contact)

301 Gregory Avenue
Block 47, Lot 9
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

301 Gregory Avenue



Photograph 2: Oblique view showing north elevation. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 3: Detail view of tower and north entry. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 4: South entry detail, showing replacement windows and transoms. View looking west, front elevation of 1923 main block.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 5: Date stone located at basement level at northern corner of 1923 main block. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 6: East elevation of 1970 addition. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 7: South elevation of 1970 addition. View looking north.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 8. Rear elevation of main block, view looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 9: View looking west from Gregory Avenue towards modular classroom complex located northwest of main block.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

301 Gregory Avenue



Photograph 10: Oblique view of modular classroom complex. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1391361249**

Property Name: 186 Gregory Place **Ownership:** Private
Address: 186-188 Gregory PL **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Upper Gregory Neigh		55	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This one-story, five-bay brick dwelling was constructed circa 1924 and may have served for a time as an office or second house for the occupants of 195 Gregory Avenue since it was part of the same lot before being subdivided. Despite the cupola, this house is basically an interwar brick minimalist house in form. It does not possess individual architectural significance.

Setting:

This house is located in a residential setting on Gregory Place. Gregory Place is a short street that opened in the late 19th century as an extension of Mitchell Street across Gregory Avenue. It ends at its intersection with Belgrade Terrace. The street is dominated by the sides of interwar and postwar houses that face onto the streets that run perpendicular to it. This house is located at the rear of 195 Gregory Avenue and immediately adjacent to Roosevelt Middle School's playing fields. There are three small sheds on the property.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1391361249

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(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1391361249

Page 2

(Primary Contact)

Attachments Included: 4 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1391361249

BUILDING ATTACHMENT

Common Name: 186 Gregory Place, Shed

Historic Name:

Present Use: Unclassifiable Activities

Historic Use: Unclassifiable Activities

ConstructionDate: **Source:**

Construction Start Date: **Construction End Date:**

Style: None

Vernacular Style?

Form: Unknown

Physical Condition: Poor

Type: Shed

Remaining Historic Fabric: Low

Roof Finish Materials: Unknown

Stories: 1

Exterior Finish Materials: Unknown

Bays: 1

Exterior Description:

This one-story, one-bay shed is located southwest of the dwelling. It appears to have a shallow gable roof and to be clad with planks but inspection wasn't able to approach close enough to determine the material.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/6/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1391361249

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(Primary Contact)

BUILDING ATTACHMENT

Common Name: 186 Gregory Place, Shed

Historic Name:

Present Use: Unclassifiable Activities

Historic Use: Unclassifiable Activities

ConstructionDate: 1930 **Source:** Materials/form

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition: Poor

Type: Shed

Remaining Historic Fabric: Unknown

Roof Finish Materials: Other

Stories: 1

Exterior Finish Materials: Concrete Block, Modern

Bays: 1

Exterior Description:

This one-story, one-bay, hip-roofed, concrete-block shed is located southwest of the dwelling. It appears that the roof has been covered with a tarp and that a window on the side (north) elevation has been boarded over.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/6/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1391361249

Page 5

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 186 Gregory Place, Shed

Historic Name:

Present Use: Unclassifiable Activities

Historic Use: Unclassifiable Activities

ConstructionDate: 1930 **Source:** Materials/form

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition: Fair

Type: Shed

Remaining Historic Fabric: Unknown

Roof Finish Materials: Rolled Asphalt

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 6

Exterior Description:

This one-story, six-bay shed is located southwest of the dwelling. It has a rolled asphalt, shed roof and is clad with wood clapboards. The corners are finished with plain corner boards. The rear (west) elevation has six four-light wood windows with plain wood sills, lintels and casings.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/6/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1391361249

Page 6

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 186 Gregory Place

Historic Name:

Present Use: Residential, permanent

Historic Use: Health care, medical, or treatment activities

ConstructionDate: 1924 **Source:** Acroterion 1992

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Irregular

Physical Condition: Fair

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 1

Exterior Finish Materials: Brick, Running Bond

Bays: 5

Exterior Description:

This one-story, five-bay, brick building has a cross-gabled roof clad with slate tiles. The eaves overhang slightly above a molded wood cornice, and the cross gable has the same molded wood cornice with molded cornice returns. An exterior composite masonry end chimney of stone and brick is located on the side (east) elevation. The easternmost bay and the cross gable contain eight-light metal casement windows flanked by four-light sidelights. The westernmost bay appears to contain six-light fixed metal windows. A large arched metal window dominates the side (west) elevation. All windows have rowlock brick sills and soldier brick lintels. A wood cupola with six-light windows and a steeply-pitched pyramidal copper roof projects from the roof ridge. The off-center entry is located west of the cross gable. It contains a six-light glazed and paneled wood door and is shielded by a bracketed hood that is flush with the roofline.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/5/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1391361249

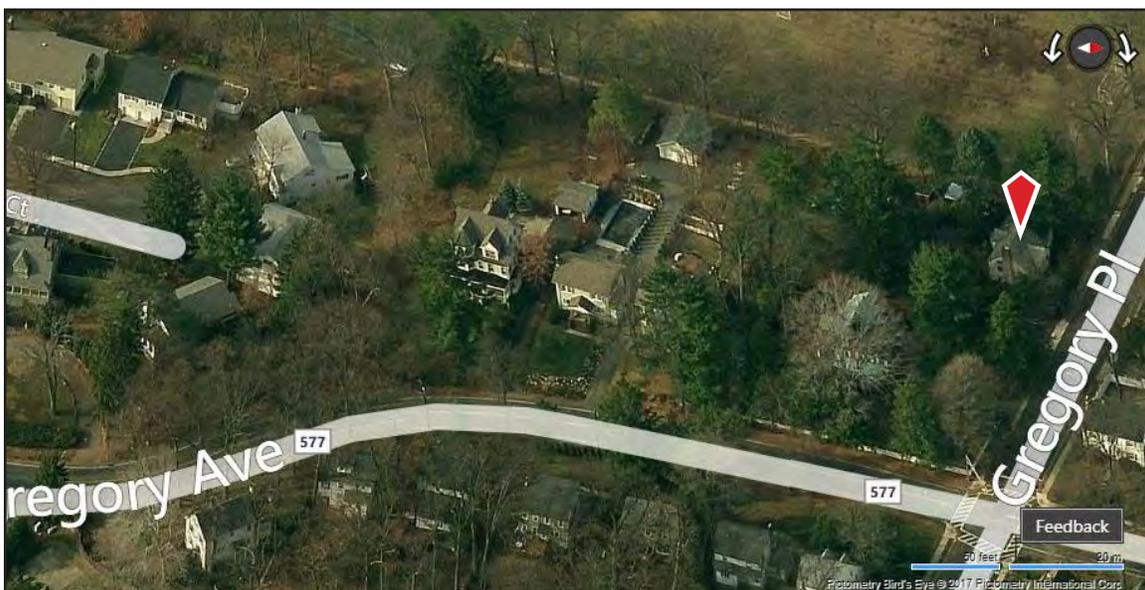
Page 7

(Primary Contact)

186 Gregory Avenue
Block 55, Lot 7
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

186 Gregory Place



Photograph 2: Oblique view. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

186 Gregory Place



Photograph 3: West elevation. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

186 Gregory Place



Photograph 4: Outbuildings. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-603949303**

Property Name: 2 Harvard Terrace **Ownership:** Private
Address: 2 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.01	122

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay, gambrel-roofed dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It possesses low integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-603949303

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-603949303

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-603949303

Page 3

BUILDING ATTACHMENT

Common Name: 2 Harvard Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 1

Exterior Description:

This one-story, one-bay, gable-front garage has an asphalt-shingle roof with exposed rafters. It is clad with aluminum siding, and the corners are finished with plain corner boards. A 6/1 double-hung wood window with a plain wood sill and lintel lights the interior of the garage on the side (west) elevation. A modern glazed and paneled garage door grants access to the interior on the front (north) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Replacement garage door

Architect/Designer::

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-603949303

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 2 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Bungalow

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 4

Exterior Description:

This two-story, four-bay, Dutch Colonial Revival-style dwelling has an asphalt shingled gambrel roof. It is clad with non-original aluminum siding. An exterior brick end chimney is located on the side (north) elevation. The second story is formed by a steeply-pitched, four-bay, shed-roof dormer. Windows retain plain wood sills, lintels and casings, but the sashes are vinyl replacements. The first-story, enclosed, full-width porch contains vinyl casement windows with faux six-light muntins on the front (west) elevation and the side (north and south) elevations. The enclosed porch has changed the appearance of the house. The remaining windows on the first and second stories contain double-hung 1/1 vinyl sash. The off-center entry contains a modern glazed and paneled door flanked by four-light sidelights. Two concrete steps grant access to the front door. A secondary, half-gabled entry containing a glazed and paneled door and a vinyl awning window extends from the side (south) elevation. This entry is accessed via a stone staircase with a painted cast iron railing. The house sits on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement window sash and exterior finishes; enclosed porch

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: -603949303

Surveyor: Eryn Boyce (Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -603949303

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-603949303

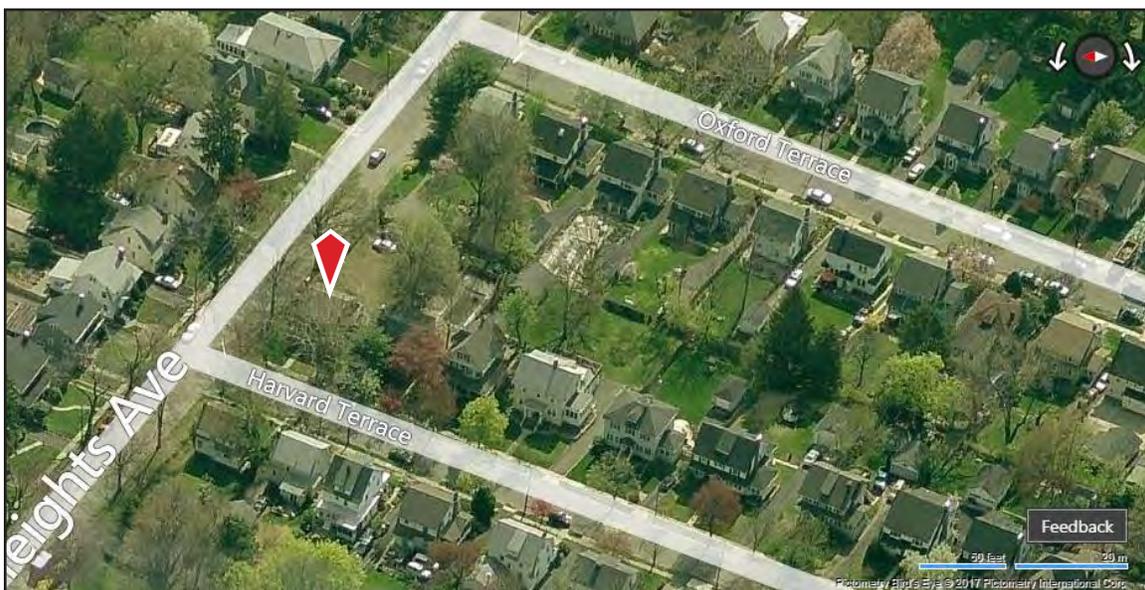
Page 6

(Primary Contact)

2 Harvard Terrace
Block 41.01, Lot 122
Location Map



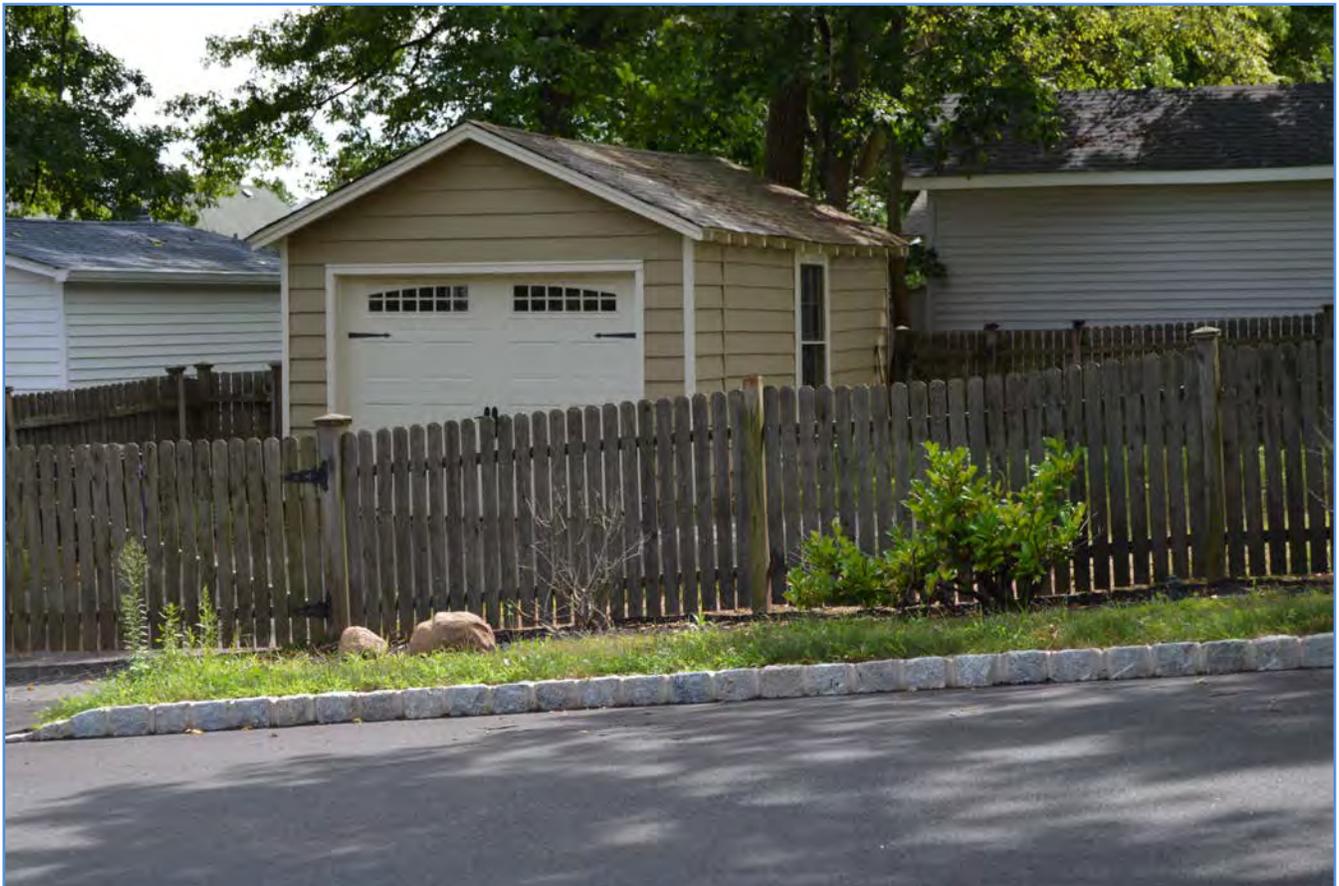
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

2 Harvard Terrace



Photograph 2: Garage. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: -72199421

Property Name: 3 Harvard Terrace **Ownership:** Private
Address: 3 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	120

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, two-bay, gambrel-roofed dwelling is clad with aluminum siding and was constructed circa 1925 with Dutch Colonial Revival influences. It retains moderate integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

Registration and Status Dates: **National Historic Landmark?:**

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-72199421

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-72199421

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-72199421

Page 3

BUILDING ATTACHMENT

Common Name: 3 Harvard Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located northwest of the house. It has an asphalt-shingle roof with wooden bargeboards and is clad with wood clapboards. The sides are finished with plain corner boards. The south, west and north elevations have double-hung 1/1 wood windows with plain wood sills, lintels and casings. A two-bay, modern paneled garage door grants access to the interior. It has a plain wood surround.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-72199421

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 3 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 2

Exterior Description:

This two-story, two-bay, Dutch Colonial Revival-style dwelling has an asphalt-shingled gambrel roof with deeply overhanging eaves. It is clad with non-original aluminum siding. An exterior brick end chimney is located on the side (north) elevation. The second story is formed by a steeply-pitched, two-bay, shed-roof dormer. Windows retain plain wood sills, lintels and casings. The second-story windows and the first-story window in the north bay contain replacement double-hung 1/1 sash. The first-story picture window, which may be part of an enclosed porch addition, is flanked by double-hung 6/1 wood windows. The entry porch is recessed under the second story and the main roof, which is supported by a square wood column. The porch has a modern decorative wrought-iron railing. The off-center front entry contains a paneled wood door with four lights and a modern glazed storm door. The house sits on a stuccoed foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Replacement windows and exterior finishes; possible enclosed porch addition.

Architect/Designer::

Type:	Name:	Person/Firm Description:

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: -72199421

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -72199421

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 0

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-72199421

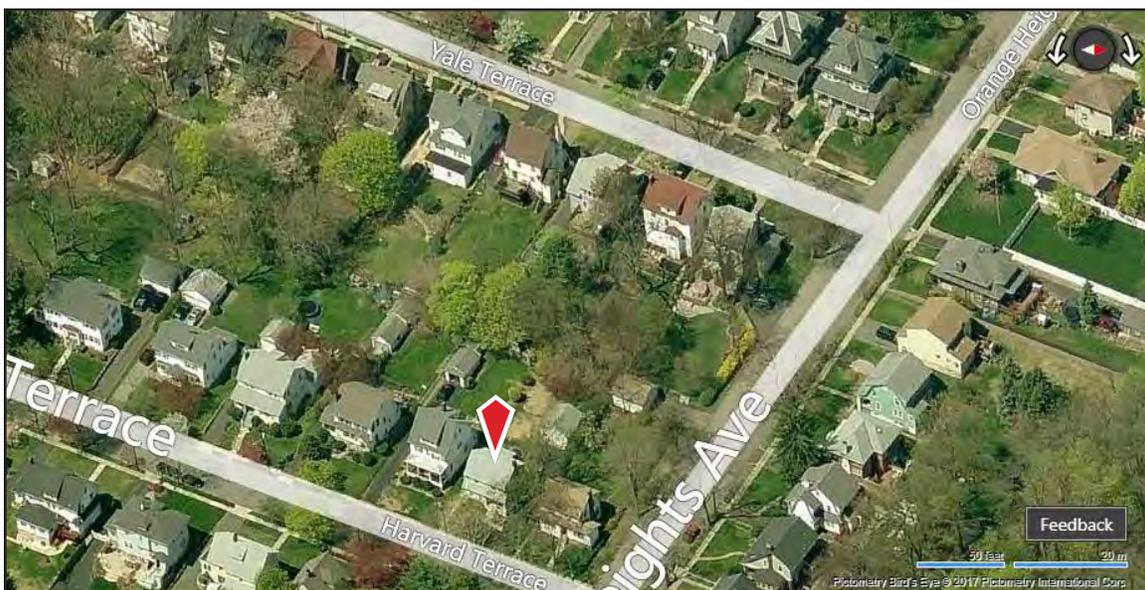
Page 6

(Primary Contact)

3 Harvard Terrace
Block 41.02, Lot 120
Location Map



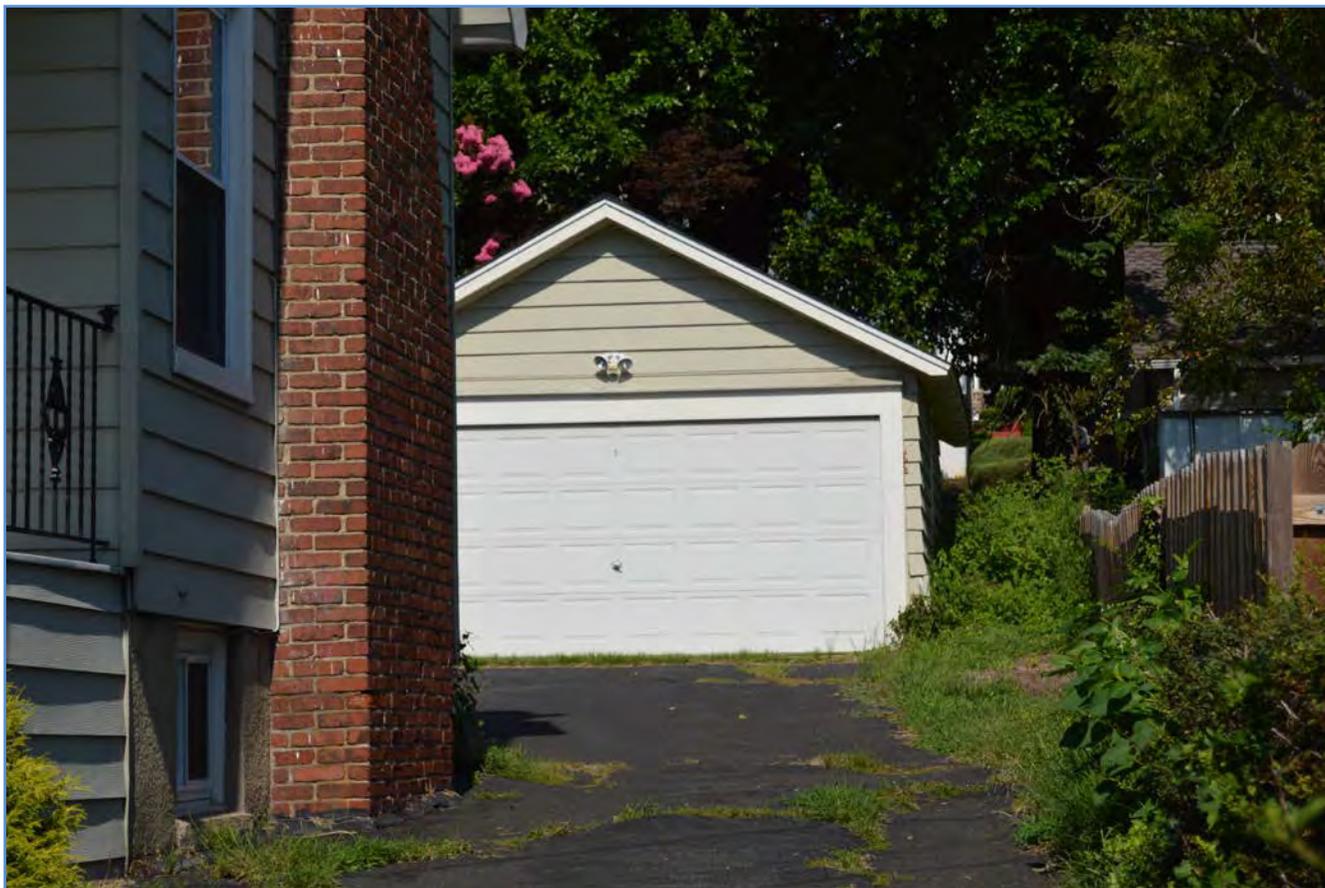
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

3 Harvard Terrace



Photograph 2: Driveway and garage. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 206452831

Property Name: 4 Harvard Terrace **Ownership:** Private
Address: 4 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.01	123

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925 two-story, two-bay, Dutch Colonial Revival dwelling has a side-gambrel, asphalt-shingle roof with a full-width shed dormer in the second story. A one-story, pent-roof addition is located on the rear elevation and a southern pent-roof addition accessed by a concrete staircase contains a side entrance. An interior brick chimney is located on the north elevation. The house is clad in non-original vinyl siding. Most windows are non-original double-hung vinyl units. The main entrance is recessed underneath the eaves of the gambrel roof. The foundation is concrete. A small, one-bay garage is located at the end of the driveway behind the house. 4 Harvard Terrace is a representative example of an interwar Dutch Colonial Revival suburban house with moderate integrity, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate. At 4 Harvard Terrace a one-story garage is located in the backyard.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

206452831

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
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Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
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Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

206452831

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

206452831

BUILDING ATTACHMENT

Common Name: 4 Harvard Terrace - Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925

Source:

Construction

Construction

Start Date:

End Date:

Style:

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asbestos Shingle

Stories: 1

Exterior Finish Materials: Vinyl Siding

Bays: 1

Exterior Description:

A one-story, one-bay, gable-front garage with non-original overhead metal door has an asphalt-shingle roof and is located in the backyard at the termination of the driveway.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):

Circa Date:

Date Range:

Source:

Physical alteration

1980

to

Replacement door and exterior finishes

Architect/Designer::

Date form completed:

9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

206452831

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 4 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction

Construction

Start Date:

End Date:

Style: Dutch Colonial Revival

Vernacular Style?

Form: Bungalow

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

4 Harvard Terrace is a Dutch Colonial Revival residence with an asphalt-shingled, gambrel roof and a full-width shed dormer. A single, brick, exterior chimney is located on the north elevation. There is a one-story, pent-roof addition on the rear elevation and a small, pent-roof, southern addition contains a side entrance. The non-original vinyl-sided exterior has non-original double-hung, 1/1 sash, vinyl windows. This fenestration pattern has been altered at the first floor façade with what appears to be an enclosed porch or bump out. Windows on the façade are flanked by faux louvered shutters. The main entrance is located in a recessed entry porch underneath the eaves of the gambrel roof and is accessed by a short concrete stair. The replacement, glazed-and-paneled door has sidelights. The foundation is concrete. The front yard features a casually-landscaped lawn and a concrete-paved pathway to the main entrance. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Alterations to fenestration, exterior fabric and additions.

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

206452831

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 206452831

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

206452831

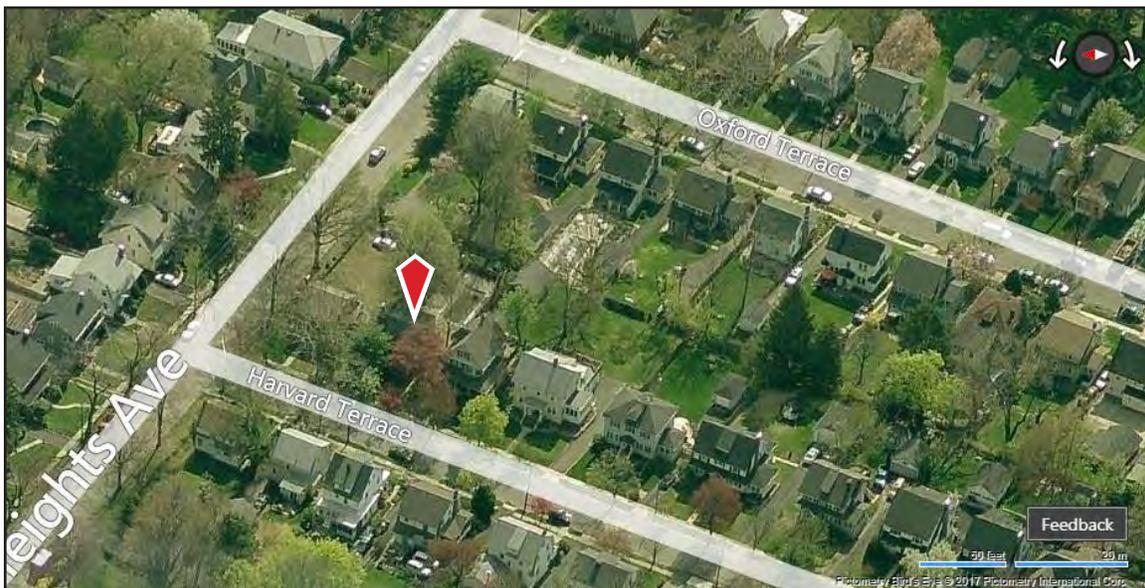
Page 6

(Primary Contact)

4 Harvard Terrace
Block 41.01, Lot 123
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

4 Harvard Terrace



Photograph 2: Oblique view and view of garage. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 181193229

Property Name: 5 Harvard Terrace **Ownership:** Private
Address: 5 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	119

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, 2.5-story, two-bay, aluminum siding-clad, Colonial Revival-style dwelling has a side-gabled, asphalt-shingle roof with a centrally-located shed dormer, a full-width porch and a raised basement story. A one-story projection is located on the south elevation. Windows are double-hung, 6/1 vinyl replacement units. The shed-roof porch is supported by wood Doric columns on shingled piers connected by a simple wood balustrade. The main entrance features sidelights. The foundation is concrete. A small, one-bay garage is located at the end of the driveway behind the house. 5 Harvard Terrace is a representative example of an interwar Colonial Revival suburban house with moderate integrity, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

181193229

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

181193229

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

181193229

BUILDING ATTACHMENT

Common Name: 5 Harvard Terrace

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925

Source:

**Construction
Start Date:**

**Construction
End Date:**

Style:

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asbestos Shingle

Stories: 1

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 1

Exterior Description:

A one-story, one-bay, gable-front, aluminum-sided garage with an asphalt-shingle roof is located near the rear property boundary adjacent to the driveway. A pent-roof clad in asphalt-shingles spans the replacement garage door.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):

Circa Date:

Date Range:

Source:

Physical alteration

1980

to

Replacement door and exterior finishes.

Architect/Designer::

Date form completed:

9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

181193229

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 5 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 2

Exterior Description:

This 2.5-story, two-bay, Colonial Revival-style, residence has an asphalt-shingled, side-gabled roof with a centrally-located shed dormer. The chimney has been removed. Three double-hung, 3/1, vinyl windows are located in the center of the dormer, which has aluminum-clad cheek walls. All first and second story windows are 6/1 vinyl replacement units, with dormer and second story windows flanked by faux louvered shutters. Each gable end contains two double-hung windows. A two-story bay window-like projection is mimicked in the north bay using three windows in both stories. The first and second stories are divided on the side elevations by coved trim. A raised, full-width, pent-roof porch spans the first-story façade and is supported by wood Doric columns resting on flared, shingled piers. A simple wood balustrade borders the perimeter of the porch, excluding the side staircase providing access to the driveway. The main, glazed-and-paneled entrance is located in the façade's south bay and features sidelights. Slider-windows in the foundation indicate the presence of a raised basement story. The foundation is concrete. The sloping front yard features a casually-landscaped front lawn. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement windows and exterior finishes.

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

181193229

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 181193229

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House at 1 Yale Terrace was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of a prewar Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

181193229

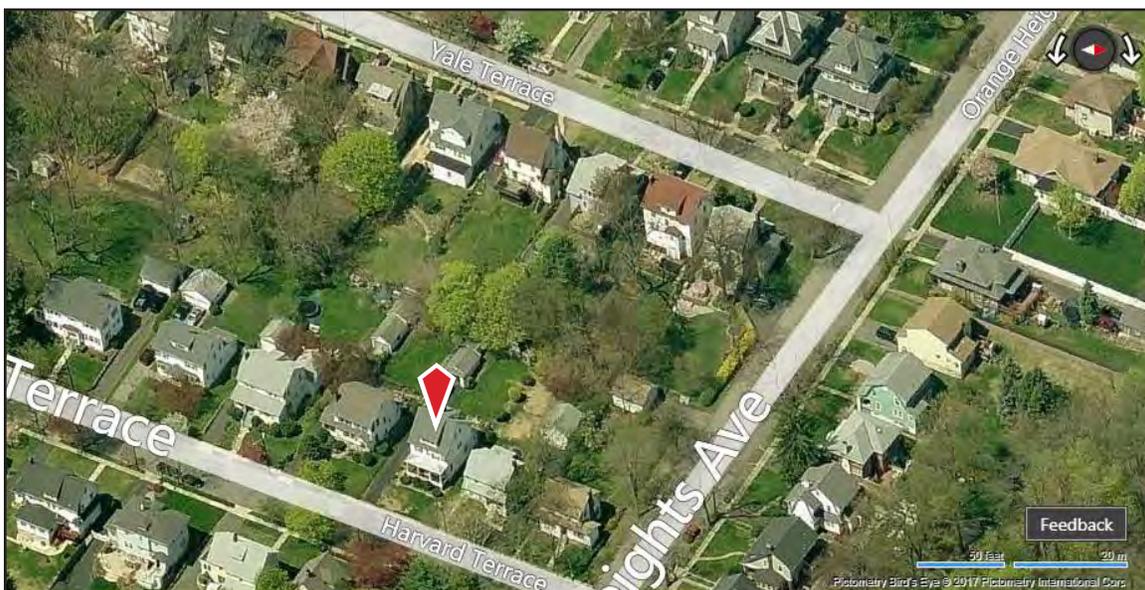
Page 6

(Primary Contact)

5 Harvard Terrace
Block 41.02, Lot 119
Location Map



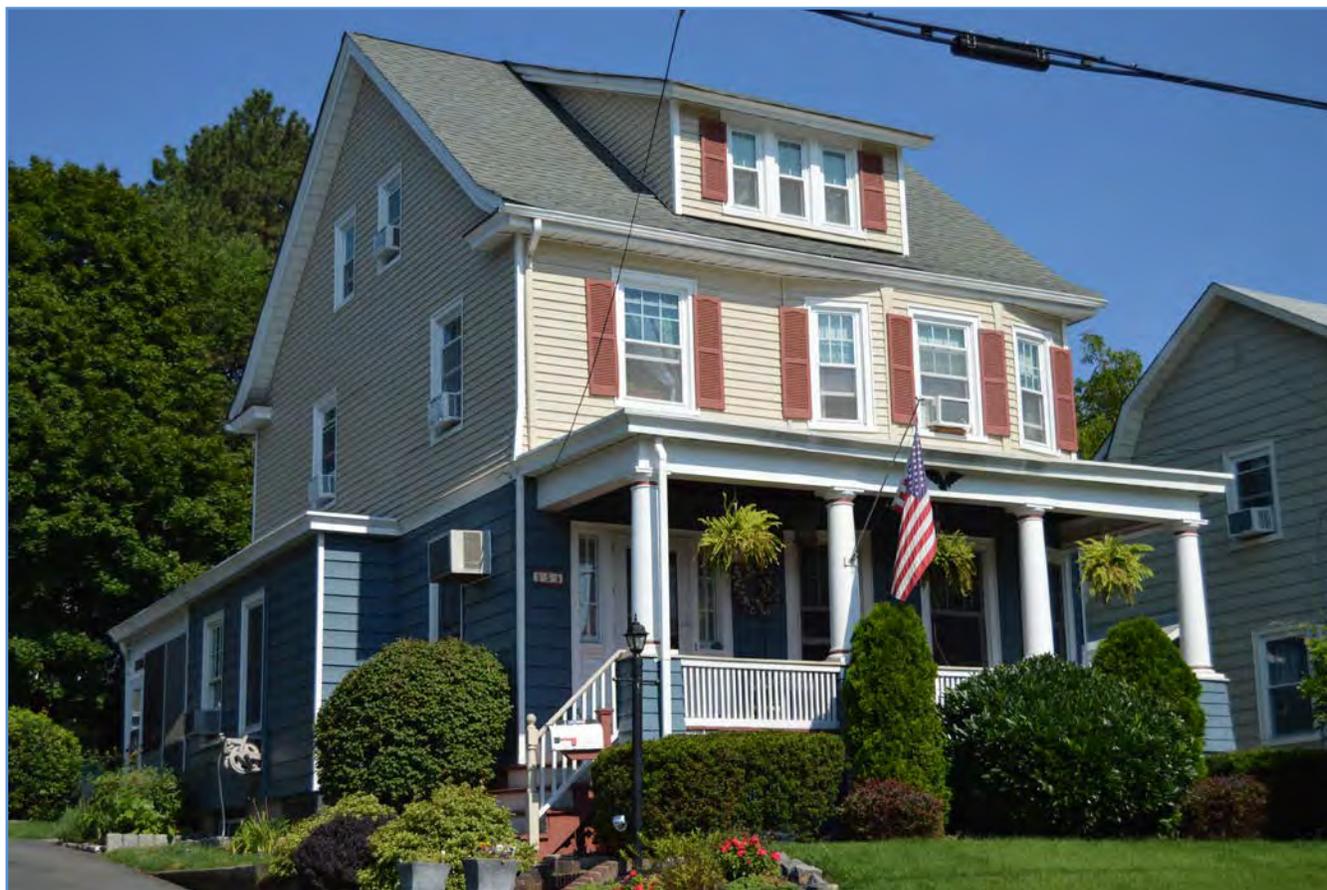
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

5 Harvard Terrace



Photograph 2: Oblique vie, looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

5 Harvard Terrace



Photograph 3: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **1383756197**

Property Name: 6 Harvard Terrace
Address: 6 Harvard TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.01	124

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1910, 2.5-story, three-bay, gable-front dwelling has an asphalt-shingle roof with an attic story overhang, a one story southern projection, a full-width porch and a raised basement story. The house has some elements of the very late Queen Anne-style in its asymmetry and varying use of materials. A brick chimney is located on the center of the roof ridge. The house is clad primarily in stucco, with a brick-clad first-story and non-original vinyl shutters on the attic story. Windows are wood and vary between 6/1 and 1/1 double-hung sash. The full-width porch features a wood plank floor and a short, simple, wood balustrade. The foundation is concrete. A short, cast-iron fence stands on the perimeter of the property adjacent to the sidewalk. It is a representative example of a prewar Queen Anne-style suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1383756197

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1383756197

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1383756197

BUILDING ATTACHMENT

Common Name: 6 Harvard Terrace - Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Maps/style

**Construction
Start Date:**

**Construction
End Date:**

Style:

Vernacular Style?

Form: Gable Front

Physical Condition:

Type: Garage

Remaining Historic Fabric:

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials:

Bays: 2

Exterior Description:

The 2-bay, gable-front, single-story garage is located in the backyard of the house and barely visible from the street. It appears to have replacement overhead doors.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1383756197

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 6 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Style; Mueller 1911

**Construction
Start Date:**

**Construction
End Date:**

Style: Queen Anne

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Stucco

Bays: 3

Exterior Description:

This 2.5-story, three-bay, residence has an asphalt-shingled, gable-front roof. Exterior materials are a mix of shingle, stucco and brick, and with the asymmetrical façade give the impression of Queen Anne influences. The flared, attic-story gable features a bracket-supported overhang. A hipped-roof dormer is visible on the north elevation. The façade's south bay is bowed to create a bay window projection. Three exterior materials are visible: the first story is brick-clad with some stucco detailing, the second story is stucco-clad, and the attic-story has been re-clad in vinyl shingles. An asphalt-shingled pent roof separates the first and second stories and spans an open porch supported by wood Doric columns connected by a simple wood balustrade. The porch also spans a brick, one-story, southern projection. First and second story windows are double-hung, 6/1 wood sash, while first-story windows are double-hung, 1/1 wood sash. All double-hung façade windows are flanked by louvered shutters. One fixed window is located north of the main, glazed-and-paneled door, which is accessed by a brick and concrete staircase leading to the porch. The foundation is concrete. The sloping front yard features a casually-landscaped front lawn and a short, cast-iron fence at the property boundary. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected

Alteration Dates:

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

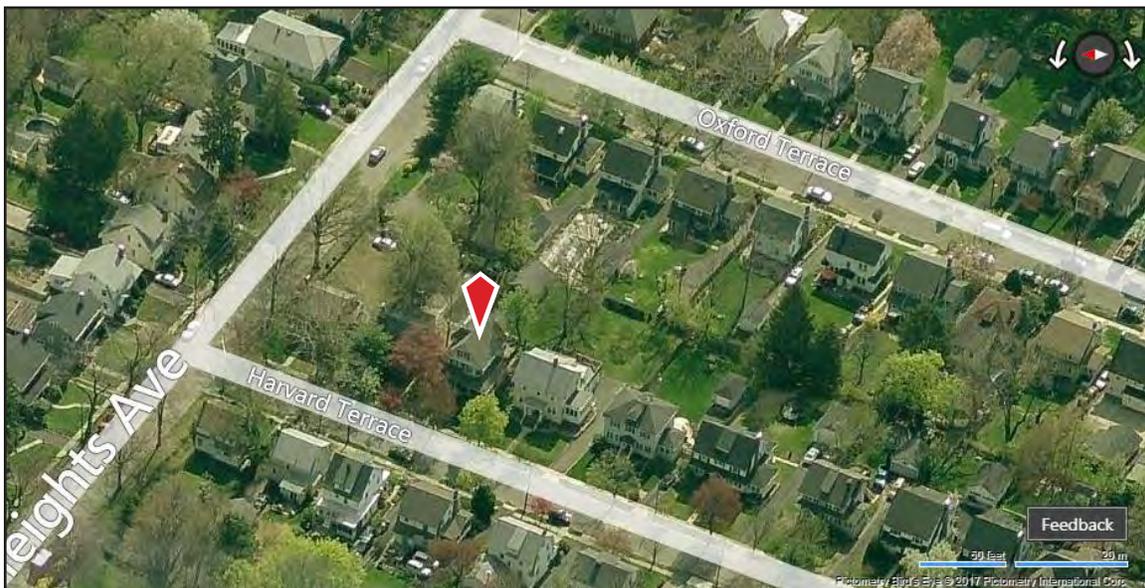
1383756197

Organization: Hunter Research, Inc.

6 Harvard Terrace
Block 41.01, Lot 124
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

6 Harvard Terrace

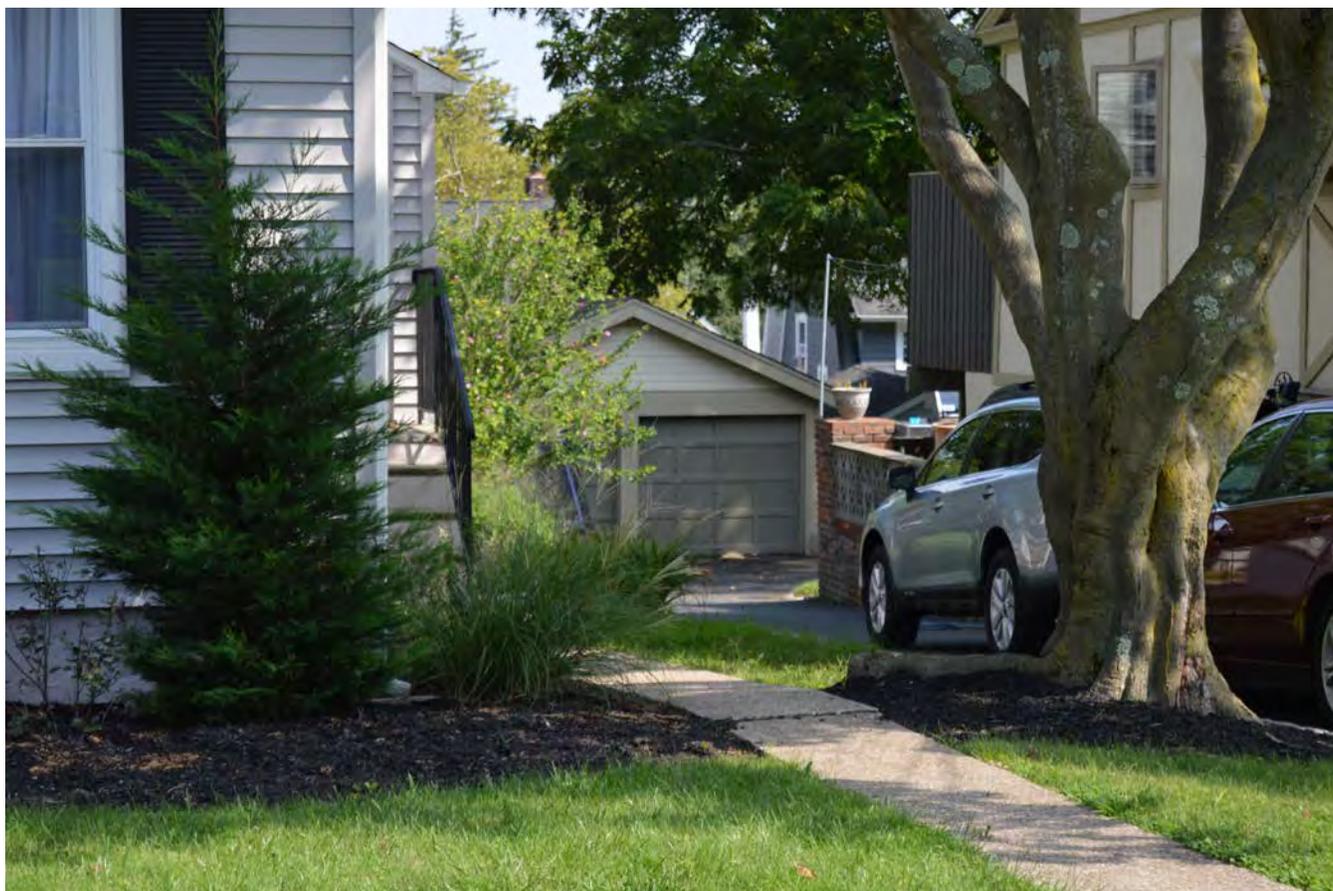


Photograph 2: Oblique view. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

6 Harvard Terrace



Photograph 3: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-505572217**

Property Name: 7 Harvard Terrace **Ownership:** Private
Address: 7 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	118

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, two-story, three-bay, aluminum siding-clad Dutch Colonial Revival dwelling has a side-gambrel, asphalt-shingle roof with a full-width shed dormer. An exterior brick chimney is located on the south elevation. A one-story, one-bay, side-gabled, sunroom addition projects from the south elevation and extends to the rear of the house. Most windows are double-hung wood units. A recessed entrance porch is spanned by a column-supported, pedimented roof projection. Windows in the concrete foundation indicate the presence of a raised basement story. A small, one-bay garage is located at the end of the driveway behind the house. 7 Harvard Terrace is a representative example of an interwar Dutch Colonial Revival suburban house with moderate integrity, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-505572217

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-505572217

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-505572217

BUILDING ATTACHMENT

Common Name: 7 Harvard Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Maps/form

**Construction
Start Date:**

**Construction
End Date:**

Style:

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials:

Stories:

Exterior Finish Materials: Metal, Aluminum--Siding

Bays:

Exterior Description:

A one-story, one-bay, gable-front, aluminum-sided garage with an asphalt-shingle roof and replacement door is located near the rear property boundary adjacent to the driveway.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):

Circa Date:

Date Range:

Source:

Physical alteration

1980

to

Replacement door and exterior finishes

Architect/Designer::

Date form completed:

9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-505572217

Page 4

BUILDING ATTACHMENT

Common Name: 7 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Side Hall

Physical Condition: Fair

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 3

Exterior Description:

7 Harvard Terrace is a Dutch Colonial Revival-style residence with an asphalt-shingled gambrel roof and a full-width shed dormer. A single, brick, exterior chimney is located on the south elevation. The aluminum-sided exterior features double-hung, 6/1 wood windows flanked by louvered shutters. This fenestration pattern is seen throughout the house, excluding two smaller units in the gable-ends and a casement window on the north elevation. Second-story façade windows are flanked by wood shutters with half-moon cut-outs. The main entrance is located in a recessed entry porch underneath the eaves of the gambrel roof. A pedimented, denticulated roof supported by Doric columns spans the front entrance. The middle, projecting bay of the first-story contains paired double-hung vinyl windows. A side-gabled, one-story, screened-in porch addition spans the south elevation. The foundation is stucco. The front yard features a casually-landscaped, sloping lawn. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1960	to	Porch addition
Physical alteration	1980	to	Replacement of windows and exterior finishes

Architect/Designer::

Type:	Name:	Person/Firm Description:

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: -505572217

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -505572217

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-505572217

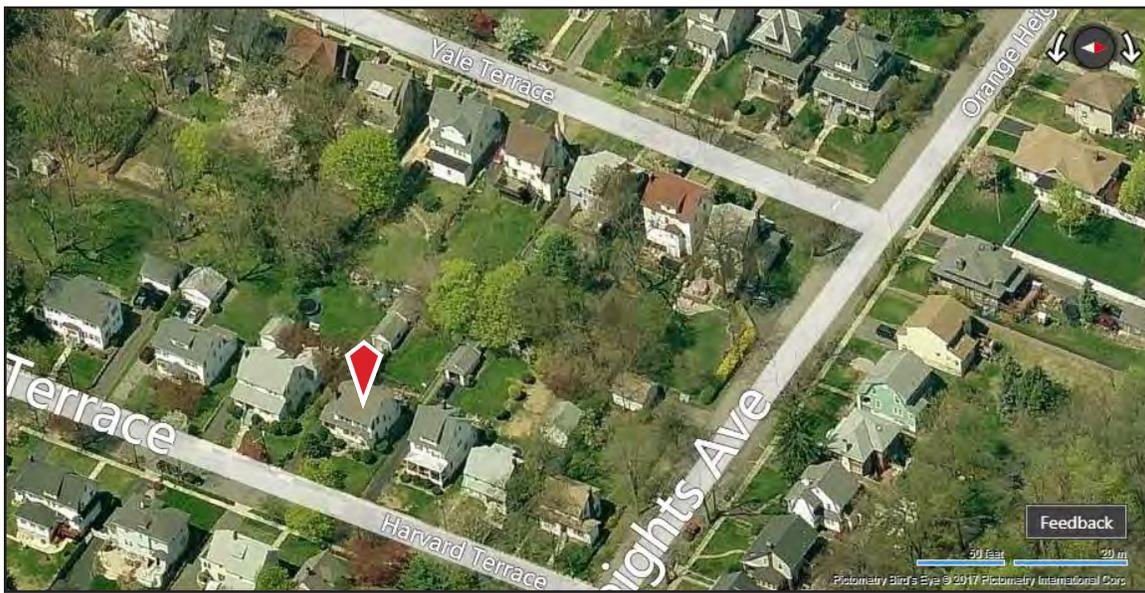
Page 6

(Primary Contact)

7 Harvard Terrace
Block 41.02, Lot 118
Location Map



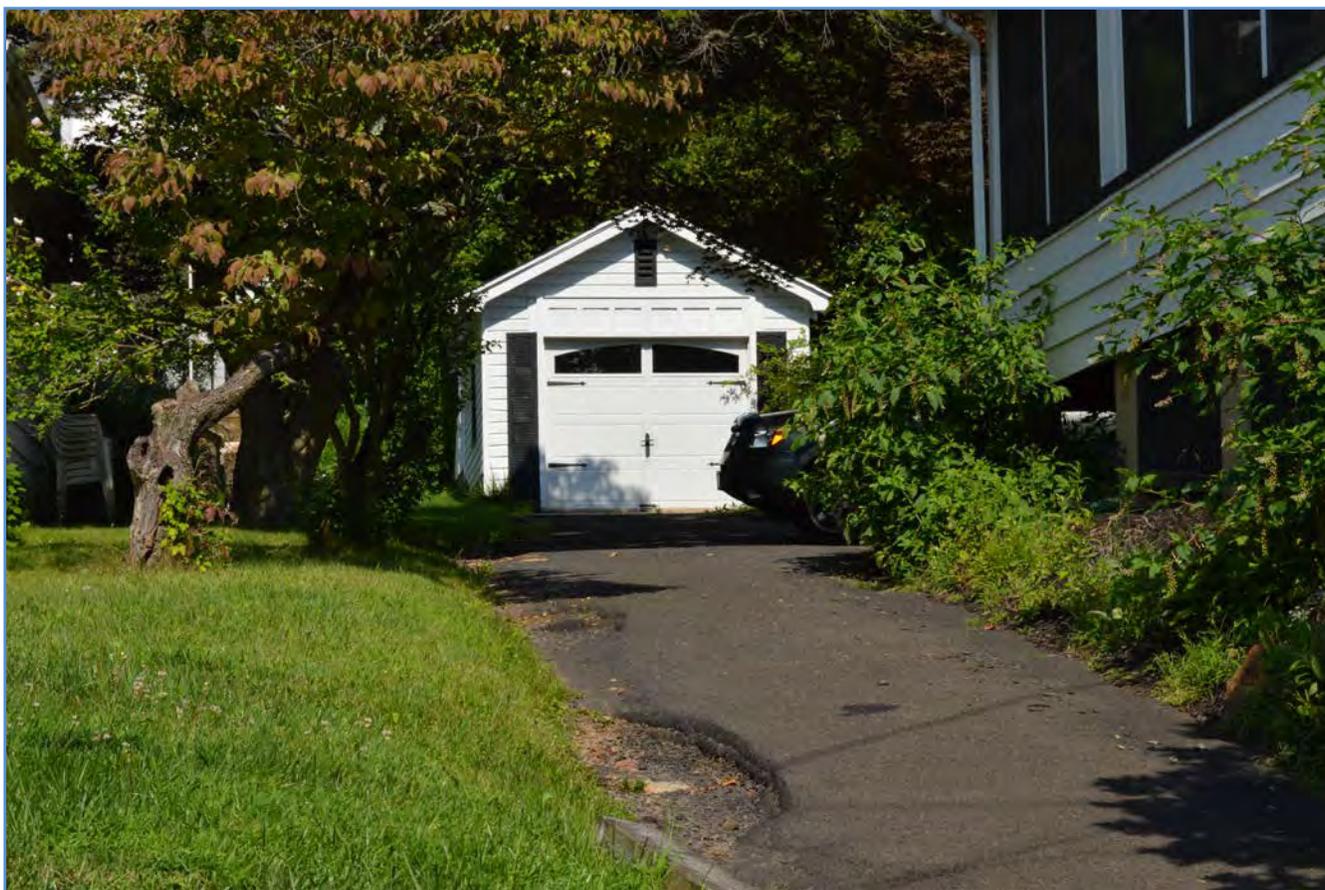
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

7 Harvard Terrace



Photograph 2: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: -314858405

Property Name: 14 Harvard Terrace **Ownership:** Private
Address: 14 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.01	128

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, four-bay, gambrel-roofed, vinyl-clad frame dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It possesses moderate integrity of exterior materials.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-314858405

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-314858405

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-314858405

Page 3

BUILDING ATTACHMENT

Common Name: 14 Harvard Terrace - Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1930 **Source:** Map/style

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition:

Type: Garage

Remaining Historic Fabric:

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

This single-story garage is set to the rear of the house and accessed by a driveway along the house's southern side. The garage is gable-front with a clipped eave. There are two bays with modern replacement overhead garage doors.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/20/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-314858405

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 14 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Vinyl Siding

Bays: 4

Exterior Description:

This two-and-a-half-story, three-bay, vinyl-clad, Dutch Colonial Revival-style residence has a steeply pitched, asphalt-shingled gambrel roof with deeply overhanging bracketed eaves. The second story is formed by a steeply pitched, three-bay shed-roof dormer. A shed-roof dormer is located at the attic level on the front (west) elevation. An exterior brick end chimney is located at the roof ridge on the side (south) elevation. Windows retain plain wood sills and lintels. The majority of windows contain 6/1 double-hung wood-sash, but two second-story windows contain replacement 1/1 vinyl sash. The attic-level, shed-roof dormer contains two sliding vinyl windows. The façade is dominated by a projecting, open pediment supported by Doric columns over the centered door. The pediment has a molded wood cornice. The door contains a glazed and paneled wood door and is framed by six-light sidelights. The front rowlock-patterned brick steps grant access to this front entry. A single bay, one-story, hip-roofed addition with triple windows extends from the dwelling's side (south) elevation. The building rests on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Vinyl siding, replacement windows

Architect/Designer::

Type:	Name:	Person/Firm Description:
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Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-314858405

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -314858405

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-314858405

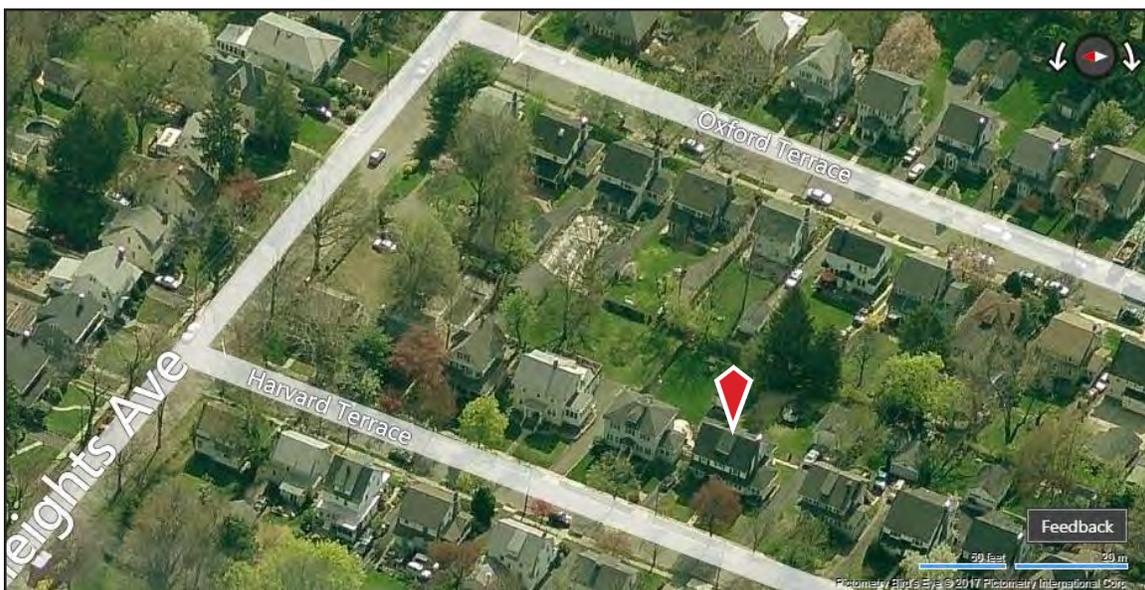
Page 6

(Primary Contact)

14 Harvard Terrace
Block 41.01, Lot 128
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

14 Harvard Terrace



Photograph 2: Garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: -1135795983

Property Name: 17 Harvard Terrace **Ownership:** Private
Address: 17 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	113

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay, gambrel-roofed, clapboarded frame dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It has moderate integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1135795983

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1135795983

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1135795983

Page 3

BUILDING ATTACHMENT

Common Name: 17 Harvard Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located at the rear of the lot. It has an asphalt-shingle roof and is clad with wood clapboards. A modern paneled garage door grants access to the interior. The door has a plain wood casing and wood lintel. Next to the garage is a small, gable-front storage shed.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s): _____ **Circa Date:** _____ **Date Range:** _____ **Source:** _____
to

Architect/Designer::

Date form completed: 8/25/2017

BUILDING ATTACHMENT

Common Name: 17 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

This two-story, three-bay, wood clapboarded, Dutch Colonial Revival-style dwelling has the characteristic gambrel roof with deeply overhanging eaves. There is an exterior painted brick chimney located on the side (south) elevation. The second story is formed by a steeply-pitched, three-bay, shed-roof dormer. Windows retain plain wood sills and lintels but the sashes are 1/1 vinyl replacements. The paired windows on the first and second story of the front (east) elevation possess 6/1 and 3/1 faux muntins, while the triple windows on the first story possess 8/1 and 4/1 faux muntins. An segmental pedimented porch supported by Doric columns shields the front entry, which contains a paneled wood front door with a narrow oval glaze and a modern storm door. The pediment has a molded wood cornice. A single bay, one-story, gable-roofed addition extends from the dwelling's side (south) elevation. The addition has a clipped gable and an eyebrow window at the gable end. The house sits on a stuccoed foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement windows and exterior finishes

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-1135795983

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1135795983

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1135795983

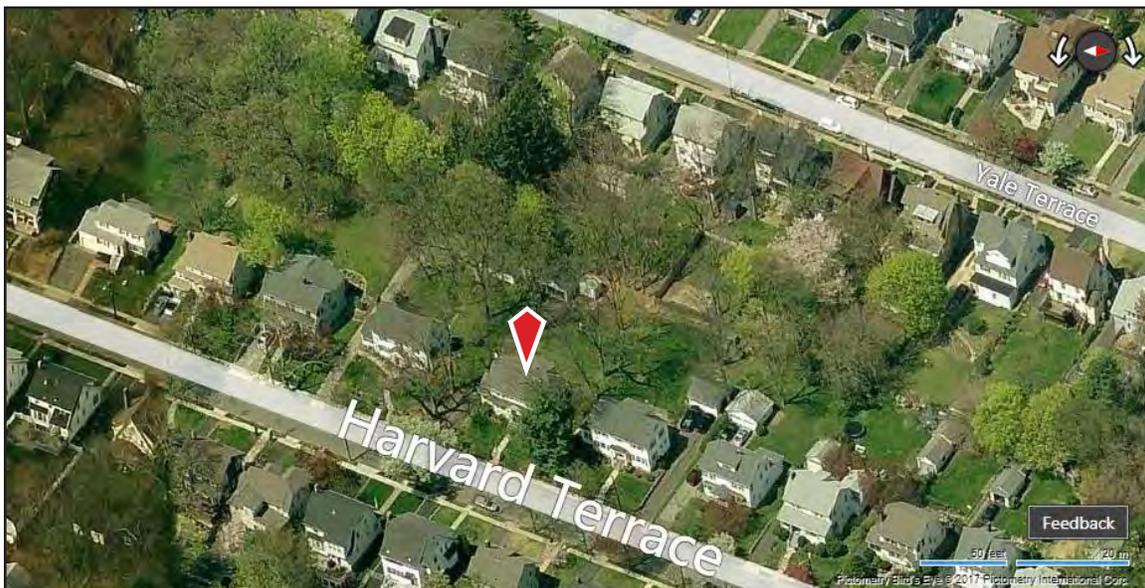
Page 6

(Primary Contact)

17 Harvard Terrace
Block 41.02, Lot 113
Location Map



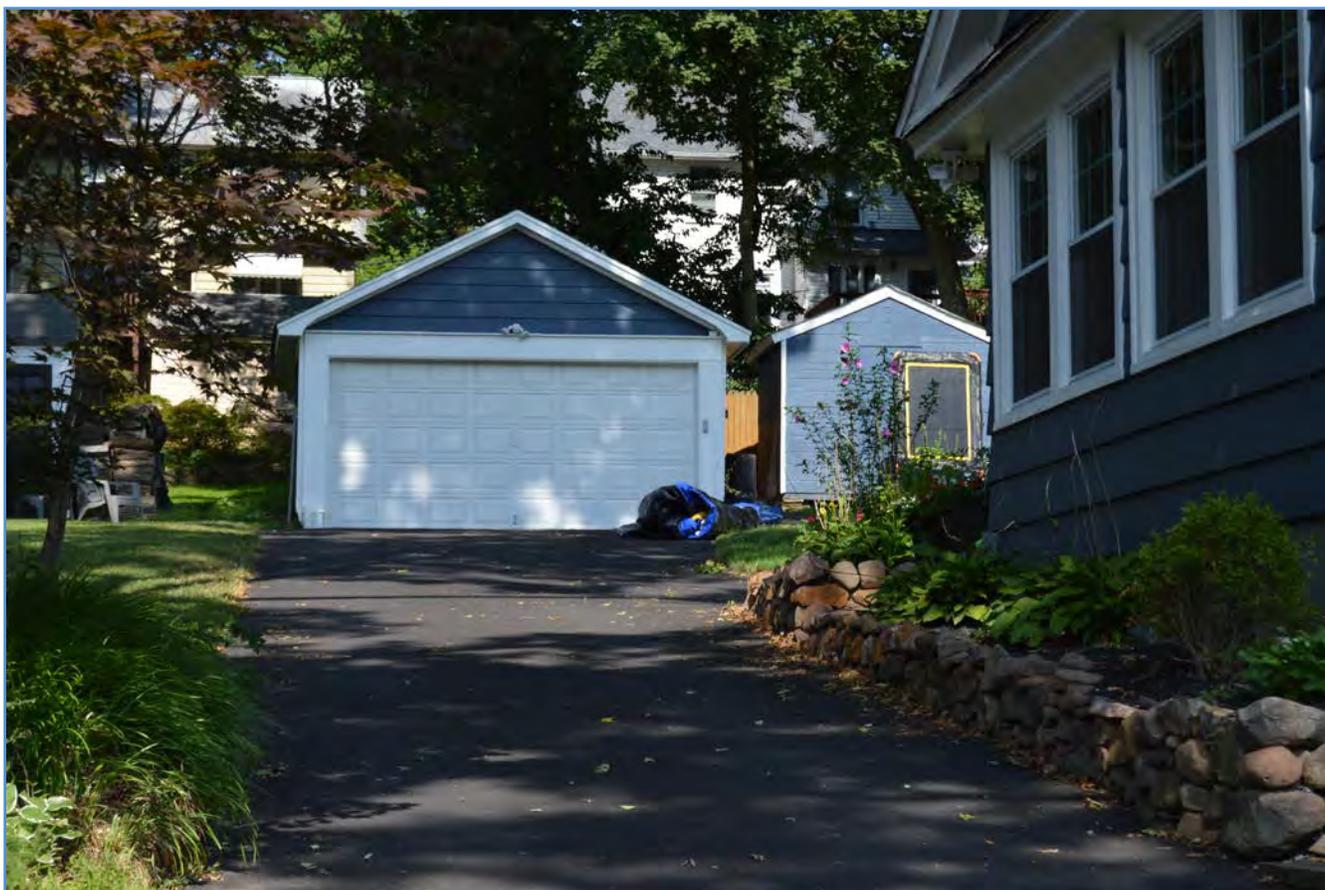
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

17 Harvard Terrace



Photograph 2: Driveway, garage and shed. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 955505099

Property Name: 25 Harvard Terrace **Ownership:** Private
Address: 25 Harvard TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	109

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925 two-story, four-bay, wood clapboard-clad, Dutch Colonial Revival dwelling has a side-gambrel, asphalt-shingle roof with a full-width shed dormer on the second story. A basement-story, one-bay sunken garage addition is spanned by a one-bay, first-story addition on the south elevation. All windows are double-hung, vinyl replacements. The main, central entrance is located under an enclosed, gable-front roof projection. The foundation is brick. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance. It retains moderate integrity of exterior materials.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate. Harvard Terrace is a densely-developed suburban street flanked by concrete sidewalks. Houses are evenly spaced and each approximately 30 feet from the curb. Similar streets are visible in the surrounding landscape.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

955505099

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

955505099

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? **ConversionNote:** Null

Date form completed: 8/14/2017

New Jersey Department of Environmental Protection
Historic Preservation Office

Property ID: 955505099

Element ID: 980705121

BUILDING ATTACHMENT

Common Name: 25 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

25 Harvard Terrace is a two-story, four-bay, Dutch Colonial Revival residence with a side-gambrel, asphalt-shingle roof. An exterior brick chimney is visible on the south elevation and interrupted by a one-bay projection spanning a basement-story, stucco-clad one-bay garage addition. The façade's full-width shed dormer features eave-supporting brackets and four, evenly-spaced, double-hung, 6/1 vinyl windows. Identical windows are found on the first story and side elevations. The main entrance, accessed by a concrete and brick staircase, is located behind an enclosed porch entrance spanned by a gable-front roof. A fanlight is visible above the porch storm door. The foundation is brick. The front yard features a casually-landscaped lawn and brick and concrete staircase from the sidewalk providing access to the main entrance. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: 955505099

Page 3

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 955505099

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 0

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

955505099

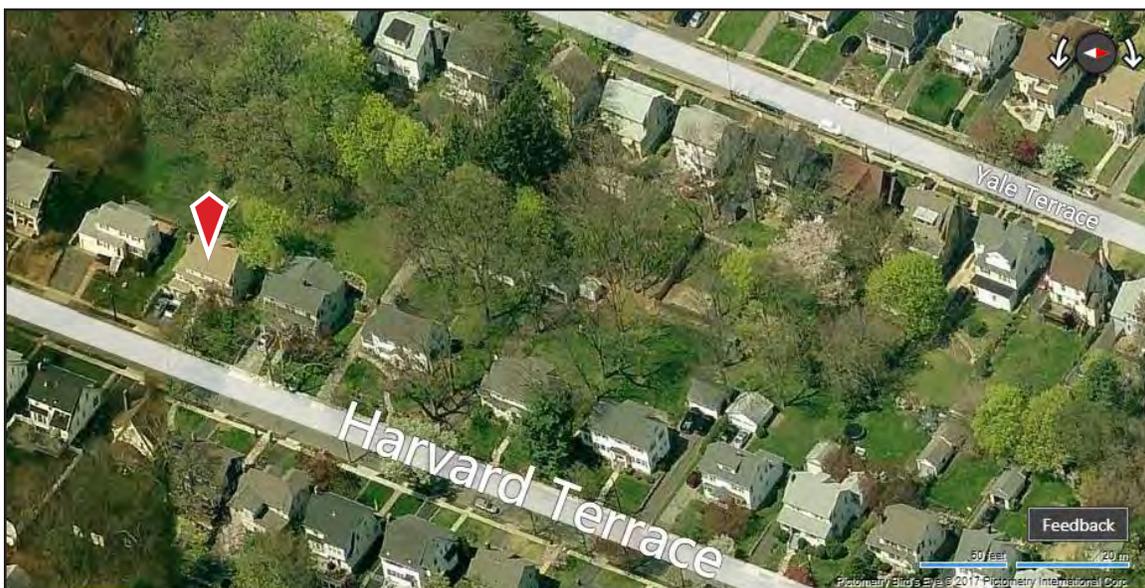
Page 4

(Primary Contact)

25 Harvard Terrace
Block 41.02, Lot 109
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **-209572351**

Property Name: 26 Harvard Terrace
Address: 26 Harvard TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.01	134

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This three-story, three-bay, gable-front, brick and wood-shingled dwelling was constructed circa 1925 with Tudor Revival influences. It possesses moderate integrity of exterior materials. It is a representative example of an interwar Tudor Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Harvard Terrace. Harvard Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-209572351

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-209572351

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-209572351

Page 3

BUILDING ATTACHMENT

Common Name: 26 Harvard Terrace - Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials:

Bays: 2

Exterior Description:

This gabled, 2-bay, frame garage is located to the rear of the house and barely visible from the street. It appears to have replacement siding and overhead doors.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/20/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-209572351

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 26 Harvard Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 3

Exterior Finish Materials: Brick, Running Bond

Bays: 3

Exterior Description:

26 Harvard Terrace is a three-story, three-bay, Tudor Revival dwelling with a steeply-pitched, asymmetrical gable-front roof clad in asphalt shingles and large shed dormer projections on the side elevations. The south roof slope extends to the first-story, while the north roof slope terminates at the second story. The second and attic stories are clad in wood shingles while the first story is clad in brick laid in running-bond. Windows are all double-hung vinyl replacements but vary in sash, including 6/1 sash on the first story, 8/1 sash on the façade's second story, and 6/1 sash on the second story's side elevation. One vinyl, oriel window is located in the center of the façade's first story. The main, arched, glazed-and-paneled entrance is accessed by a brick stoop and located in a small, gable-front projection. The foundation is brick. The front yard features a casually-landscaped lawn. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Altered fenestration

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Surveyor: Eryn Boyce

(Primary Contact)

-209572351

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -209572351

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-209572351

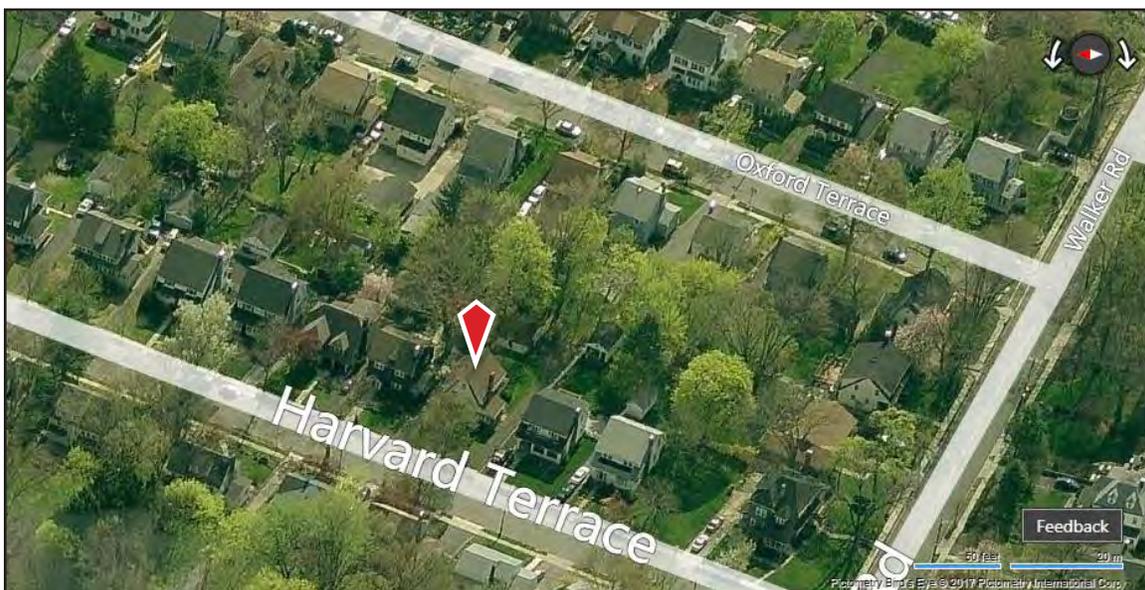
Page 6

(Primary Contact)

26 Harvard Terrace
Block 41.01, Lot 134
Location Map



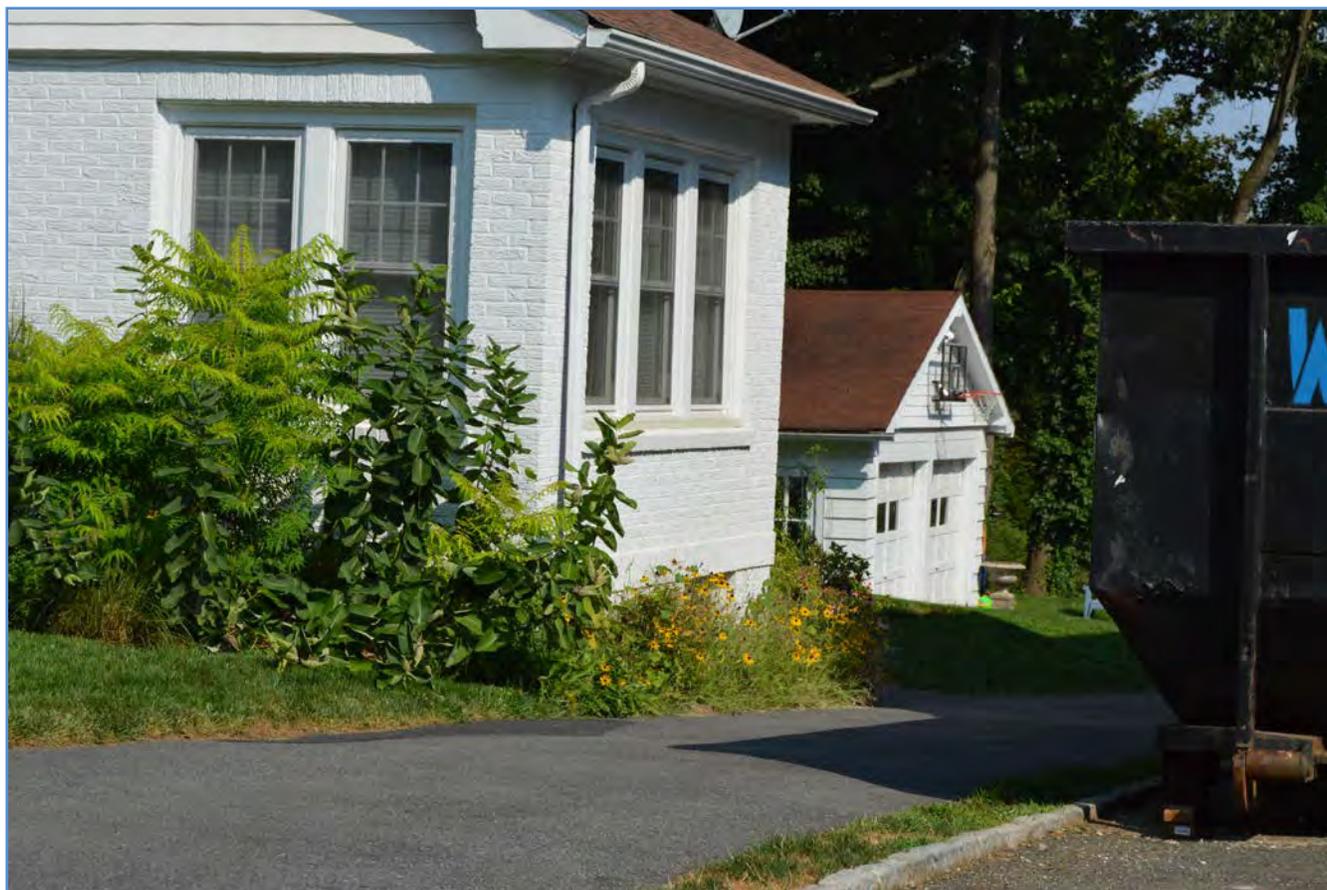
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

26 Harvard Terrace



Photograph 2: Driveway and garage. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: -866821942

Property Name: 21 Luddington Road (Hogan House) **Ownership:** Private
Address: 21 Luddington RD **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	100.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-half-story, four-bay, hip-roofed, brick and stuccoed dwelling was constructed circa 1928 as an Elizabethan Revival-style manor house. A distinctive feature is the stone and brick patterning on the chimney on the front (south) elevation. Bushes obscure the majority of the house. It retains high integrity of design and exterior materials.

Setting:

This property is located in a residential setting on Luddington Road. Luddington Road rises steeply from South Valley Road to Gregory Avenue. Luddington Road was laid out circa 1870, but only one house (25 Luddington Road) from this period of development survives. The eastern portion of Luddington Road developed circa 1950s and is characterized by modest ranch houses set on terraced lots. The western portion of Luddington Road developed circa 1920s and is characterized by large Colonial Revival and Tudor/Elizabethan Revival houses set on large lots and shaded by mature trees.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-866821942

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1930	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1940	

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-866821942

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? **ConversionNote:** Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-866821942

BUILDING ATTACHMENT

Common Name: 21 Luddington Road

Historic Name: Babson House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1928 **Source:** Essex County Deed Z72/209

Construction

Start Date:

Construction

End Date:

Style: Elizabethan Revival

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Stucco

Bays: 4

Exterior Description:

This two-and-a-half-story, four-bay dwelling was constructed circa 1928 as an Elizabethan Revival-style manor house. The house is oriented with its façade facing south, perpendicular to the street. Due to large mature trees, the house is difficult to photograph from the public right-of-way. It has a modified cruciform plan, and a round tower with a conical roof projects from the southeast corner of the front and east-facing side ells. It has a steeply-pitched hip roof clad with slate tiles. A hipped wall dormer is located on the east side of the front ell and a hipped dormer is located on the west side of the west-facing side ell. A partially hipped wall dormer is located at the second-story on the south side of the west-facing cross gable. The house is stuccoed, though the wall surface around the entrance is finished with rough-faced brick and ashlar limestone. The cheek walls of the dormers are finished with slate tiles. An exterior chimney clad in patterned stonework and brick is located on the south side of the front ell, and an interior brick chimney projects from the northwest corner of the roof ridge formed by the intersection of the rear ell and the west-facing side ell. Windows contain a mix of six-light and eight-late paired steel casements. The front entry is located on the south side of the west-facing side ell. It is hidden by bushes and is difficult to see from the street. A pair of brick and limestone pillars topped with a rough iron arch frame the driveway next to the west side of the west-facing side ell.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-866821942

ELIGIBILITY WORKSHEET - Properties

Property ID -866821942

History:

The Hogan House is estimated to have been constructed circa 1928 for Albert J. Hogan and Leona V. Hogan. It occupied land that had once formed part of the Harris estate to the west (25 Luddington Road) (Essex County Deed H72/473). According to an Essex County deed, Leona V. Hogan purchased the property from William E. Hampson and Caroline E. Hampson on November 1, 1928 (Essex County Deed T78/545). She expanded the property by purchasing a narrow strip of land adjoining it to the west from Edward L. Estabrook and Florence Estabrook, who owned 25 Luddington Road on December 6, 1928 (Essex County Deed C79/136).

Albert J. Hogan and Leona V. Hogan married circa 1911. After purchasing the property on Luddington Road in 1928, the couple settled into the house that they constructed with their family. According to a population census schedule of 1930 for West Orange, Albert J. Hogan (42), who worked as an executive at a dry cleaners, occupied the house with his wife (42), their five children, Eileen (17), Albert Jr. (15), Henry (14), Jeanne (8) and Nancy (5), his father-in-law, Henry W. Voss (67), and a German servant, Marie Bernaner (30) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1930).

The Hogan family continued to own and occupy the Hogan House for the ensuing 30 years. By 1940, Albert J. Hogan (52), who continued to work as an executive at a dry cleaners, headed a household that included his wife (53), who worked as a saleswoman at a dry cleaners, and three of their children: Henry (24), who worked as a dry cleaner, Jean(ne) (18) and Nancy (16) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1940). After Albert J. Hogan died in 1960, Leona V. Hogan sold the Hogan House to Bernard I. Kramer and Sylvia Kramer for \$10.00 on December 3, 1960 (Essex County Deed 3760/118). They, in turn, sold the property to William Weinberger and Emily Weinberger, the current owners, for \$80,200.00 on October 1, 1974 (Essex County Deed 4487/838).

Statement of Significance:

The Hogan House is a significant representative example of an Elizabethan Revival-style manor house. It is larger and more complex than similar cottage variety revival styles found in West Orange, and its asymmetry and carefully considered architectural details suggest that it was designed by an architect. This is an impressive example of rare Elizabethan Revival-style in the Gregory neighborhoods. Additional research is recommended to identify the architect.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is eligible for the National Register of Historic Places under Criterion C as a local representative example of Elizabethan Revival residential architecture. It possesses high integrity of design, materials, workmanship, location, setting and feeling.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

The eligible resource consists of the circa 1928 house with the boundary defined by the tax parcel (Block 42.03, Lot 100.01).

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-866821942

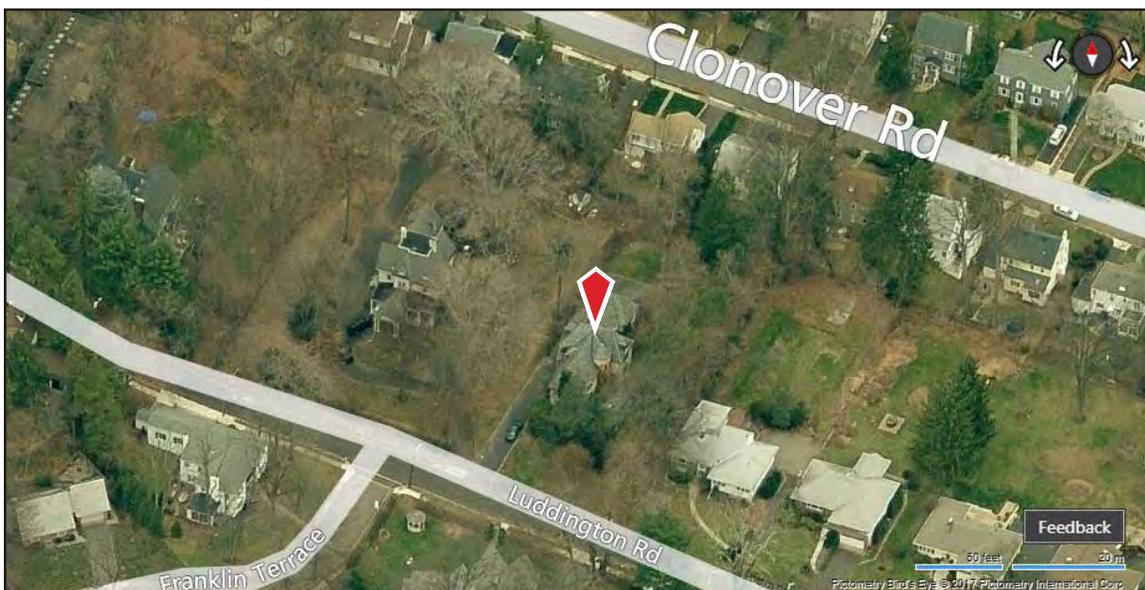
Page 5

(Primary Contact)

21 Luddington Road
Block 42.03, Lot 100.01
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

21 Luddington Road



Photograph 2: View showing south and east elevations. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

21 Luddington Road



Photograph 3: View showing west and south elevations. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1998246130**

Property Name: 22 Luddington Road **Ownership:** Private
Address: 22 Luddington RD **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	45	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, four-bay, stuccoed and wood-shingled dwelling was constructed circa 1920 in the Tudor Revival style. A prominent feature are the three steeply-pitched cross gables. It possesses high integrity of design and exterior materials.

Setting:

This property is located in a residential setting on Luddington Road. Luddington Road rises steeply from South Valley Road to Gregory Avenue. Luddington Road was laid out circa 1870, but only one house (25 Luddington Road) from this period of development survives. The eastern portion of Luddington Road developed circa 1950 and is characterized by modest ranch houses set on terraced lots. The western portion of Luddington Road developed circa 1920 and is characterized by large Colonial Revival and Tudor Revival houses set on large lots and shaded by mature trees.

Registration and Status **National Historic Landmark?:**

Dates: **National Register:**

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1998246130

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	
Maplewood Historic Preservation Commission	Architects	2017	
Chrisman, Patty and Susan Newberry	(Former) Maplewood Women's Club Building Designation Report	2013	
Clark, Dave	Ridgewood's Clifford C. Wendehack Clubhouse	2013	
Diedrich, Richard	The 19th Hole: Architecture of the Golf Clubhouse	2008	
New York Times	Clifford Wendehack, Architect, 62, is Dead	1948	
Montclair Golf Club	History of Rock Spring	2017	

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-1998246130

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1998246130

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 22 Luddington Road

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Stucco

Bays: 4

Exterior Description:

This two-and-a-half-story, four-bay, Tudor Revival-style dwelling is dominated by three staggered, projecting cross gables. A gabled dormer clad with slate tiles is located on the side (east) elevation. The cross-gabled roof is covered with slate tiles, and the three cross gables have narrow wooden bargeboards. The upper stories of the two easternmost bays are finished with wood clapboards, and the upper story of the entry bay is half-timbered and stuccoed. The lower stories of the cross gables are finished, from east to west, with uncut stone, stucco and uncut stone. The side-gabled bay is clad with stucco on the front (north) elevation and with uncut stone on the side (east) elevation. An interior uncut stone end chimney is located on the side (east) elevation of the side-gabled bay. Windows are mostly groups of paired eight-light metal casements with wood sills, lintels and casings, but the second-story windows in the entry gable are six-light metal casements. The entry bay contains an arched door comprised of vertical boards with a round window and cast-iron hardware surmounted by a segmented lintel comprised of rusticated stone blocks. A secondary entry containing modern ten-light vinyl French doors and paired modern glazed storm doors is located on the front (north) elevation of the side-gabled bay. A patio of paver stones extends from the side of the entry bay and spans the side-gabled bay. The easternmost bay contains a two-car garage with a modern glazed and paneled garage door.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement doors.

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	Clifford C Wendehack	Wendehack (1884-1948) was best known for his design of country club buildings, clubhouses and residential buildings in the Northeast.

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

-1998246130

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1998246130

History:

The house at 22 Luddington Road was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932. It was designed by the noted architect Clifford C. Wendehack.

Born in 1884 in New York, Clifford C. Wendehack studied architecture in Italy, France and England. After returning to New York, he briefly worked with Donn Barber, before opening his own office in 1918 (New York Times 1948). During the 1920s, Wendehack established himself as one of the preeminent architects of country club buildings and clubhouses in the northeast. His most prominent golf and country club commissions included Winged Foot, Beth Page, North Hills and Park Club in New York; Ridgewood, Forsgate, Winged Foot, Hackensack, Mountain Ridge, Bethpage State and Ridgewood in New Jersey; Cascade Hills in Michigan; and the Caracas Country Club in Venezuela (New York Times 1948; Diedrich 2008; Clark 2013; Chrisman and Newberry 2013; Maplewood Historic Preservation Commission 2017). He also designed the clubhouse at Rock Spring, which opened in West Orange in 1927 (Montclair Golf Club 2017). In 1929, he published *Golf and Country Clubs, A Survey of the Requirement of Planning Construction and Equipment of the Modern Club House*, which functioned as an architectural "how-to" book for architects, member committees and developers on how to design and construct clubhouses (Diedrich 2008). The book, which included photographs and plans of clubhouses designed by Wendehack and other architects, established Wendehack as the "dean of clubhouse architects at the time" (Diedrich 2008: 13). In addition to country club buildings and clubhouses, Wendehack also designed private residences in northern New Jersey, including in Montclair and Maplewood. His designs favored Norman, Tudor, Colonial and Spanish Revival influences. Wendehack died at the age of 62 in Upper Montclair, New Jersey, on May 16, 1948 (New York Times 1948).

Statement of Significance:

Designed by the prominent architect Clifford C. Wendehack, who was known throughout the northeast for his clubhouse and residential architecture in the Norman, Tudor, Colonial and Spanish Revival styles, 22 Luddington Road is a significant local example of Tudor Revival residential architecture and as an example of one of the styles for which Clifford C. Wendehack was known. This is the only documented example of his work in the Gregory neighborhoods.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

22 Luddington Road is deemed to be eligible for the National Register of Historic Places under Criterion C. The house is a locally significant example of Tudor Revival architecture by a prominent architect noted for his residential and clubhouse architecture. The integrity of the design has been impacted by the replacement of the French doors in the westernmost bay of the front elevation with modern vinyl French doors, but these are largely hidden from view by the hedge that lines the property along Luddington Road and represents a minimal alteration to the overall design. As such, the residence largely retains its historic appearance and integrity of design, materials and workmanship.

Total Number of Attachments: 1

List of Element Names: Building Attachment

Narrative Boundary Description:

The eligible resource consists of the circa 1925 house with the boundary defined by the tax parcel (Block 45, Lot 10).

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1998246130

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(Primary Contact)

22 Luddington Road
Block 45, Lot 10
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

22 Luddington Road

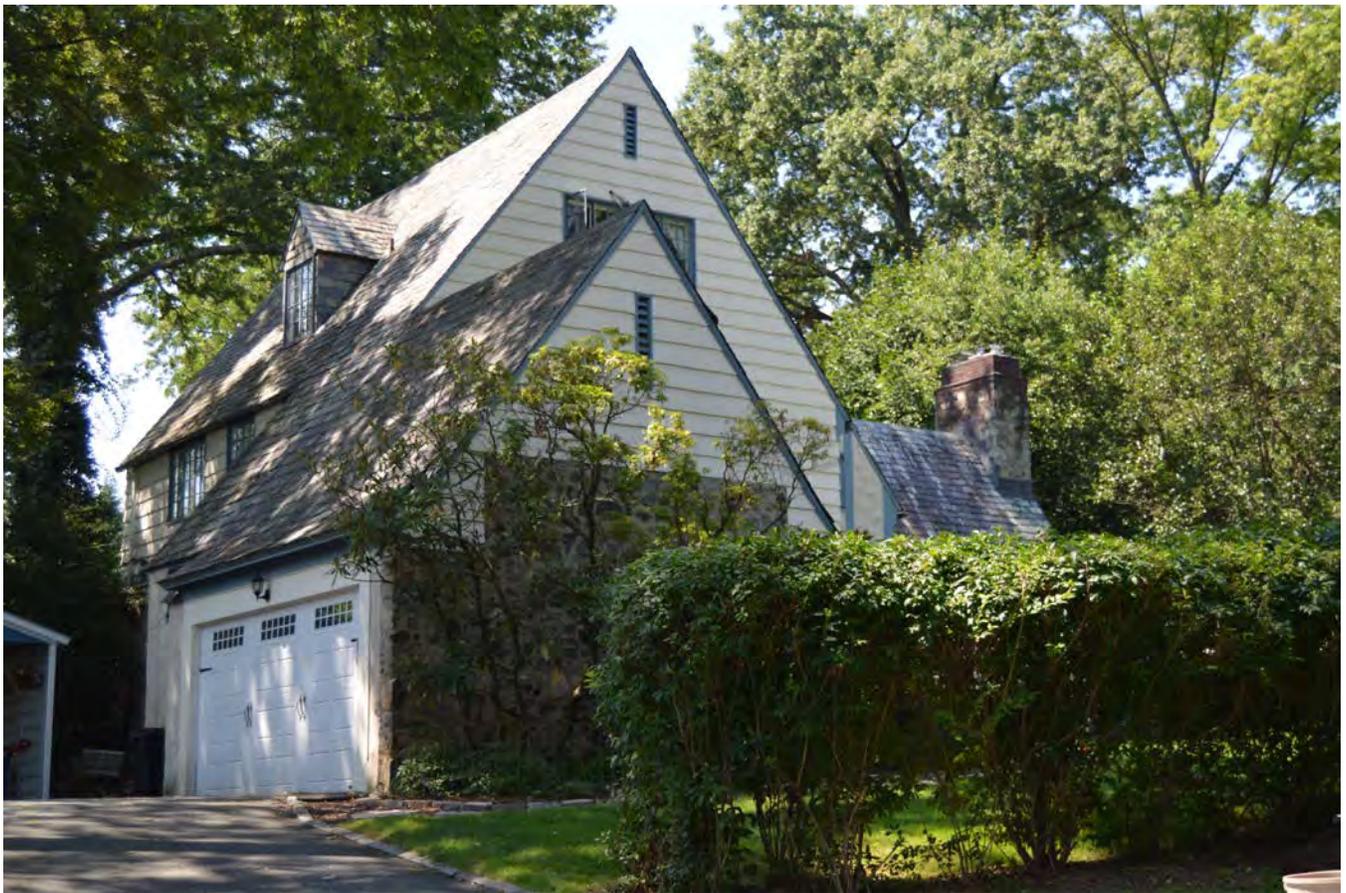


Photograph 2: Oblique view. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

22 Luddington Road



Photograph 3: Oblique view. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

22 Luddington Road



Photograph 4: Front entry detail. View looking south.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1928972348

Property Name: 25 Luddington Road (Harris House) **Ownership:** Private
Address: 25 Luddington RD **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	100

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay, gable-roofed, wood clapboarded dwelling was constructed circa 1868 with Italianate influences. It dates to the first period of development of Luddington Road and is the oldest extant house on the street. It retains integrity of design and exterior materials.

Setting:

This property is located in a residential setting on Luddington Road. Luddington Road rises steeply from South Valley Road to Gregory Avenue. Luddington Road was laid out circa 1870, and 25 Luddington Road dates to this period of development. The eastern portion of Luddington Road developed circa 1950 and is characterized by modest ranch houses set on terraced lots. The western portion of Luddington Road developed circa 1920 and is characterized by large Colonial Revival and Tudor Revival houses set on large lots and shaded by mature trees. 25 Luddington Road is set well back from the street on a curved driveway. A hedge separates the house from the street and mature trees shade the property.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1928972348

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1870		

Additional Information:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1928972348

Page 2

(Primary Contact)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1928972348

BUILDING ATTACHMENT

Common Name: 25 Luddington Road

Historic Name: Harris House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1868 **Source:** Essex County Deed X13/143; Hughes 1874

**Construction
Start Date:**

**Construction
End Date:**

Style: Italianate

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

This two-and-a-half-story, three-bay, T-plan dwelling displays Italianate influences. It has a gable roof covered with patterned asphalt shingles, which likely mimic the original slate tiles, and overhanging eaves with wooden bargeboards with simple cutout ornamentation on the gable ends. It is clad with wood clapboards, and a prominent wooden belt course separates the first and second stories. The corners are finished with plain corner boards. Clipped-gable dormers project from the roof above the projecting bay and the easternmost bay of the front (south) elevation. Two brick chimneys project from the northern slope of the roof. First- and second-story windows contain double-hung 4/4 wood sash. The second-story paired windows on the side (east) elevation is surmounted by a bracketed hood. All windows have wood sills and casings. A full-width porch spans the front (south) elevation. The hip roof sits above a wooden entablature supported by Doric columns. The porch shields the front entry, which is located in the projecting bay. It contains a glazed and paneled wood door flanked by sidelights and surmounted by a transom. French doors located in the easternmost bay of the front (south) elevation grant access from the porch to the interior. A pedimented porte-cochere projects from the front (south) elevation. The pediment sits above a wooden entablature supported by paired Doric columns set on a brownstone knee wall. According to Acroterion, the porte-cochere is a later Colonial Revival addition. A hip-roofed, three-sided, hexagonal bay extends from the side (east) elevation, and a hip-roofed, three-sided, hexagonal bay extends from the side (east) elevation of the rear ell. The house rests on an ashlar brownstone foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1912	to	Porte-cochere addition

Architect/Designer::

Date form completed: 8/22/2017

ELIGIBILITY WORKSHEET - Properties

Property ID 1928972348

History:

The Harris House is estimated to have been constructed circa 1868 for Nathaniel B. Harris. According to an Essex County deed, Nathaniel B. Harris purchased a 2.39-acre lot from Lowell Mason, Jr. for \$4,780.00 on May 14, 1868 (Essex County Deed X13/143). It was the first house constructed on Luddington Road, which originated as a private road running between the lands of Lowell Mason, Jr. and Elizabeth C.F. Williams. Luddington Road became a public right of way after Nathaniel B. Harris purchased the Harris property from Lowell Mason, Jr., and the deed recording the sale specified the transformation of the private road into a public street with a width of 44 feet. The deed also prohibited Nathaniel B. Harris from using the property for commercial or industrial purposes (Essex County Deed X13/143).

The Harris House first appears in Matthew Hughes's Map of Essex County, New Jersey from 1874. It existed in a landscape dominated by large country estates, and it abutted the estate of Lowell Mason on the north. Dr. Lowell Mason was known as one of America's most successful composers of Protestant hymns and for operating a hotel or lodge where visitors could take the "Orange Mountain Water Cure" at a mineral spring, which stood west of the intersection of South Valley Road and Silver Spring Road, that he owned (Hunter Research, Inc. 2016). Late 19th-century maps provide additional details about the Harris property and its landscape. The Atlas of Essex County New Jersey, which was published by R.H. Pidgeon and E. Robinson in 1881, and Robinson's Atlas Map of 1890, which was published by E. Robinson in 1890, show that the Harris House and two outbuildings stood on curvilinear drives adjacent to a small terraced garden in a landscape evocative of the rural design aesthetics advocated by Andrew Jackson Downing in the mid-19th century. This one of the only houses surviving in the Lower Gregory Neighborhood from the end of the era of grand country estates.

Nathaniel B. Harris occupied the house with his servants during this period. Born circa 1820 in New Jersey, he was an independently wealthy man. According to a population census schedule of 1870 for West Orange, Nathaniel B. Harris (50) did not list an occupation and possessed a personal estate valued at \$30,000. His household included a clerk, L.L. Frost (33), a housekeeper, Mary B. Frost (25), a domestic servant, Maria Beady (25) and a coachman, Joseph Russell (25) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1870). Nathaniel B. Harris owned the Harris property until 1891, when he sold the Harris House and the 2.39-acre lot that it occupied to Charles Rice and Jane Sophia Rice for \$15,000.00 on June 30, 1891 (Essex County Deed E26/293).

Charles Rice and Jane Sophia Rice retained ownership of the Harris House and property for approximately 14 years. Jane Sophia Rice sold the property, which comprised 2.39 acres of land, to Jennie J. Mandeville, who was presumably a family member, for \$1.00 and love and affection on April 3, 1905 (Essex County Deed M38/296). Jennie J. Mandeville, in turn, transferred title to the property to Charles Morgan for love and affection and \$1.00 on the same day (Essex County Deed M38/297). Charles Morgan owned the property until 1914, when Jennie J. Mandeville purchased the Harris House and its 2.39-acre lot for \$20,000.00 (Essex County Deed M54/560). She retained title to the property until her death, and the executors of her estate, John B. Coyle and the Fifth Avenue Bank, sold the property to Edward L. Estabrook and Florence M. Estabrook for \$26,500.00 on June 25, 1926 (Essex County Deed U74/238). By 1926, the Harris House occupied a significantly smaller lot. It appears that the executors of Jennie J. Mandeville's estate subdivided the 2.39-acre Harris property during this period, for they sold two tracts of land on Luddington Road to Stanley and Mary Fox Babson in 1925 (Essex County Deed H72/473). The Hogan House at 21 Luddington Road was constructed on one of these tracts of land circa 1928 (Essex County Deed T78/545). Edward L. Estabrook and Florence M. Estabrook reduced the Harris property to its current dimensions in 1928, when they sold a narrow sliver of land located between the Hogan House at 21 Luddington Road and the Harris House to Leona V. Hogan in 1928 (Essex County Deed C79/136).

After Edward L. Estabrook and Florence M. Estabrook purchased the Harris House in 1926, they owned the property for approximately 19 years. Thomas C. Schneider and Rena Schneider purchased the Harris House from Edward L. Estabrook and Florence M. Estabrook on December 15, 1945 (Essex County Deed U106/499). They in turn, sold the Harris House to Seymour Josephson and Marion Josephson on February 11, 1958 (Essex County Deed 3545/39). Seymour Josephson and Marion Josephson retained ownership of the property until 1961, when Robert B. Meyer and Jane Farrell Meyer purchased it (Essex County Deed 3815/151). They owned the property until 1994, when Essex County seized it. Clover Leaf Development Corp. purchased the Harris House from Armando Fontoura, the sheriff of Essex County, for \$76,135.00 on September 11, 1995 (Essex County Deed 5384/506). The current owners, Brian Fitschen and Dawn Fitschen, purchased the Harrison House from the Clover Leaf Development Corp. for \$150,000.00 on March 3, 1997 (Essex County Deed 5467/598).

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1928972348

Page 5

(Primary Contact)

Statement of Significance:

Constructed circa 1868 with Italianate influences, the Harris House was designed as a rural estate for the independently wealthy Nathaniel B. Harris. It was one of two rural estates constructed along Luddington Road in the 1860s, and the only extant example, and its design, setting and landscape were evocative of the rural lifestyle and design aesthetic advocated and made famous 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. As such, it is directly associated with and representative of the first phase of suburbanization in the Lower Gregory Neighborhood.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Harris House is deemed to be eligible for the National Register of Historic Places under Criterion A for community planning and suburbanization patterns and Criterion C for architecture. It is a representative example of the romantic-style houses that occupied the rural estates that dominated the Lower Gregory Neighborhood in the mid- to late-19th century, and it is the only extant rural estate houses in the Lower Gregory Neighborhood. In addition, its design, layout and setting are speak to the national influence of the ideas and design aesthetics advocated by Andrew Jackson Downing on 19th-century suburbs. Although the subdivision of larger properties and the construction of suburban houses along Luddington Road in the 1920s and 1950s have impacted the setting and feeling of the Harris House, its large setback and wide lot clearly differentiates the house from its neighbors and enables it to largely retain its integrity of setting, feeling and association. While the house appears to have lost some of its original ornamentation and asphalt shingles have replaced the original roof slate tiles, it still possesses integrity of design, exterior materials and workmanship.

Total Number of Attachments: 1

List of Element Names: Building Attachment

Narrative Boundary Description:

The eligible resource consists of the circa 1868 house with the boundary defined by the tax parcel (Block 42.03, Lot 100).

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

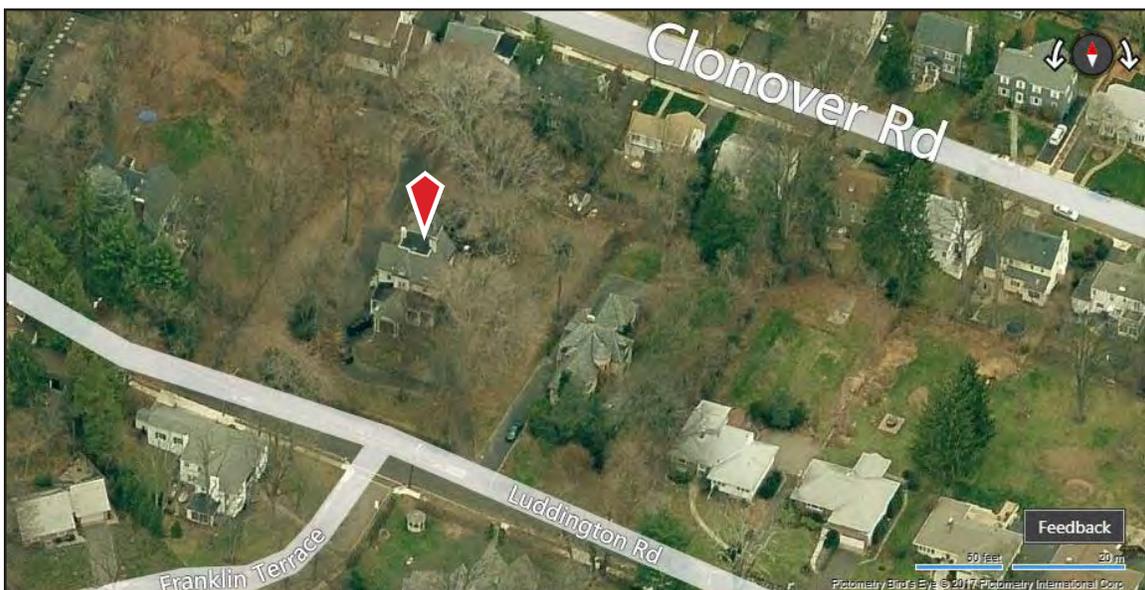
1928972348

(Primary Contact)

25 Luddington Road
Block 42.03, Lot 100
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

25 Luddington Road



Photograph 2: Oblique view. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **1502744762**

Property Name: 27 Luddington Road
Address: 27 Luddington RD
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	100.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925 2.5-story, seven-bay, Colonial Revival-style residence has an asphalt-shingle roof and a wood shingle- and brick-clad exterior. The house has an ell-plan and is irregular in form. One large, brick chimney is located on the south gable end above a 1.5-story, one-bay wing. Another chimney is located on the roof ridge. The roofline contains four gabled dormers. All windows are double-hung vinyl replacements. The main entrance is located underneath an overhanging of the southern roof slope. A prominent, attached two-bay garage addition comprises much of the west wing of the house. The foundation is not visible from the street. A stone retaining wall stands adjacent to the garage. It is a representative example of an interwar Colonial Revival suburban house, but additions have compromised the integrity of design and it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Luddington Road. Luddington Road rises steeply from South Valley Road to Gregory Avenue. Luddington Road was laid out circa 1870, but only one house (25 Luddington Road) from this period of development survives. The eastern portion of Luddington Road developed circa 1950 and is characterized by modest ranch houses set on terraced lots. The western portion of Luddington Road developed circa 1920 and is characterized by large Colonial Revival and Tudor Revival houses set on large lots and shaded by mature trees.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1502744762

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
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Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1502744762

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1502744762

BUILDING ATTACHMENT

Common Name: 27 Luddington Road

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Colonial Revival

Vernacular Style?

Form: Irregular

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Shingles

Bays: 6

Exterior Description:

27 Luddington Road is a 2.5-story, seven-bay Colonial Revival residence that is irregular in form with an ell-plan. The gabled, asphalt-shingled roof features gable-front dormers and sloping eaves in some sections, including above the open entry porch and the 1-story gable wing. One exterior brick chimney is located above this wing, attached to the 2.5-story section. An additional interior chimney is located on the roof ridge. The house is clad in wood shingles except for some sections, including the two-bay garage and a section of the southern gable-end, which are clad in running-bond laid brick. All windows are double-hung, 6/6 vinyl replacements, excluding two smaller units flanking the exterior chimney. Windows on the façade are flanked by batten-shutters with half-moon cut-outs. The main entrance is located in the northern open entry porch created by a flared eave overhang. Porch supports are simple posts and the porch floor is wood plank. The foundation is not visible from the street. The asphalt driveway takes up much of the front yard and is flanked by two brick entry piers with modern light fixtures. Granite pavers line the entrance to the driveway.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Garage addition
Physical alteration	1990	to	Replacement windows

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

1502744762

Organization: Hunter Research, Inc.

27 Luddington Road
Block 42.03, Lot 100.02
Location Map



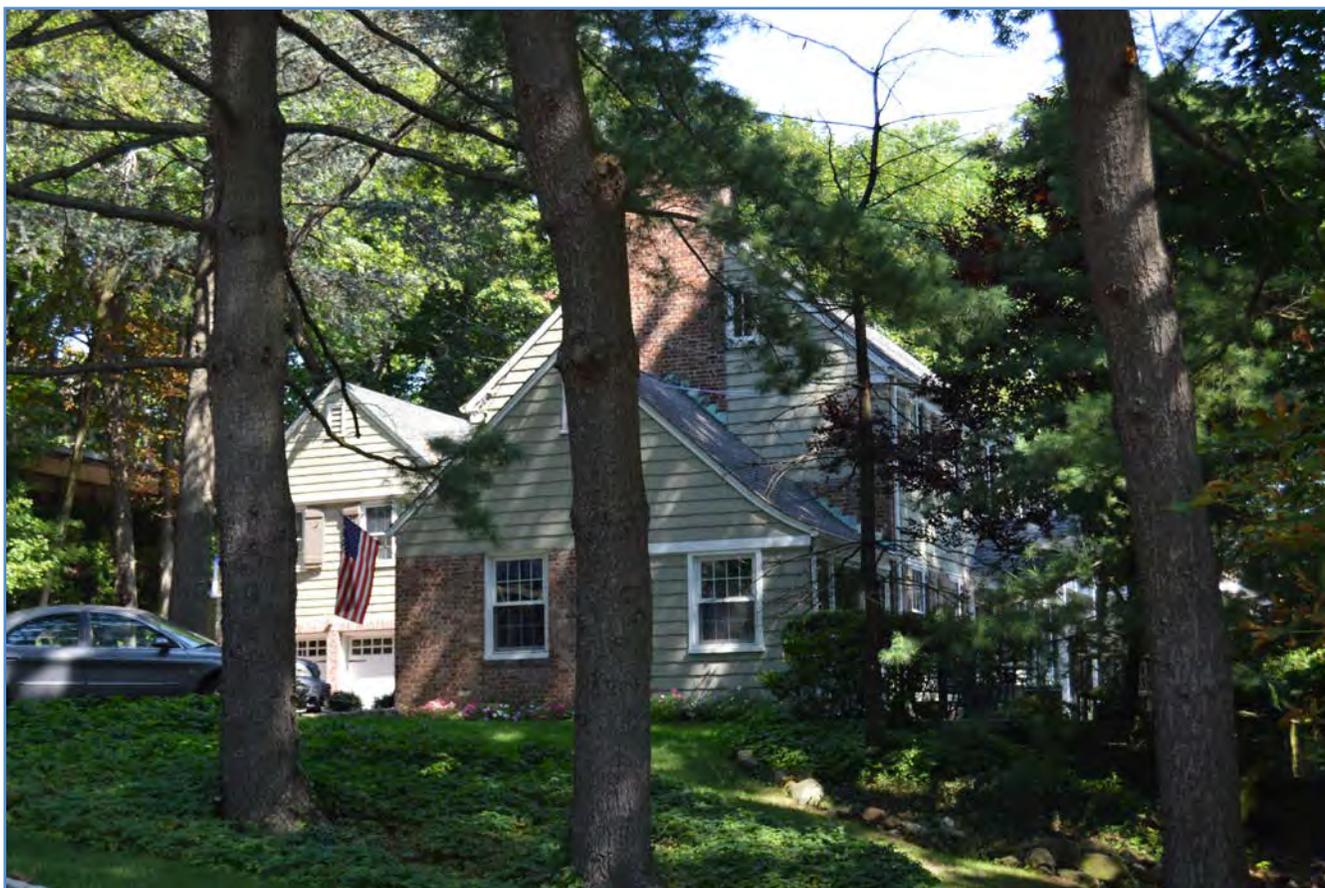
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

27 Luddington Road



Photograph 2: Oblique view, looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1009898504

Property Name: 3 Overlook Avenue **Ownership:** Private
Address: 3 Overlook AVE **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	110

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay, stuccoed dwelling was constructed circa 1910 with Tudor Revival influences. Although the house possesses high integrity of design, exterior materials and workmanship, it is neither an outstanding representative example of the Tudor Revival style nor is it individually architecturally distinguished.

Setting:

This property is located in a residential setting on Overlook Avenue. Overlook Avenue opened during the first decade of the 20th century, and the earliest phase of development occurred at the northern end of the street near Lawrence Avenue. As with many streets in the Lower Gregory Neighborhood, the houses on Overlook Avenue sit on relatively narrow lots and represent a mix of Colonial Revival and Dutch Colonial Revival styles. The foursquare form predominates with houses differentiated primarily by decorative elements and cladding materials. The house parallels South Valley Road to the east. Given its location on the slope of First Mountain, the houses on the east side of Overlook Avenue are at grade with downward-sloping backyards, while the houses on the west side sit above the street.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1009898504

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1009898504

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1009898504

BUILDING ATTACHMENT

Common Name: 3 Overlook Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1910 **Source:** Style; Sanborn 1912

**Construction
Start Date:**

**Construction
End Date:**

Style:

Vernacular Style?

Form:

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Stucco

Bays: 1

Exterior Description:

This one-story, one-bay, stuccoed garage is located northeast of the house. It has an asphalt-shingled hip roof. The front (west) elevation appears to be clad with vertical wood boards. The entry contains a glazed and paneled garage door.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):

Circa Date:

Date Range:

Source:

Physical alteration

1980

to

Replacement door and exterior fabric

Architect/Designer::

Date form completed:

9/8/2017

BUILDING ATTACHMENT

Common Name: 3 Overlook Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Style; Mueller 1911

**Construction
Start Date:**

**Construction
End Date:**

Style: Arts and Crafts

Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Stucco

Bays: 4

Exterior Description:

This two-and-a-half-story, three-bay, stuccoed dwelling was constructed circa 1910 with Tudor Revival influences. It has an asphalt-shingled roof with clipped gables and two dormers with clipped front gables on the front (east) elevation. The dormers are finished with wood shingles. The gable ends feature half-timbering and wooden bargeboards. A brick chimney with a flared chase extends from the roof ridge above the southernmost bay of the main block. First-story windows contain two-light wood sash with stained glass transoms. Second-story windows are 8/1 double-hung wood sash. Third-story windows contain six-light wood double casements. All windows have plain wood sills and stuccoed casings. The enclosed front has an asphalt-shingled roof with a clipped gable. The entry has a wood frame and features multipane windows with Prairie-style muntins and a wooden multipane door with Prairie-style muntins surmounted by an ogee arch fanlight. The inner door is comprised of paneled wood. A decorative plaque depicting a chariot being pulled by horses sits above the front entry at the second story. A one-and-a-half-story, one-bay addition extends from the side (south) elevation. It features an asphalt-shingled roof with a clipped gable, an eyebrow dormer and ogee-arched, multipane wood windows. It appears that some of these windows contain six-light wood awning storm windows. It sits above a basement-level that contains four-light double casement windows with arched fanlights. The house sits on a stuccoed foundation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Surveyor: Eryn Boyce

(Primary Contact)

1009898504

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1009898504

History:

This dwelling was constructed circa 1910. It first appears in A.H. Mueller's Atlas of the Oranges from 1911.

Statement of Significance:

This dwelling is an architecturally undistinguished example of the Tudor Revival style. Although the half-timbering at the attic level on the gable ends and the use of stucco are characteristic of the Tudor Revival style, it lacks the most important character-defining features, most notably steeply pitched gable dormers, overlapping gables, a prominent cross gable, varied eave-line heights and patterned stonework or brickwork. The majority of the Tudor Revival houses in West Orange possess these character-defining features. Additionally, its clipped gables are unusual to the Tudor Revival style, and the clipped front dormers are not characteristic of the style. This house is essentially a center-hall house to which Tudor Revival details have been added. As such, it is not a significant representative example of the Tudor Revival style in West Orange.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1009898504

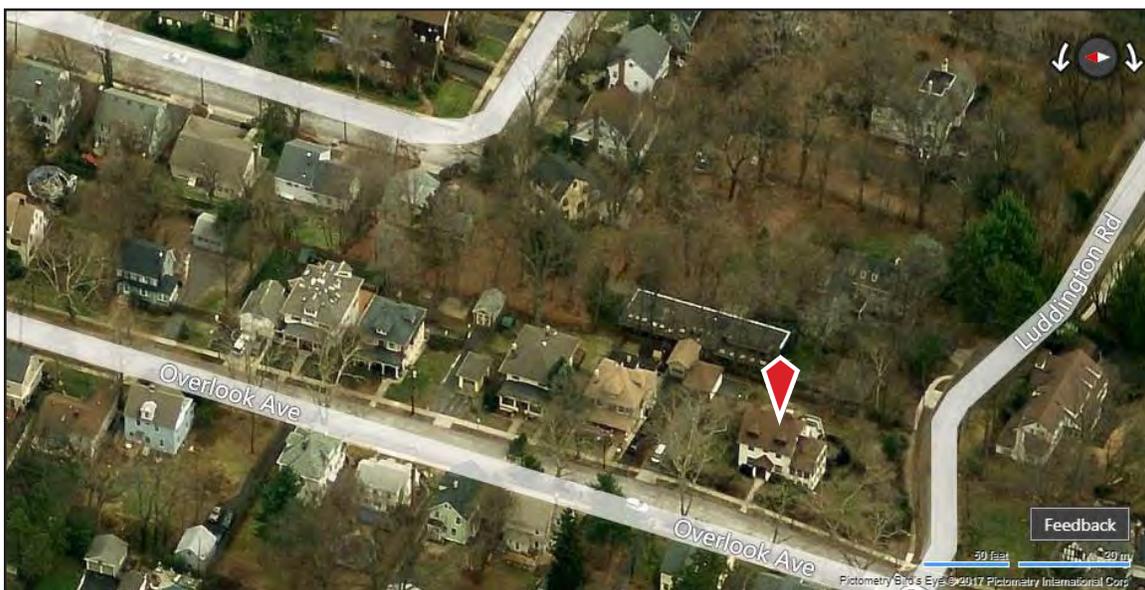
Page 6

(Primary Contact)

3 Overlook Avenue
Block 42.03, Lots 110, 112, and 114
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

3 Overlook Avenue



Photograph 2: Oblique view, looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

3 Overlook Avenue



Photograph 3. Oblique view, looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

3 Overlook Avenue



Photograph 4: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

3 Overlook Avenue

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-549586570**

Property Name: 5 Overlook Avenue **Ownership:** Private
Address: 5 Overlook AVE **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	116

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, two-bay, vernacular frame foursquare dwelling was constructed circa 1920. It has low integrity of design, materials and workmanship and lacks individual architectural significance.

Setting:

This property is located in a residential setting on Overlook Avenue. Overlook Avenue opened during the first decade of the 20th century, and the earliest phase of development occurred at the northern end of the street near Lawrence Avenue. As with many streets in the Lower Gregory Neighborhood, the houses on Overlook Avenue sit on relatively narrow lots and represent a mix of Colonial Revival and Dutch Colonial Revival styles. The foursquare form predominates with houses differentiated primarily by decorative elements and cladding materials. The house parallels South Valley Road to the east. Given its location on the slope of First Mountain, the houses on the east side of Overlook Avenue are at grade with downward-sloping backyards, while the houses on the west side sit above the street.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-549586570

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-549586570

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-549586570

BUILDING ATTACHMENT

Common Name: 5 Overlook Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1920 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shiplap

Bays: 1

Exterior Description:

This one-story, one-bay, gable-front garage has an asphalt-shingle roof and is clad with wood shiplap. The corners are finished with plain corner boards. A pent roof shields the entry, which projects slightly from the front (west) elevation. The entry contains a modern paneled garage door. It has a plain wood surround comprised of wide boards.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/8/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-549586570

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 5 Overlook Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1920 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Four Square

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

This two-and-a-half-story, two-bay, vernacular frame foursquare dwelling has an asphalt-shingled hip roof with wide overhanging boxed eaves and hipped gables on the front (west) and side (south) elevations. It is clad with non-original vinyl siding. An interior brick end chimney is located on the side (north) elevation. Windows retain plain wood sills and lintels but the sash are 1/1 double-hung vinyl replacements. The second story of the front (west) elevation is comprised of two three-sided hexagonal bays. A three-sided, hip-roofed, square bay supported by brackets is located on the side (south) elevation. A hip-roofed porch supported by Doric columns spans the front (west) elevation. It has wood picket railings and is accessed via a wooden staircase. The sidehall entry contains a paneled wood door and a modern glazed storm door. A secondary entry containing a glazed and paneled door sits beneath the square bay on the side (south) elevation. A stuccoed foundation supports the house.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement exterior fabric, doors and windows

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-549586570

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -549586570

History:

This dwelling was constructed circa 1920. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

Statement of Significance:

This dwelling is an architecturally undistinguished example of the foursquare form. The exterior materials have been replaced, and the house has been re-clad in vinyl siding and contains vinyl replacement windows. It is old-in-form only.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished vernacular foursquare house and is not a significant representative example of the property type under Criterion C. It lacks integrity of design, exterior materials and workmanship. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

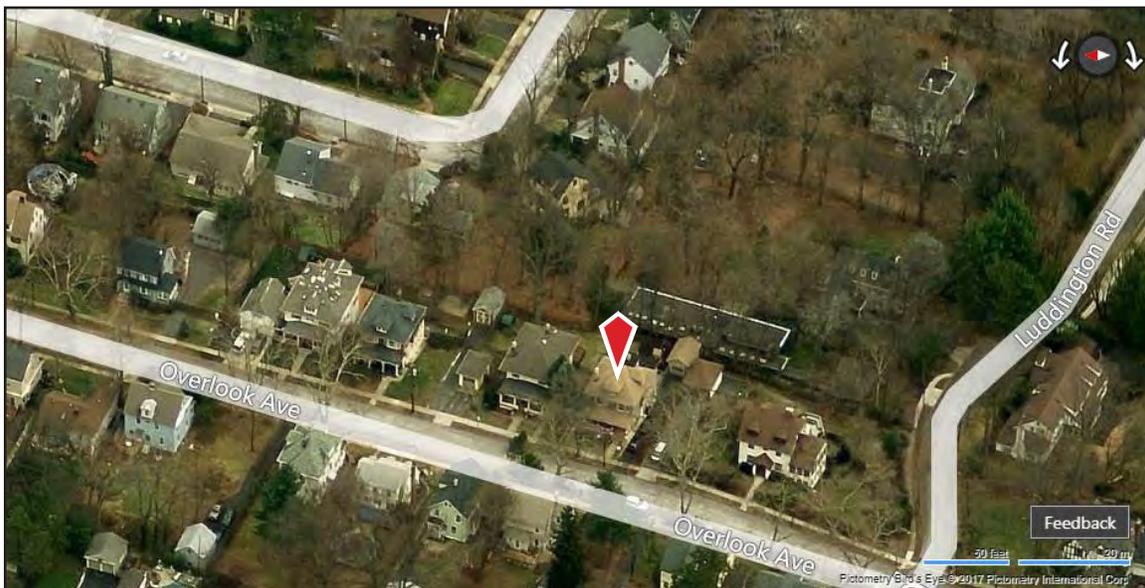
-549586570

Page 6

5 Overlook Avenue
Block 42.03, Lot 116
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

5 Overlook Avenue



Photograph 2: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 173315220

Property Name: 7 Overlook Avenue **Ownership:** Private
Address: 7 Overlook AVE **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	118

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, stuccoed foursquare dwelling was constructed circa 1915 with Prairie-style influences. It is a representative example of the foursquare form, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Overlook Avenue. Overlook Avenue opened during the first decade of the 20th century, and the earliest phase of development occurred at the northern end of the street near Lawrence Avenue. As with many streets in the Lower Gregory Neighborhood, the houses on Overlook Avenue sit on relatively narrow lots and represent a mix of Colonial Revival and Dutch Colonial Revival styles. The foursquare form predominates with houses differentiated primarily by decorative elements and cladding materials. The house parallels South Valley Road to the east. Given its location on the slope of First Mountain, the houses on the east side of Overlook Avenue are at grade with downward-sloping backyards, while the houses on the west side sit above the street.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

173315220

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

173315220

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

173315220

BUILDING ATTACHMENT

Common Name: 7 Overlook Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1915 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Prairie

Vernacular Style?

Form:

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Stucco

Bays: 1

Exterior Description:

This one-story, one-bay garage is located northeast of the dwelling. It has a shallow, asphalt-shingled hip roof with deeply projecting eaves and is clad with stucco. A band of molded trim runs around the garage beneath the roof. A non-original four-light paneled garage door grants access to the interior.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Replacement door

Architect/Designer::

Date form completed: 9/7/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

173315220

BUILDING ATTACHMENT

Common Name: 7 Overlook Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1915 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Prairie

Vernacular Style?

Form: Four Square

Physical Condition: Fair

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Stucco

Bays: 3

Exterior Description:

This two-story, three-bay, stuccoed foursquare dwelling was constructed circa 1915 with Prairie-style influences. It has a low pitched hip roof with deeply overhanging eaves above a narrow band of plain wood trim. An interior brick chimney projects from the roof slope on the side (north) elevation. Second-story windows are 1/1 double-hung vinyl replacement sash with faux 6/1 muntins. First-story windows are 1/1-double hung sash. The full-width porch has a hip-roof set above a band of wood trim supported by stuccoed square porch supports set on a stuccoed knee wall. The centered front entry contains a paneled wood door flanked by sidelights with leaded glass windows. Access is via a patterned brick staircase.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement windows

Architect/Designer::

Date form completed: 8/24/2017

7 Overlook Avenue
Block 42.03, Lot 118
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

7 Overlook Avenue



Photograph 2: Oblique view. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

7 Overlook Avenue



Photograph 3: Driveway and garage. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1324655390**

Property Name: 11 Overlook Avenue **Ownership:** Private
Address: 11 Overlook AVE **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.03	122

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, two-bay, hip-roofed, clapboarded foursquare dwelling was constructed circa 1920. Although it possesses a relatively high degree of integrity, it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Overlook Avenue. Overlook Avenue opened during the first decade of the 20th century, and the earliest phase of development occurred at the northern end of the street near Lawrence Avenue. As with many streets in the Lower Gregory Neighborhood, the houses on Overlook Avenue sit on relatively narrow lots and represent a mix of Colonial Revival and Dutch Colonial Revival styles. The foursquare form predominates with houses differentiated primarily by decorative elements and cladding materials. The house parallels South Valley Road to the east. Given its location on the slope of First Mountain, the houses on the east side of Overlook Avenue are at grade with downward-sloping backyards, while the houses on the west side sit above the street.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1324655390

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-1324655390

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-1324655390

BUILDING ATTACHMENT

Common Name: 11 Overlook Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1920

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 1

Exterior Description:

This one-story, one-bay, gable-front garage was constructed circa 1920. It has an asphalt-shingle roof and is clad with wood clapboard. The corners are finished with plain corner boards. The primary (west) elevation has paired wood plank doors that swing outwards.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1324655390

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 11 Overlook Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1920 **Source:** Style; Sanborn 1924

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Four Square

Physical Condition: Fair

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Clapboard

Bays: 2

Exterior Description:

This two-and-a-half-story, two-bay, hip-roofed vernacular Foursquare was constructed circa 1920. It has an asphalt-shingle roof. The first story is clad with wood clapboards finished at the corners with plain corner boards, and the second story and hip-roofed dormers are clad with wood shingles. An interior chimney is located on the east slope of the roof. Two bay windows project from the second story of the front (west elevation), and a bracketed oriel window projects from the side (south) elevation. The first- and second-story windows contain a mix of 6/1 and 8/1 double-hung wood sash. The hip-roofed dormer on the front (west) elevation holds paired windows containing 1/1 double-hung wood sash, and the window in the hip-roofed dormer on the side (south) elevation contains 1/1 double-hung wood sash. Replacement vinyl casement windows light the full-height basement. The first- and second-story windows have wood sills, casings and molded wood crowns. A full-width porch with a hipped-roof supported by wood Doric columns spans the front (west) elevation at the first story. The porch has wood picket railings. The porch grants access to the front, sidehall entry, which contains a glazed and paneled wood door surrounded by wood casing. An additional entry is located on the side (south) elevation. The glazed and paneled door has a wood casing and a molded wood crown. A porch with a shed roof supported by square wood columns appears to extend from the rear (east) elevation. The house rests on a stuccoed foundation, which is banked into the hill that slopes downwards to the east of the house.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1324655390

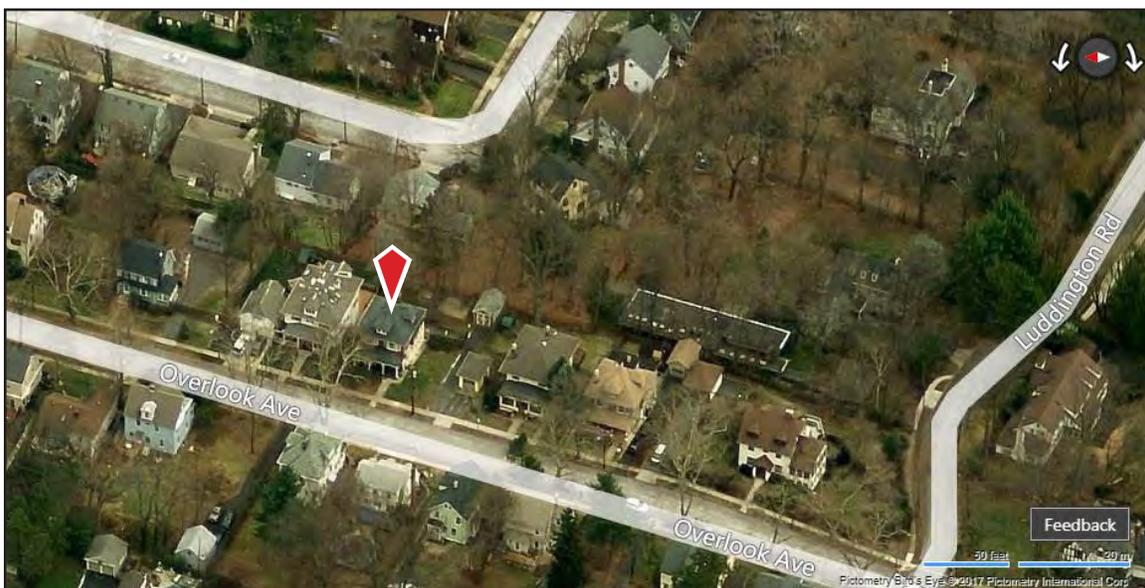
Page 5

(Primary Contact)

11 Overlook Avenue
Block 42.03, Lot 122
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

11 Overlook Avenue



Photograph 2: Oblique view. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

11 Overlook Avenue



Photograph 3: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 104074419

Property Name: 2 Oxford Terrace **Ownership:** Private
Address: 2 Oxford TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	157

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This one-and-a-half-story, three-bay, hip-roofed, wood-shingled frame bungalow was constructed circa 1925. It retains moderate integrity of exterior materials. It is a representative example of an interwar bungalow, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Oxford Terrace. Oxford Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

104074419

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

104074419

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

104074419

Page 3

BUILDING ATTACHMENT

Common Name: 2 Oxford Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shingles

Bays: 1

Exterior Description:

This one-story, one-bay, wood-shingled garage was constructed circa 1925. The shallow gable-front roof is clad with asphalt shingles and features a wide gable return on the front (west) elevation and wide bands of trim composed of plain wood boards on the side (north and south) elevations. A modern paneled garage door with a plain wood lintel and casing grants access to the interior of the garage. The garage is located south of the house at the front of the lot on Oxford Terrace.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Replacement garage door

Architect/Designer::

Date form completed: 8/30/2017

BUILDING ATTACHMENT

Common Name: 2 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Bungalow

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shingles

Bays: 3

Exterior Description:

This one-story, three-bay, wood-shingled bungalow has a steeply-pitched, asphalt-shingled hip roof. A stuccoed chimney projects from the roof ridge. The front (west) elevation features strip windows, paired windows and an eyebrow dormer. Windows retain wood sills and lintels but contain 1/1 double-hung vinyl replacement sash with faux 6/1 muntins. The quadruple and paired window pattern does not appear to be original and suggest that the interior floor plan has been altered. The entry porch is one-bay wide and recessed under the hip roof. A wide band of trim supported by square wood columns runs around the entry porch beneath the roof. The porch has a wood picket railing. A stretcher-pattern brick step with a stone tread grants access to the porch. The main entry in the northernmost bay is side (north) facing and contains a paneled wood door. A concrete foundation supports the house.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Replacement windows and altered fenestration pattern

Architect/Designer::

Date form completed: 8/22/2017

ELIGIBILITY WORKSHEET - Properties

Property ID 104074419

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar bungalow.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished bungalow and is not a significant representative example of the property type under Criterion C. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

104074419

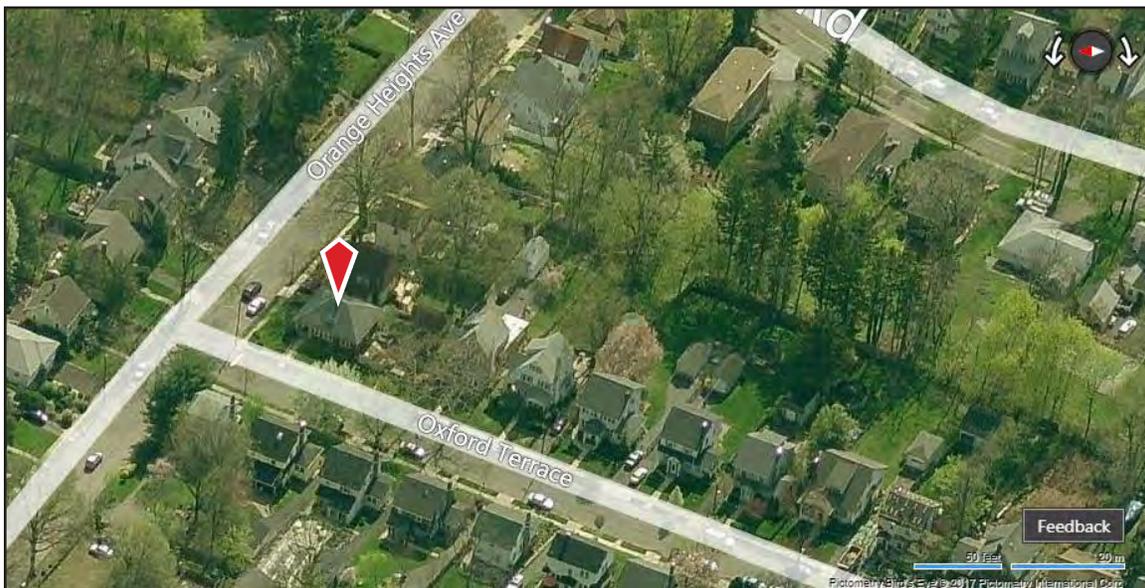
Page 6

(Primary Contact)

2 Oxford Terrace
Block 41, Lot 157
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

2 Oxford Terrace



Photograph 2: Oblique view. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

2 Oxford Terrace



Photograph 3: Driveway and garage. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-2055521867**

Property Name: 6 Oxford Terrace
Address: 6 Oxford TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	166.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, 2.5-story, three-bay, vernacular dwelling has a steeply-pitched, asphalt-shingled, clipped-gable roof with a front-gabled salt-box form, an exterior, stucco chimney, and is clad in wood shingles. A one-story, gable-front projection is located on the façade adjacent to the main entrance, which is spanned by an undulating roof. The north roof slope terminates at the first-story open porch, which is accessed by arches on three sides. A short, wood balustrade borders the perimeter of the brick porch. All windows are double-hung, vinyl, 6/1 replacement units. The foundation is brick. A small, one-bay garage is located at the end of the driveway behind the house. 6 Oxford Terrace does not possess individual architectural significance.

Setting:

The property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-2055521867

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-2055521867

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-2055521867

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 6 Oxford Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925

Source:

Construction

Construction

Start Date:

End Date:

Style:

Vernacular Style?

Form:

Physical Condition:

Type: Garage

Remaining Historic Fabric:

Roof Finish Materials: Asphalt Shingle

Stories:

Exterior Finish Materials:

Bays:

Exterior Description:

A one-story, one-bay, clipped-gable-front garage with an asphalt-shingle roof is located near the rear property boundary adjacent to the driveway. A pent-roof clad in asphalt-shingles spans the garage door.

Interior Description:

Not inspected

Alteration Dates:

Architect/Designer::

Date form completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-2055521867

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 6 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Fair

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Shingles

Bays: 3

Exterior Description:

6 Oxford Terrace is a 2.5-story, 3-bay, vernacular dwelling with a steeply-pitched, asymmetrical, clipped-gable-front roof clad in asphalt shingles. The house is front-gable with a salt-box form and its massing is suggestive of Tudor Revival-style influences. The north roof slope extends to the first-story, while the south roof slope terminates at the second story. A clipped-gable dormer containing paired, double-hung, 6/1 windows is located on the south roof slope. Paired, double-hung, vinyl windows are located in the gable end and second-story of the façade. The exterior, stucco chimney is located on the south elevation. A one-story, gable-front projection on the façade contains three identical, 6/1 windows on the façade, and two on the north elevation. The siding below the window sills of the projection has been clad in brick veneer. A raised porch is accessed by a short staircase leading to the main entrance, which is spanned by an undulating roof supported by large brackets. The porch continues to an open archway accessing a semi-enclosed space created by the extended northern roof slope. A short, wood balustrade lines the perimeter of the porch. The foundation is brick. The front yard features a casually-landscaped lawn and a concrete pathway to the porch. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-2055521867

Page 5

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID -2055521867

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

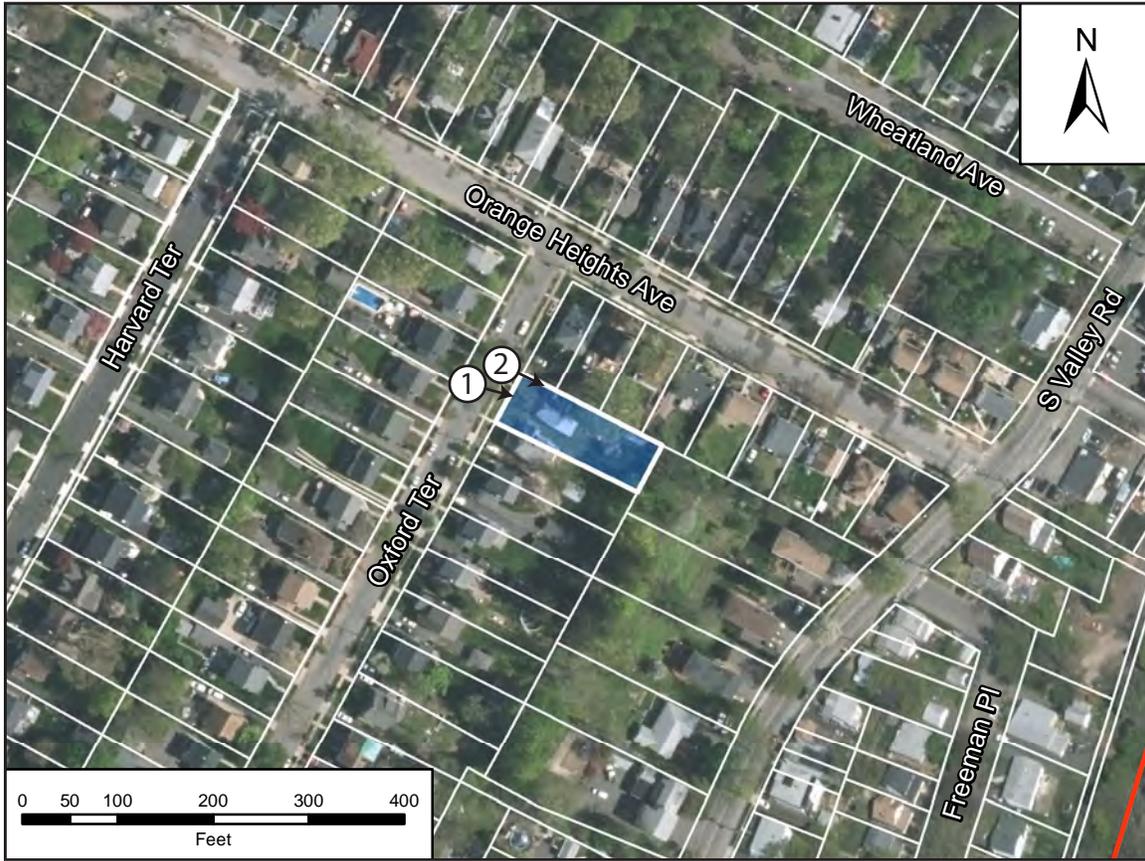
Property ID:

-2055521867

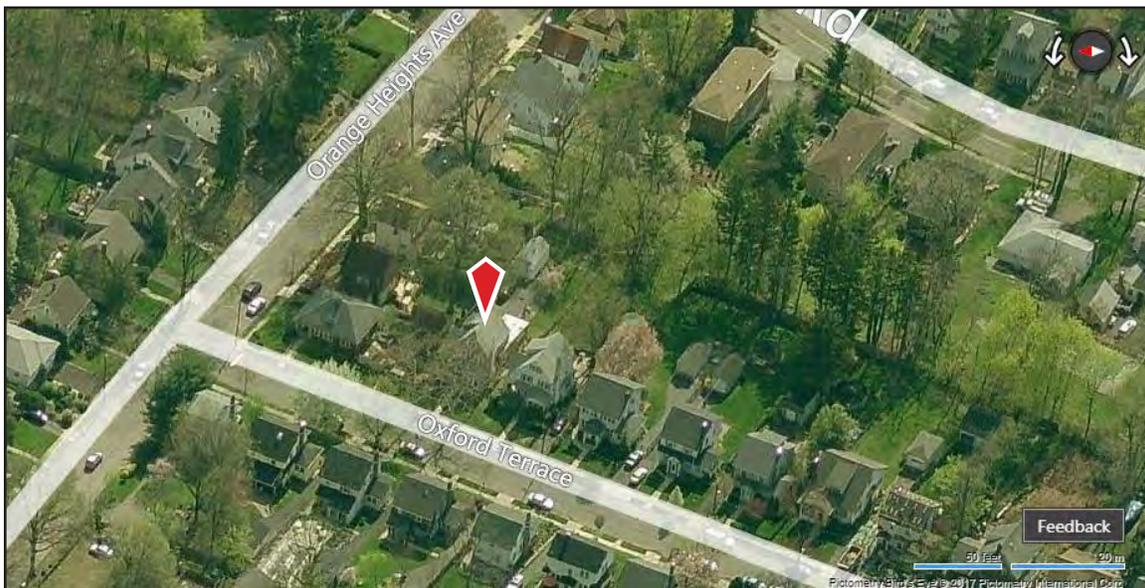
Page 6

(Primary Contact)

6 Oxford Terrace
Block 41, Lot 166.04
Location Map



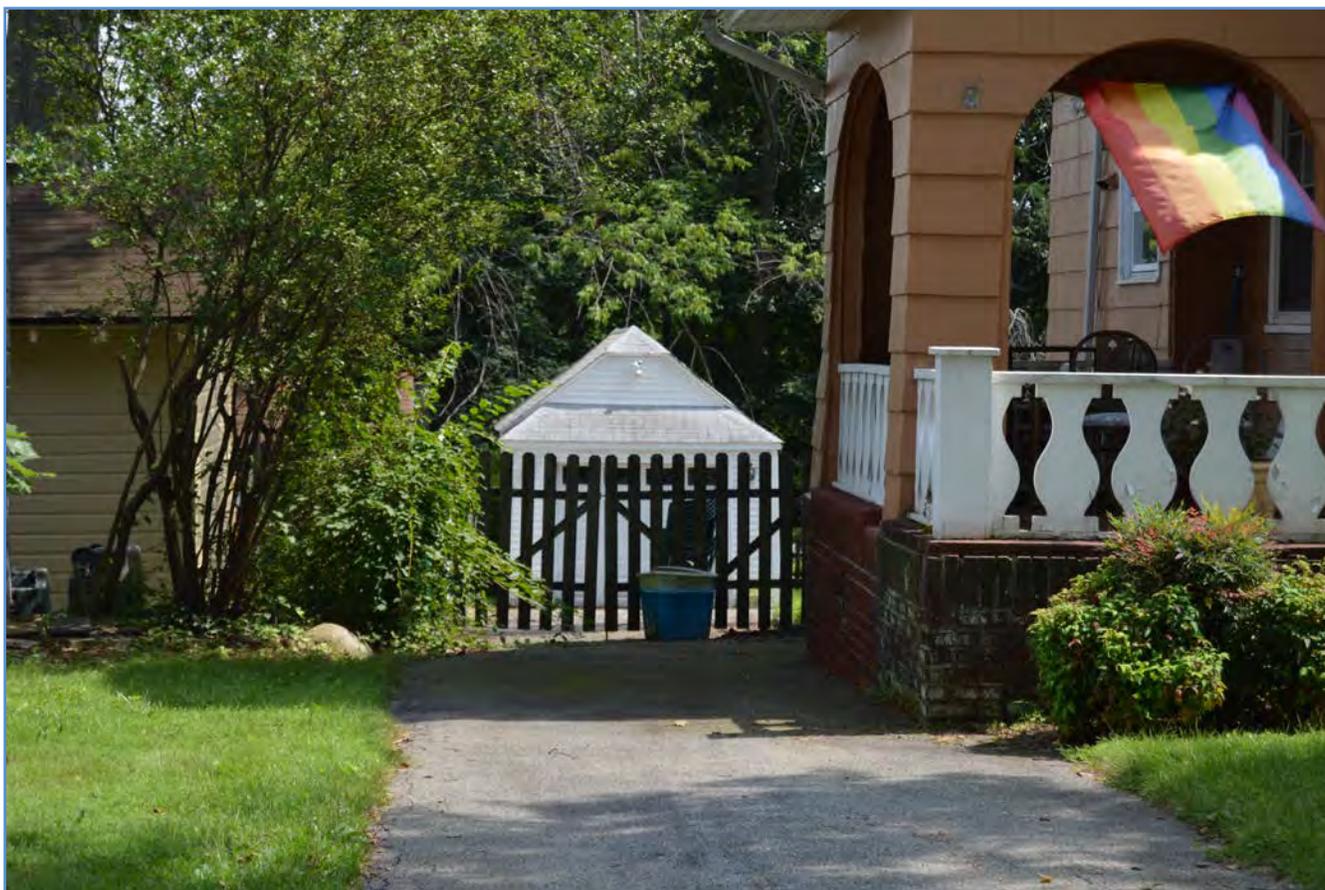
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

6 Oxford Terrace



Photograph 2: Garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-524941841**

Property Name: 8 Oxford Terrace
Address: 8 Oxford TER
Ownership: Private
Apartment #:
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	166.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, 2.5-story, three-bay, vernacular dwelling has a steeply-pitched, asphalt-shingled, clipped-gable roof, an exterior, stucco chimney, and is clad in vinyl siding. A one-story, gable-front projection is located on the façade adjacent to the main entrance, which is spanned by an undulating roof. The north roof slope terminates at the first-story open porch, which is accessed by arches on three sides. A simple, wood balustrade borders the perimeter of the brick porch. All windows are double-hung, 6/1 replacement units, with most flanked with louvered shutters. The second-story windows are vinyl replacements. The foundation is brick. A small, one-bay garage is located at the end of the driveway behind the house. 8 Oxford Terrace is not a representative example of a significant style and does not possess individual architectural significance.

Setting:

The property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-524941841

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-524941841

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-524941841

BUILDING ATTACHMENT

Common Name: 8 Oxford Terrace, Garage

Historic Name:

Present Use:

Historic Use:

ConstructionDate: 1925 **Source:** Maps

**Construction
Start Date:**

**Construction
End Date:**

Style:

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials:

Bays: 1

Exterior Description:

A one-story, one-bay, gable-front garage has an asphalt-shingle roof and is located in the backyard at the termination of the driveway. The garage door is not original.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/21/2017

BUILDING ATTACHMENT

Common Name: 8 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Vinyl Siding

Bays: 3

Exterior Description:

8 Oxford Terrace is a 2.5-story, 3-bay, Shingle-influenced, vinyl-sided dwelling with a steeply-pitched, asymmetrical, clipped-gable-front roof clad in asphalt shingles. The house is front-gable with a salt-box form and its massing is suggestive of Tudor Revival-style influences. The north roof slope extends to the first-story, while the south roof slope terminates at the second story. A clipped-gable dormer containing paired, double-hung, 6/1 windows is located on the south roof slope. Paired, double-hung, wood windows are located in the gable end and identical, paired vinyl units are visible in the second-story. The exterior, stucco chimney is located on the south elevation. A one-story, gable-front projection on the façade contains three identical, 6/1, wood windows. The raised porch is accessed by a short staircase leading to the main entrance, which is spanned by an undulating roof supported by large brackets. The porch continues to an open archway accessing a semi-enclosed space created by the extended northern roof slope. A short, wood balustrade lines the perimeter of the porch. The foundation is concrete. The front yard features a casually-landscaped lawn and a concrete pathway to the porch. An asphalt driveway abuts the south elevation and terminates just behind the house's rear elevation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement window sash

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-524941841

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -524941841

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 0

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

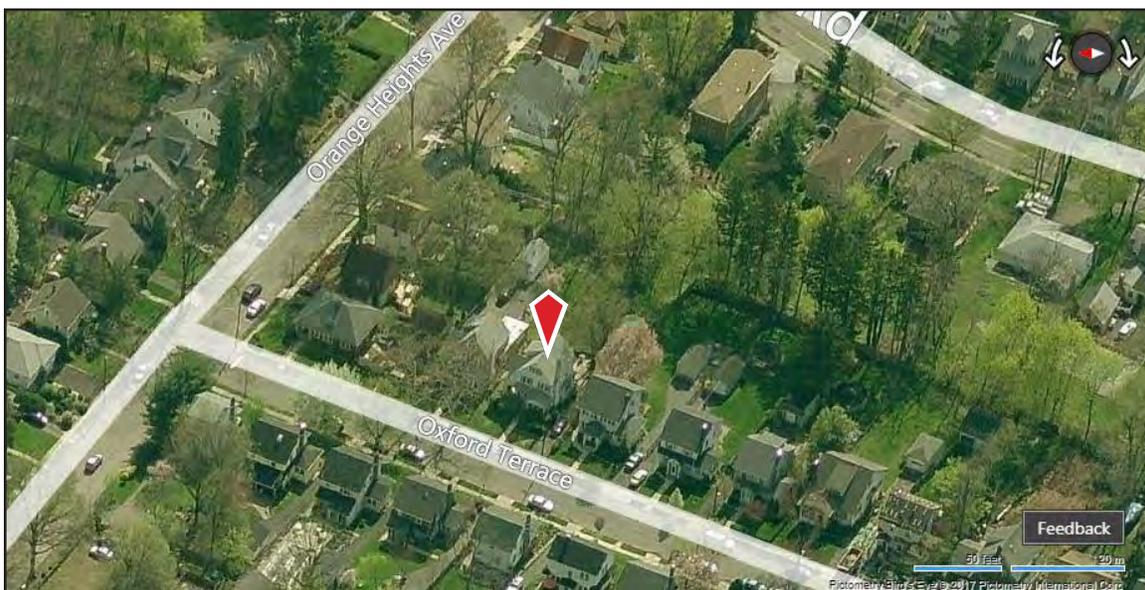
-524941841

Page 6

8 Oxford Terrace
Block 41, Lot 166.03
Location Map



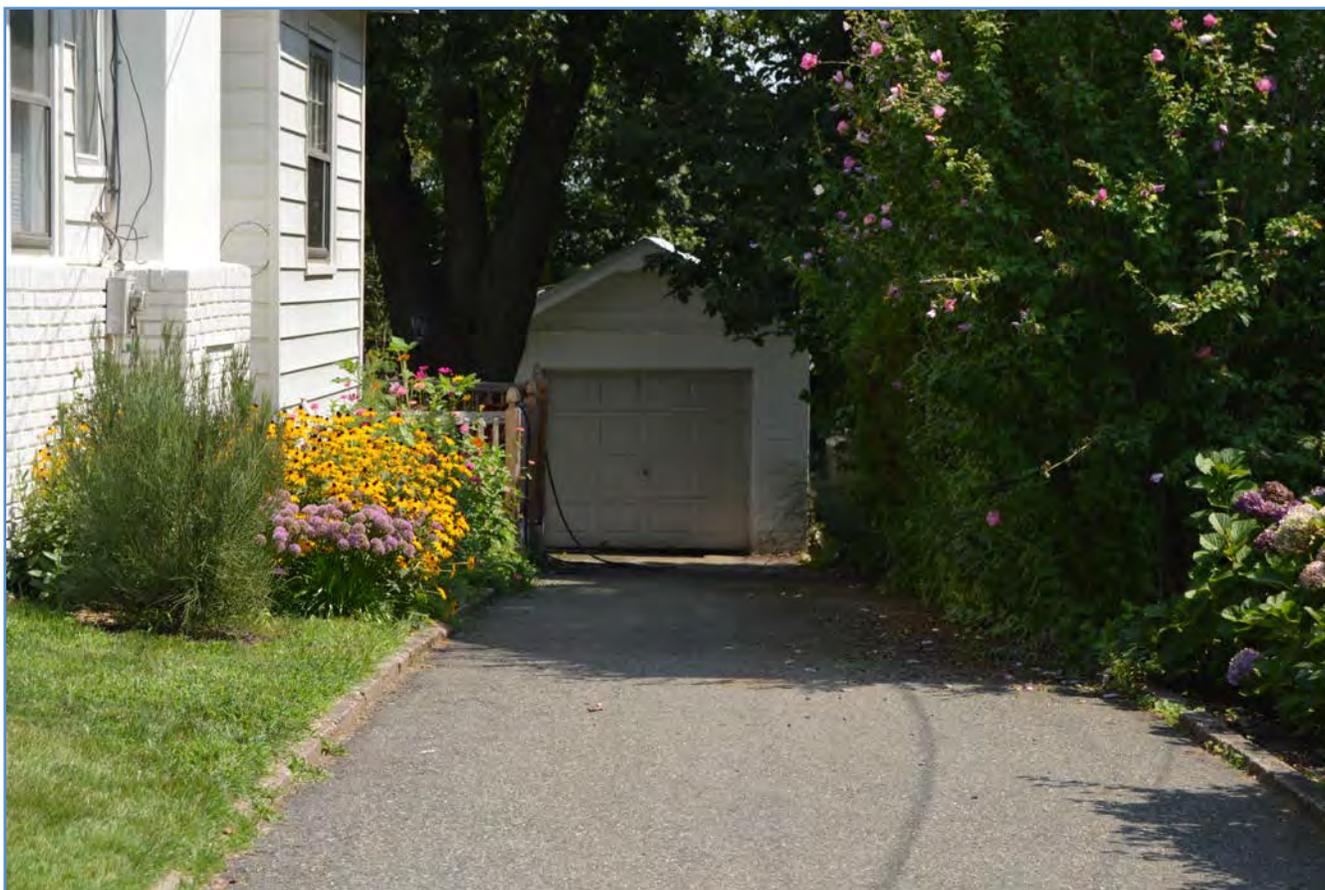
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

8 Oxford Terrace



Photograph 2: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1107242521

Property Name: 10 Oxford Terrace **Ownership:** Private
Address: 10 Oxford TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	166.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay, clapboarded and shingled Colonial Revival-style dwelling was constructed circa 1925. It retains moderate integrity of exterior materials. It is a representative example of an interwar Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1107242521

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1107242521

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1107242521

Page 3

BUILDING ATTACHMENT

Common Name: 10 Oxford Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 2000

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Unknown

Bays: 1

Exterior Description:

This one-story, one-bay, gable-front modern garage has an asphalt-shingle roof with molded wood gable returns. It is located at the rear of the lot. A metal garage door grants access to the interior, and the door is framed by wood trim. The corners are finished with plain corner boards.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Type:

Name:

Person/Firm Description:

Date form completed:

8/29/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

1107242521

Organization: Hunter Research, Inc.

BUILDING ATTACHMENT

Common Name: 10 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Colonial Revival

Vernacular Style?

Form: Bungalow

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

This two-story, two-bay, side-gable, Colonial Revival-style house has an asphalt-shingle roof. The first story is clad with wood clapboards, and the second story is clad with patterned wood shingles. A painted exterior brick end chimney is located on the south elevation. The second-story windows are located just below a shallow eave and contain paired double-hung 6/1 wood sash, and first-story windows on the front (west) elevation contained double-hung 1/1 sash. The other windows contain a mix of 6/1 wood sash and 1/1 sash. All windows have wood sills, casings and lintels. The windows on the front (west) elevation have louvered wood shutters. The entrance porch as a hip roof above a wide band of molded trim supported by square Doric columns. It shields the centered front entry, which occupies a vestibule that projects from the house. It has a paneled wood door framed by four-light sidelights and surrounded by wood casing. A single-story, one-bay, hip-roofed addition with paired 6/1 double-hung wood windows extends from the side (south) elevation. The house sits on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	One-story addition to side elevation

Architect/Designer::

Type:	Name:	Person/Firm Description:

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: 1107242521

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1107242521

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House at 1 Yale Terrace was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1107242521

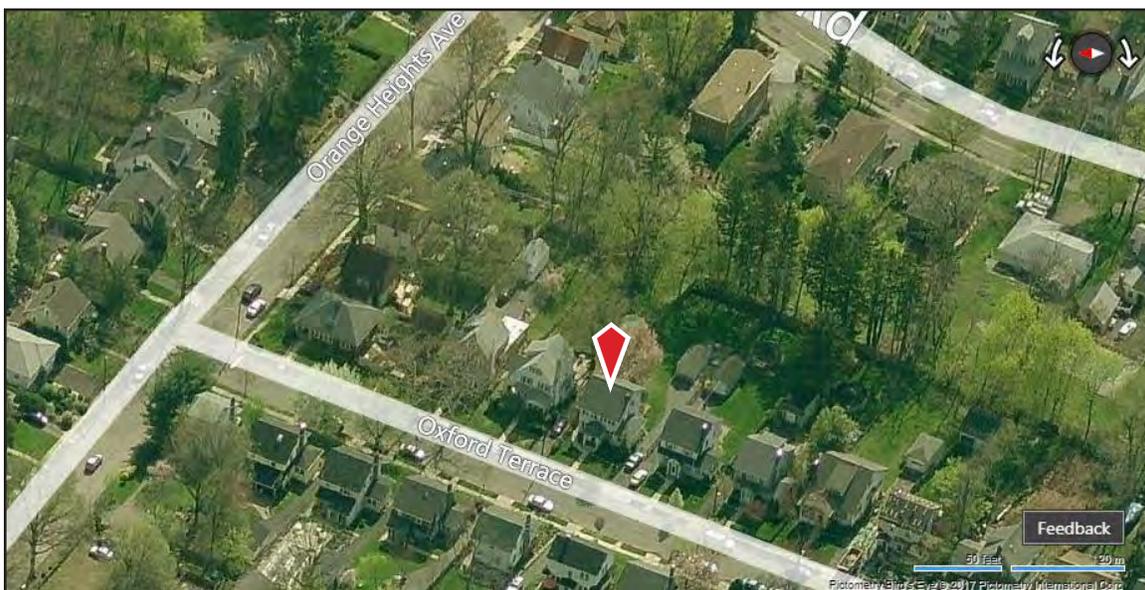
Page 6

(Primary Contact)

10 Oxford Terrace
Block 41, Lot 166.02
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

10 Oxford Terrace

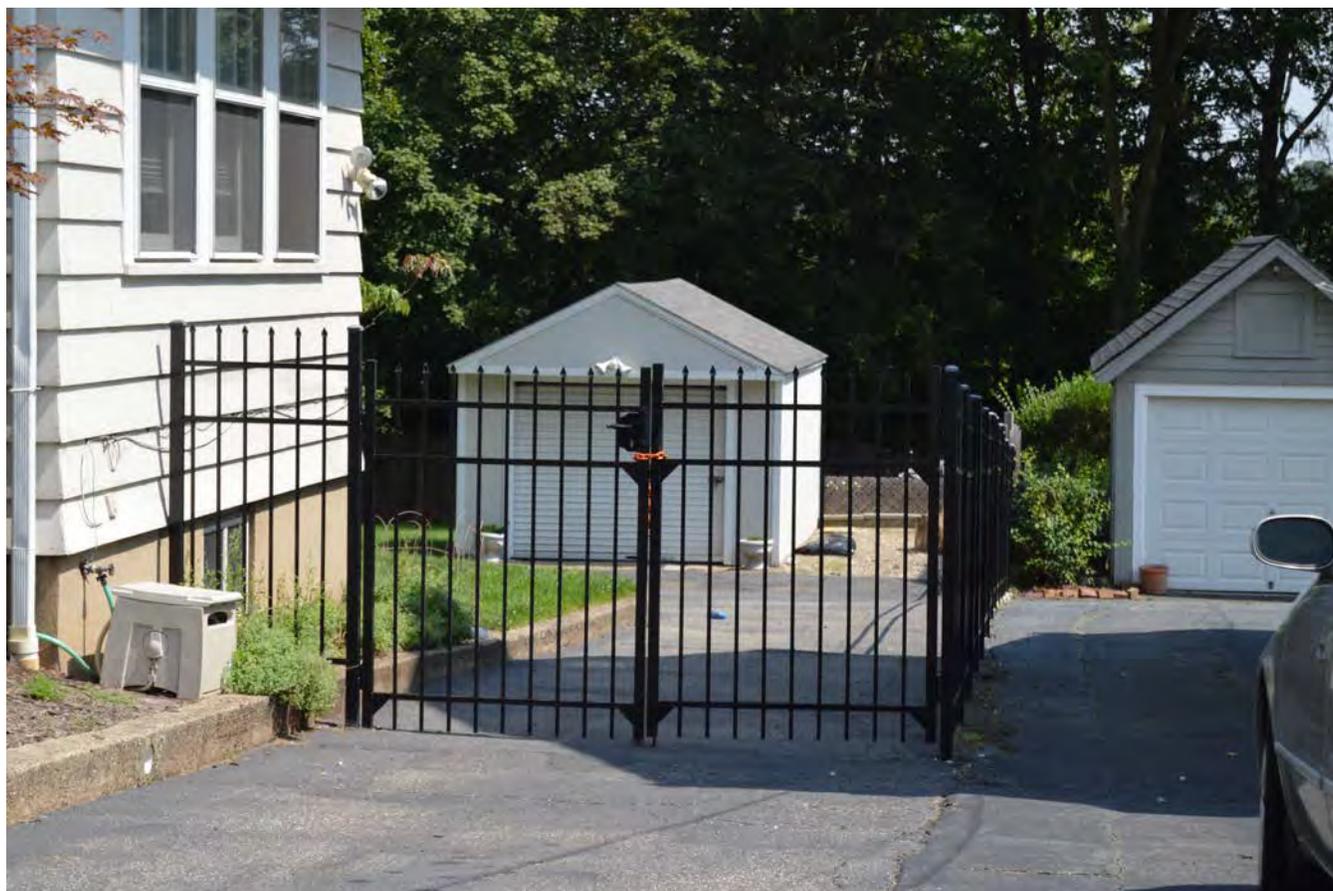


Photograph 2: Oblique view. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

10 Oxford Terrace



Photograph 3: Driveway and garage. View looking northeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1847056349**

Property Name: 14 Oxford Terrace **Ownership:** Private
Address: 14 Oxford TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	176.13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay, gambrel-roofed, wood-clapboarded frame dwelling was constructed circa 1930 with Dutch Colonial Revival influences. It retains moderate integrity of design and exterior materials, but is not individually distinguished.

Setting:

The property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1847056349

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1847056349

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1847056349

Page 3

BUILDING ATTACHMENT

Common Name: 14 Oxford Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Unclassifiable Activities

ConstructionDate: 1925

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Plank

Bays: 1

Exterior Description:

This one-story, one-bay garage was constructed circa 1925. It has an asphalt-shingle pent roof over a garage door opening and is clad with wood planks. The garage door has been filled in, and a glazed and paneled door grants access to the interior, which looks like it now serves as storage shed or perhaps office. The garage is located behind the dwelling and is difficult to see from the street.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	In-filled garage door.

Architect/Designer::

Date form completed: 8/25/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1847056349

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 14 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1930 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Fair

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

This two-story, two-bay, wood clapboarded, Dutch Colonial Revival-style dwelling has the characteristic gambrel with deeply overhanging eaves. Brackets support the overhanging eaves at the second story. There is an interior end brick chimney located on the side (south) elevation. The second story is formed by a steeply pitched, two-bay, shed-roof dormer. Windows retain plain wood sills and lintels and contain 6/1 double-hung wood sash. The façade is dominated by its projecting center-hall entry vestibule, which appears to have originally been a stoop that was enclosed. The entry vestibule is surmounted by a pediment with a molded wood cornice and supported by Doric columns. The entry contains a non-original paneled door with oval glazing. Front brick steps are patterned. A single bay, one-story, gable-roofed addition with paired windows extends from the dwelling's side (south) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement main entry door and enclosed vestibule.
Physical alteration	1960	to	Single-story side elevation addition

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: -1847056349

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1847056349

History:

This dwelling was constructed circa 1930. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1847056349

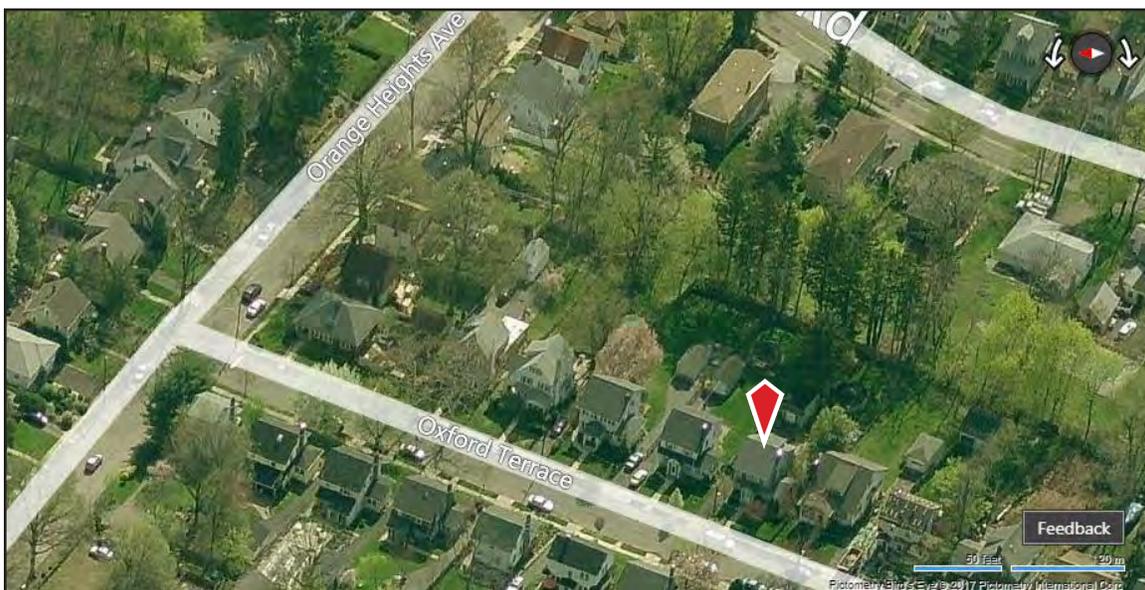
Page 6

(Primary Contact)

14 Oxford Terrace
Block 41, Lot 176.13
Location Map



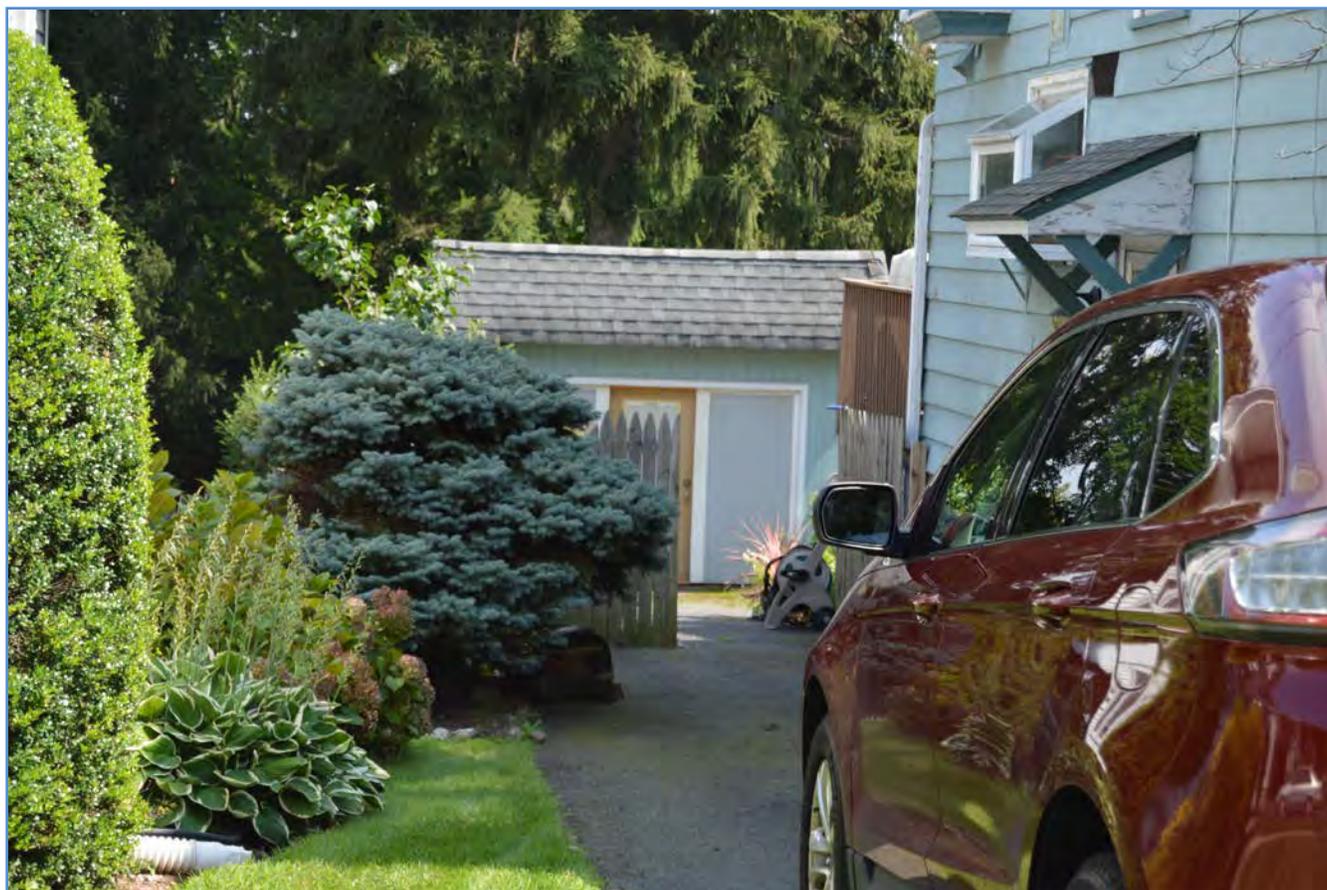
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

14 Oxford Terrace



Photograph 2: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-545496531**

Property Name: 26 Oxford Terrace
Address: 26 Oxford TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	176.06

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925 two-story, three-bay, clapboard-clad, Colonial Revival dwelling has a side-gabled, asphalt-shingled roof with overhanging eaves and decorative brackets on the façade. A one-story, one-bay, pent-roof addition projects from the south elevation. All windows are double-hung, wood units, though second-story windows are 1/1 sash and first-story windows are 6/1 sash. The raised main entrance is spanned by a pedimented entry porch supported by Doric columns. The foundation is concrete block. A small, one-bay garage is located next to the driveway behind the house, but is not visible from the street. 26 Oxford Terrace is a representative example of an interwar Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Oxford Terrace. Oxford Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the majority of development occurred during the interwar period. The houses are set well back from the street, and the Colonial Revival and Dutch Colonial Revival styles predominate.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-545496531

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-545496531

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-545496531

BUILDING ATTACHMENT

Common Name: 26 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

26 Oxford Terrace is a 2-story, three-bay, Colonial Revival-style residence with a steeply-pitched, side-gabled, asphalt-shingled roof featuring overhanging eaves and decorative brackets. The brick, exterior chimney is located on the south elevation. The wood-clapboard clad exterior features double-hung, 1/1 sash, wood windows in the second story and 6/1 wood windows in the first story. Similar, smaller, paired units are located in the gable ends. First-story windows are paired, including the central bay windows which project from the façade and are spanned by an asphalt-shingled pent roof. A pent-roof, one-story addition projects from the south elevation and contains paired, 6/1 windows. The raised main entrance is spanned by a pedimented entry porch supported by Doric columns. The porch is accessed by a brick staircase with concrete treads. A simple, wood balustrade lines both sides of the porch. The house is also accessed by a side entrance and a large, non-original full-width deck on the rear elevation. The foundation is concrete block. The front yard features a casually-landscaped lawn and a brick-paved pathway to the entrance. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-545496531

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID -545496531

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House at 1 Yale Terrace was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-545496531

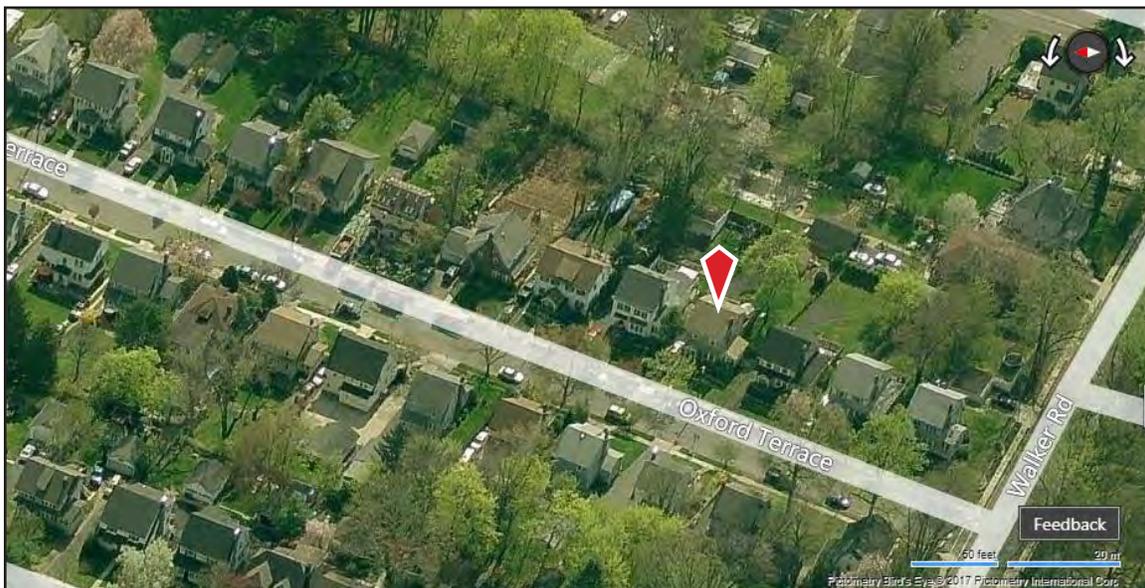
Page 5

(Primary Contact)

26 Oxford Terrace
Block 41, Lot 176.06
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **-28444761**

Property Name: 28 Oxford Terrace
Address: 28 Oxford TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	176.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925 two-story, three-bay, Dutch Colonial Revival-style dwelling has a side-gambrel, asphalt-shingle roof with a full-width shed dormer in the second story. A one-story, one-bay addition projects from the south elevation and extends to the rear of the house. The house is clad in wood clapboard. Most windows are double-hung vinyl replacement units. A recessed entrance porch is spanned by a column-supported, pedimented roof projection. Windows in the concrete block foundation indicate the presence of a raised basement story. 28 Oxford Terrace is a representative example of an interwar Dutch Colonial Revival suburban house with moderate integrity, but it does not possess individual architectural significance.

Setting:

The property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-28444761

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-28444761

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-28444761

BUILDING ATTACHMENT

Common Name: 28 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

28 Oxford Terrace is a Dutch Colonial Revival residence with an asphalt-shingled, gambrel roof and a full-width shed dormer. Simple brackets are located underneath the second-story overhanging eaves. A single, brick, exterior chimney is located on the south elevation. The wood-clapboard clad exterior features double-hung, 6/1 sash, vinyl replacement windows. This fenestration pattern is seen throughout the house, excluding two smaller units in the gable-ends and a casement window on the north elevation. Second-story façade windows are flanked by wood shutters with half-moon cut-outs. The main entrance is located in a recessed entry porch underneath the eaves of the gambrel roof. A pedimented, denticulated roof supported by Doric columns marks the location of the entrance in the northern bay. The middle, projecting bay of the first-story contains paired double-hung vinyl windows. A hipped-roof, one-story addition spans the south elevation and also contains paired double-hung vinyl windows. The house is also accessed by a side entrance and a large, full-width deck on the rear elevation. The foundation is concrete block. The front yard features a casually-landscaped lawn. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement vinyl sash

Architect/Designer::

Date form completed: 8/22/2017

ELIGIBILITY WORKSHEET - Properties

Property ID -28444761

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-28444761

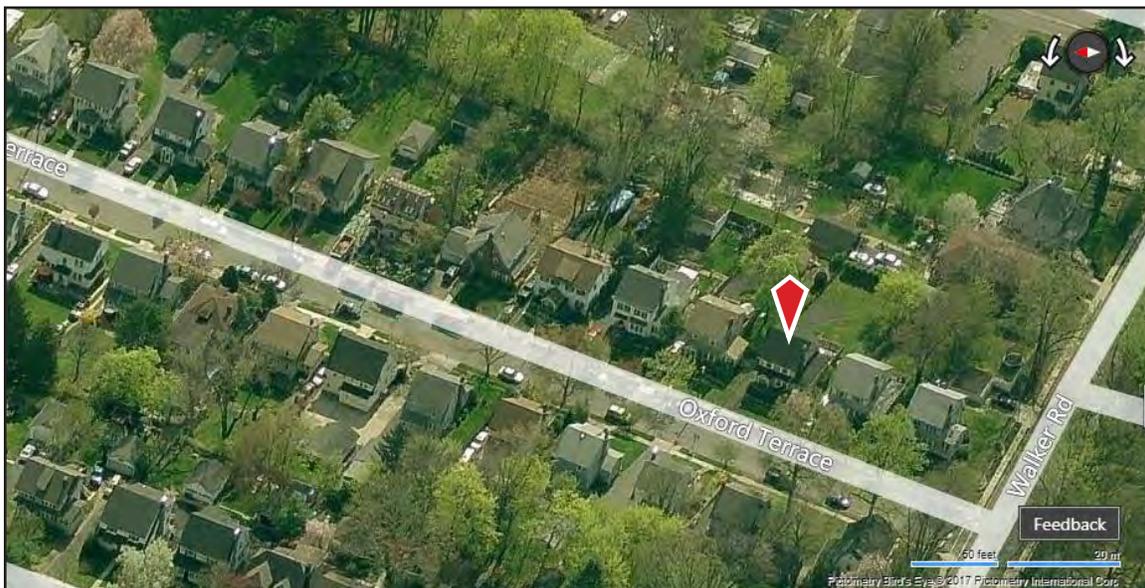
Page 5

(Primary Contact)

28 Oxford Terrace
Block 41, Lot 176.05
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **-682617071**

Property Name: 30 Oxford Terrace **Ownership:** Private
Address: 30 Oxford TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	176.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, gambrel-roofed, clapboarded dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It retains integrity of exterior materials but is not architecturally distinguished on its own merits.

Setting:

The property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-682617071

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

Page 2

(Primary Contact)

-682617071

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-682617071

Page 3

BUILDING ATTACHMENT

Common Name: 30 Oxford Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials:

Bays: 2

Exterior Description:

This one-story, two-bay garage is located northeast of the house. It has an asphalt-shingled hip roof. It is difficult to see from the street and inspection wasn't able to get close enough to determine cladding materials. Two paneled garage doors grant access to the interior.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-682617071

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 30 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

This two-story, two-bay Dutch Colonial Revival-style dwelling has an asphalt-shingled gambrel roof. The deeply overhanging eaves sit above a bracketed cornice. The house is clad with wood clapboard. An exterior brick end chimney is located on the side (south) elevation. The second story is formed by a steeply-pitched, two-bay, shed-roof dormer. The windows retain plain wood sills, lintels and casings and contain double-hung 6/1 wood sash. The first-story, paired windows are located in a three-sided square bay that projects from the front (west) elevation. Louvered wood shutters flank the windows on the second story. The portico has a wooden pediment and wooden entablature carried on voluted Doric columns. The pediment face is clad with wood clapboards. The portico has wood railings comprised of turned wood spindles. The front entry contains a paneled wood door with four lights and a modern glazed storm door. A one-story, one-bay, hip-roofed addition with paired windows extends from the side (south) elevation. The house rests on a rusticated concrete block foundation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-682617071

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ELIGIBILITY WORKSHEET - Properties

Property ID -682617071

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-682617071

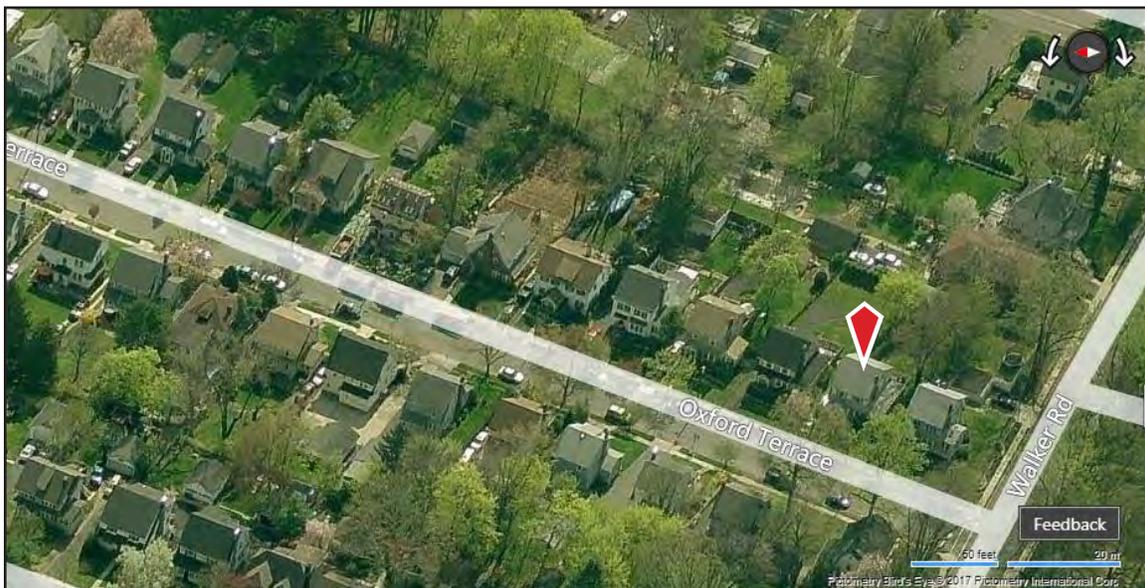
Page 6

(Primary Contact)

30 Oxford Terrace
Block 41, Lot 176.04
Location Map



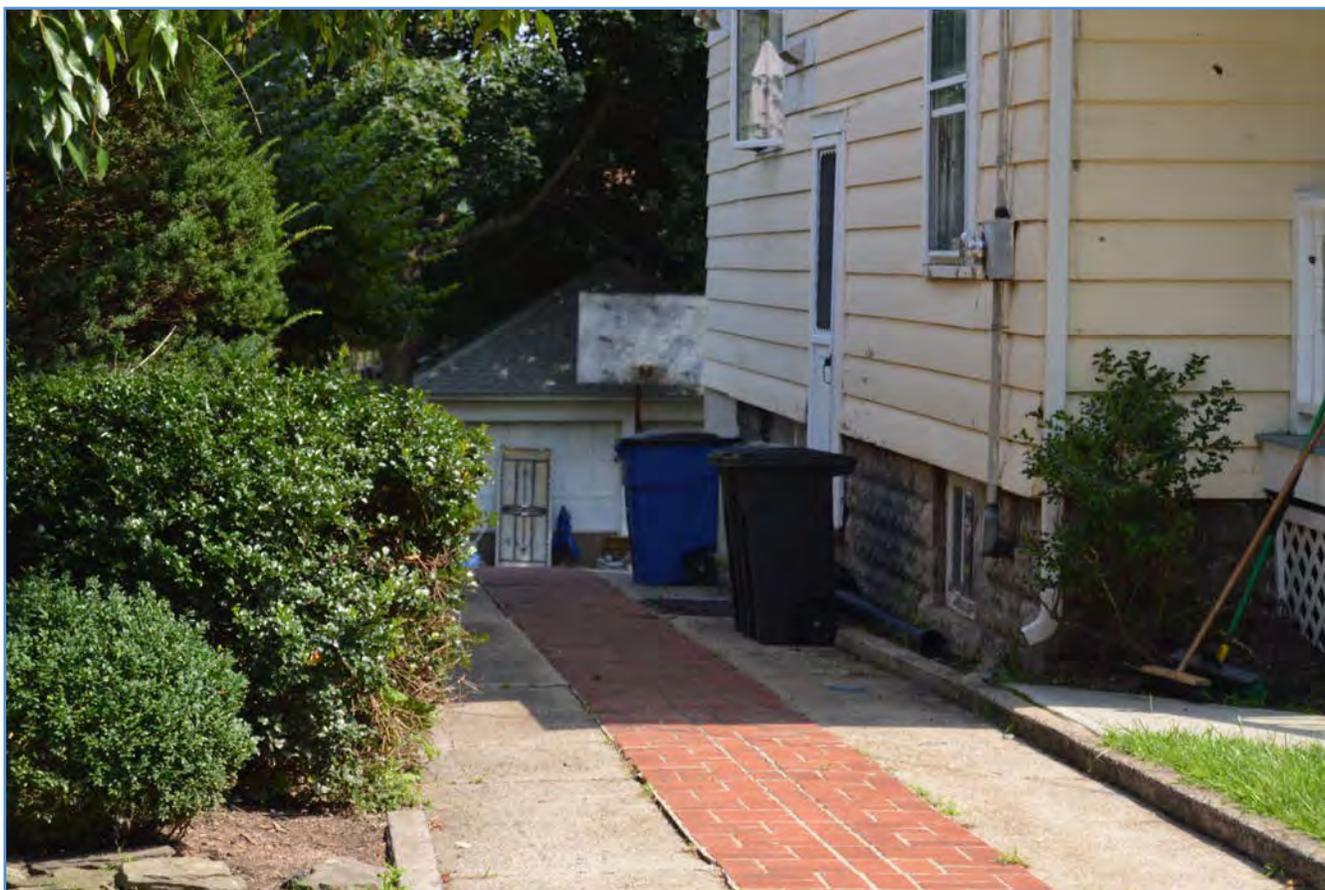
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

30 Oxford Terrace



Photograph 2: Driveway and garage. View looking east.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-510137621**

Property Name: 32 Oxford Terrace **Ownership:** Private
Address: 32 Oxford TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41	176.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, gambrel-roofed dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It retains integrity of design but most exterior materials and finishes are modern. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

The property is located in a residential setting on Oxford Terrace. Oxford Terrace is a densely-developed, sidewalk-lined road featuring simple curbing and landscaping, including some mature trees. Given the street's location on a hill, properties on the east side are at-grade with downward-sloping backyards while properties on the west side sit above the street. Houses on Oxford Terrace vary between several of the same architectural styles and plans, with some exhibiting additions or other alterations.

Registration and Status Dates: **National Historic Landmark?:**

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-510137621

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

Page 2

(Primary Contact)

-510137621

Attachments Included:

- 1 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

Page 3

(Primary Contact)

-510137621

BUILDING ATTACHMENT

Common Name: 32 Oxford Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

This two-story, two-bay, Dutch Colonial Revival-style dwelling has an asphalt-shingled gambrel roof and is clad with replacement vinyl siding. An exterior brick end chimney is located on the side (south) elevation. The second story is formed by a steeply pitched, two-bay, shed-roof dormer. Windows retain plain wood sills, but the sashes are 1/1 double-hung vinyl replacements. The paired first-story windows are located in a three-sided, square bay, and the second-story windows are flanked by paneled shutters. The façade is dominated by the pedimented entry portico. The pediment face is clad with vinyl siding and supported by volute Doric columns. The front entry contains a modern paneled door with two lights and a modern storm door. Access is via a brick staircase with stone treads. A one-story, one-bay, gable-roof addition with paired double-hung 1/1 vinyl windows extends from the side (south) elevation. The house sits on a rusticated concrete block foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement window sash, door and exterior finishes

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: -510137621

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -510137621

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-510137621

Page 5

(Primary Contact)

32 Oxford Terrace
Block 41, Lot 176.03
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **-295905824**

Property Name: 12 Ridgeview Avenue **Ownership:** Private
Address: 12 Ridgeview AVE **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.05	228

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay vernacular Foursquare dwelling was constructed circa 1910. It possesses moderate integrity of exterior materials. While it is a representative example of the Foursquare form, it lacks individual architectural significance.

Setting:

This property is located in a residential setting near the base of Ridgeview Avenue. Ridgeview Avenue opened in 1911, but it is characterized primarily by moderate-sized interwar suburban houses constructed in the 1920s. A few houses display Arts and Crafts influences, but most houses feature either the Dutch Colonial Revival or English-cottage stylistic elements that were common to suburban houses constructed in West Orange during this period. Ridgeview Avenue occupies the lower slopes of the First Watchung Mountain, and it is shaded by mature trees.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-295905824

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
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Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

Page 2

(Primary Contact)

-295905824

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-295905824

Page 3

BUILDING ATTACHMENT

Common Name: 12 Ridgeview Avenue, Shed

Historic Name:

Present Use: Unknown

Historic Use: Unknown

ConstructionDate: 2000

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Other

Physical Condition: Unknown

Type: Shed

Remaining Historic Fabric: Unknown

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials:

Bays: 1

Exterior Description:

This one-story, one-bay modern shed is located southeast of the dwelling. It has an asphalt-shingled, cross-gabled roof and appears to be clapboarded. A round window is located in the cross gable. The shed is located behind a tall fence and is difficult to see from the street.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/7/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-295905824

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 12 Ridgeview Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Style; Mueller 1911; Sanborn 1912

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Four Square

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 3

Exterior Description:

This two-and-a-half-story, three-bay, vernacular foursquare dwelling was constructed circa 1910. It has an asphalt-shingled hip-roof and hipped gables on the east, north and west elevations. The deeply overhanging eaves sit above a coved cornice. It is clad with aluminum siding. The central bay of the front (north) elevation is comprised of three-sided hexagonal bays on the first and second stories. Windows contain double-hung 1/1 vinyl replacement sash and have wood sills and wood surrounds. Some windows on the front elevation are flanked by faux louvered shutters. The porch spans the façade and wraps around the side (east) elevation. It has a hip roof with a coved cornice above a wide band of trim supported by Doric columns. The porch was wood picket railings and is accessed via concrete staircase with stone treads. The centered front entry contains a glazed and paneled door and a modern storm door with a wood surround and flanked by faux louvered shutters. The house rests on an ashlar stone foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Replacement windows, doors and exterior fabric

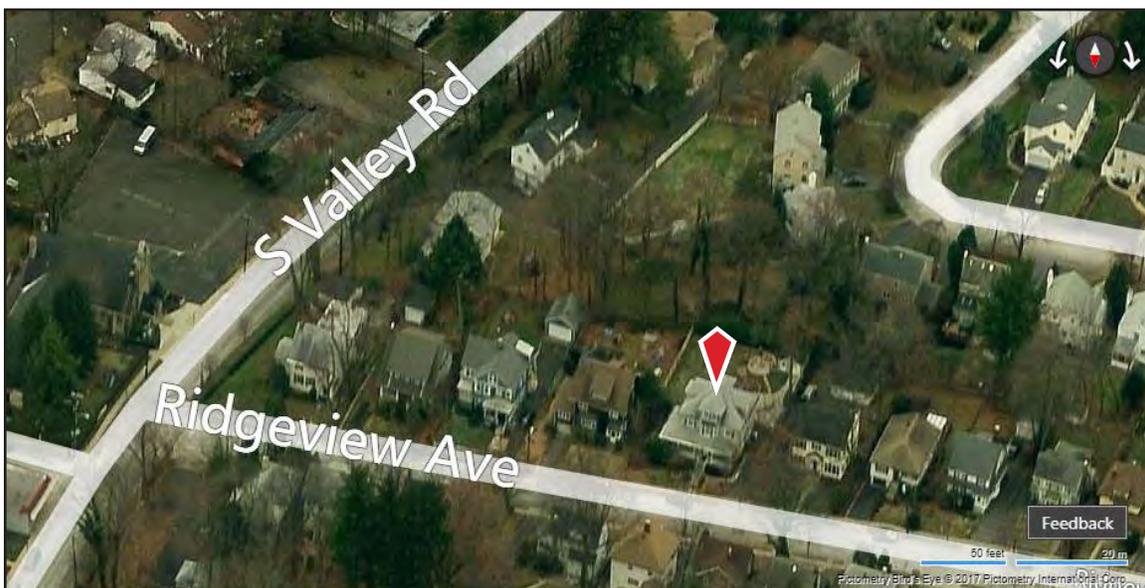
Architect/Designer::

Date form completed: 8/24/2017

12 Ridgeview Avenue
Block 42.05, Lot 228
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **-1938780450**

Property Name: 41 Ridgeview Avenue **Ownership:** Private
Address: 41 Ridgeview AVE **Apartment #:** **ZIP:** 07025

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42.02	216.08

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, two-bay, gambrel-roofed dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Ridgeview Avenue opposite its intersection with Clonavor Road. Ridgeview Avenue opened in 1911, but it is characterized primarily by moderate-sized interwar suburban houses constructed in the 1920s. A few houses display Arts and Crafts influences, but most houses feature either the Dutch Colonial Revival or English-cottage stylistic elements that were common to suburban houses constructed in West Orange during this period. Ridgeview Avenue occupies the lower slopes of the First Watchung Mountain, and it is shaded by mature trees.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1938780450

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1938780450

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1938780450

Page 3

BUILDING ATTACHMENT

Common Name: 41 Ridgeview Avenue, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Low

Roof Finish Materials:

Stories: 1

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located north of the dwelling. It appears to be clad with vinyl siding, but inspection wasn't able to get close enough to accurately determine the material. Two glazed and paneled garage doors grant access to the interior.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/7/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1938780450

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 41 Ridgeview Avenue

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 3

Exterior Description:

This two-story, two-bay, Dutch Colonial Revival-style dwelling has the characteristic gambrel roof with deeply overhanging eaves. The roof is clad with asphalt shingles, and the house is clad with aluminum siding. The second story is formed by a steeply-pitched, two-bay, shed-roof dormer. An interior brick end chimney is located on the side (east) elevation. Windows retain plain wood sills, but the sashes are 1/1 double-hung vinyl replacements with faux 6/1 muntins. The second-story windows on the front (south) elevation are flanked by faux louvered shutters. The two-bay porch has a hip roof supported by paired square wood columns and railings comprised of turned wood spindles. The sidehall front entry contains a glazed and paneled wood door. Non-original fifteen-light wooden French doors flanked by faux louvered shutters provide additional access to the interior of the house from the front porch. A one-story, one-bay, gable-roofed addition with paired windows extends from the side (east) elevation. The house sits on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1985	to	Replacement windows, addition of french doors, non-original exterior fabric.

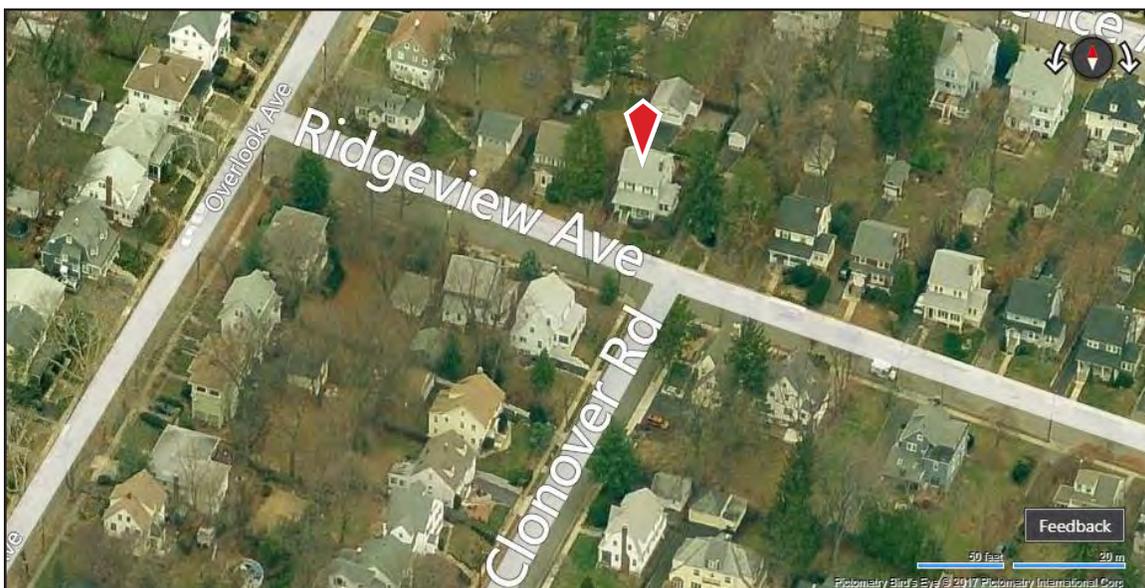
Architect/Designer::

Date form completed: 8/24/2017

41 Ridgeview Avenue
Block 42.02, Lot 216.08
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

41 Ridgeview Avenue



Photograph 2: Driveway and garage. View looking north.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1279943984

Property Name: 72 Walker Road **Ownership:** Private
Address: 72 Walker RD **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42	190

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay, clapboarded dwelling was constructed circa 1930 in the Dutch Colonial Revival style. It has moderate integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on the south side of Walker Road. Walker Road is one of the oldest roads in the Lower Gregory Neighborhood. It opened prior to the mid-19th century, when it connected South Valley Road to the top of First Mountain. In the Lower Gregory Neighborhood, it rises steeply from South Valley Road to Gregory Avenue. During the early 20th century, the south side of Walker Road was comprised of three large estates. These estates were subdivided during the interwar period. The western end of the street developed first during the interwar period, and it is generally characterized by modest houses set on narrow lots in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles. The eastern end of the street developed last, and it is generally characterized by modest houses with Colonial Revival elements set on narrow lots with generous setbacks from the street and shaded by mature trees. These houses are interspersed with a couple of postwar ranch houses and split-levels and two modern split-levels at the corner of Harvard Terrace.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1279943984

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
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Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1279943984

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1279943984

BUILDING ATTACHMENT

Common Name: 72 Walker Road, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1920 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shiplap

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located southeast of the dwelling. It has an asphalt-shingled roof with wide plain wood rakes and is clad with wood shiplap. The easternmost entry contains glazed and paneled side-hung garage doors with cast iron hardware, which are probably original. The westernmost entry contains a modern glazed and paneled garage door. The garage doors have plain wood surrounds.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Replacement garage door

Architect/Designer::

Date form completed: 9/8/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

1279943984

Organization: Hunter Research, Inc.

BUILDING ATTACHMENT

Common Name: 72 Walker Road

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1930 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

This two-story, three-bay, clapboarded Dutch Colonial Revival-style dwelling has an asphalt-shingled gambrel roof with deeply overhanging eaves. There is an exterior brick end chimney located on the side (east) elevation. The second story is formed by a steeply-pitched, four-bay, shed-roof dormer. Windows retain the original 6/1 double-hung wood sash and plain wood sills and casings. The enclosed front entry has an asphalt-shingled hip roof. The entry has a wood frame and features a wooden multipane door and wooden multipane windows flanked by square Doric pilasters and surmounted by a molded wood cornice. The inner entry contains a paneled wood door. Access is by a brick staircase with stone treads. A one-story, one-bay, gable-roof addition with paired 6/1 double-hung wood windows extends from the side (east) elevation. The house has a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1279943984

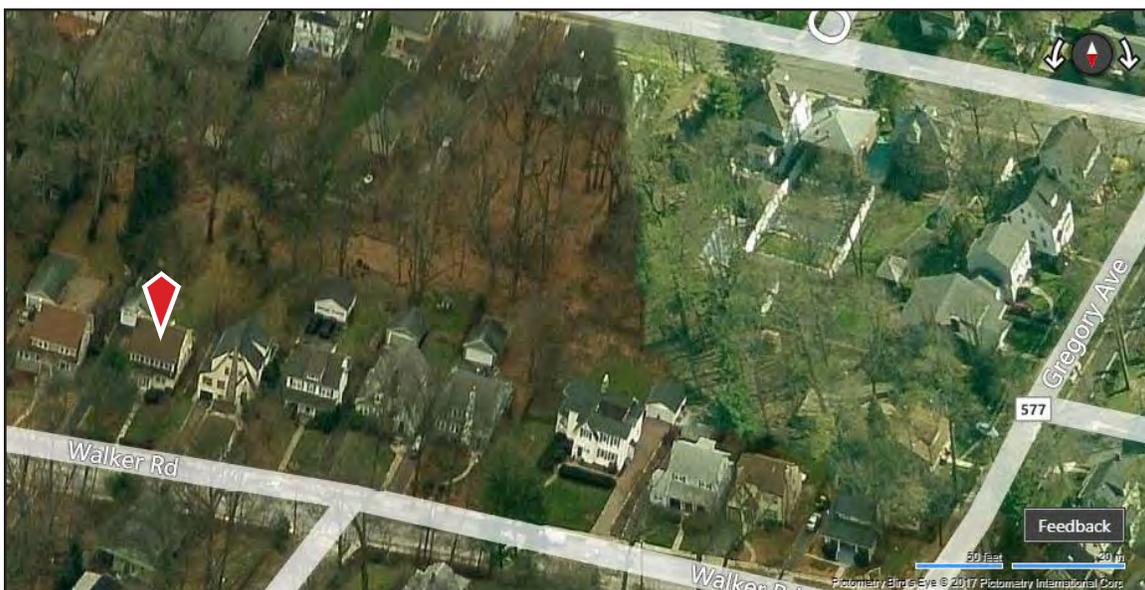
Page 5

(Primary Contact)

72 Walker Road
Block 42, Lot 190
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

72 Walker Road



Photograph 2: Driveway and garage. View looking south.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **1640591282**

Property Name: 76 Walker Road **Ownership:** Private
Address: 76 Walker RD **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	42	189.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay, Colonial Revival-style dwelling was constructed circa 1930. It retains low integrity of design, materials and workmanship. It is a representative example of an interwar Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on the south side of Walker Road. Walker Road is one of the oldest roads in the Lower Gregory Neighborhood. It opened prior to the mid-19th century, when it connected South Valley Road to the top of First Mountain. In the Lower Gregory Neighborhood, it rises steeply from South Valley Road to Gregory Avenue. During the early 20th century, the south side of Walker Road was comprised of three large estates. These estates were subdivided during the interwar period. The western end of the street developed first during the interwar period, and it is generally characterized by modest houses set on narrow lots in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles. The eastern end of the street developed last, and it is generally characterized by modest houses with Colonial Revival elements set on narrow lots with generous setbacks from the street and shaded by mature trees. These houses are interspersed with a couple of postwar ranch houses and split-levels and two modern split-levels at the corner of Harvard Terrace.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1640591282

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1640591282

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1640591282

BUILDING ATTACHMENT

Common Name: 76 Walker Road, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1930 **Source:** Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shiplap

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located southeast of the house. It has an asphalt-shingled roof with plain wood bargeboards. It appears to be clad with wood shiplap, and the corners are finished with plain corner boards. Two replacement one-bay, six-light paneled garage doors with plain wood casings grants access to the interior.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Replacement garage doors

Architect/Designer::

Date form completed: 9/12/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

1640591282

Organization: Hunter Research, Inc.

BUILDING ATTACHMENT

Common Name: 76 Walker Road

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1930 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Colonial Revival

Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 3

Exterior Description:

This two-and-a-half-story, three-bay, Colonial Revival-style dwelling has an asphalt-shingled, side-gable roof and is clad with aluminum siding. A shed-roofed dormer projects from the roof on the front (north) elevation. An exterior brick chimney is located on the side (east) elevation. First-story windows contain 6/1 double-hung wood sash, and second-story windows contain 1/1 double-hung vinyl replacement sash with faux 6/1 muntins. The shed-roof dormer contains vinyl casement windows with faux six-light and nine-light muntins. All windows have plain wood sills and casings. The second-story windows and the dormer windows are flanked by faux louvered shutters. A full-width porch spans the front (north) elevation. The shed roof sits above a wide band of plain trim supported by Doric columns. An enclosed entry vestibule is centered on the front (east) elevation. It contains a glazed and paneled wood door. The house rests on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement window sash and exterior fabric

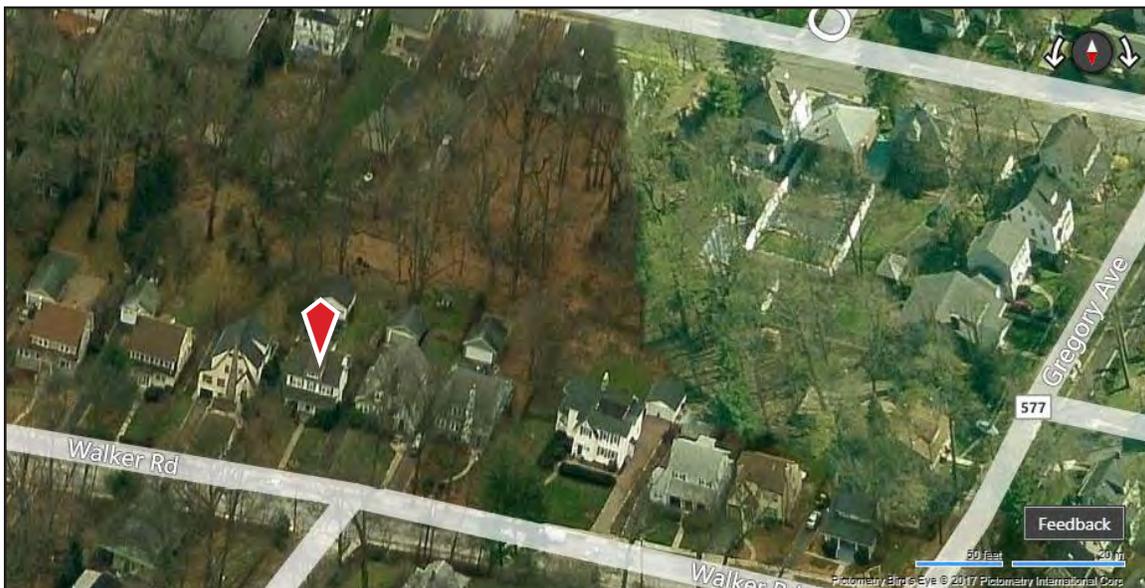
Architect/Designer::

Date form completed: 8/24/2017

76 Walker Road
Block 42, Lot 189.01
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

76 Walker Road



Photograph 2: Driveway and garage. View looking south.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **806248164**

Property Name: 1 Yale Terrace **Ownership:** Private
Address: 1 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	85

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, three-bay, hip-roofed, wood-shingled, Foursquare dwelling was constructed circa 1907 with Shingle style influences. A distinctive feature is the full-width porch set on a detailed cobblestone foundation. It is one of two large Foursquares with Shingle style influences located on the west side of Yale Terrace. It possesses high integrity of exterior materials.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses. The Foursquares at 1 and 3 Yale Terrace dominate their respective lots and, like the other houses on the west side of the street, sit on a small rise above the street.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

806248164

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Fagan, Joseph	Stories of West Orange	2016	
Fagan, Joseph	West Orange	2009	
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Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
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Zakrzewski and Kallen	A History of West Orange	1976	
Fagan, Joseph	Stories of West Orange	2014	
Essex County Clerks Office	Essex County Deeds		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
NETR Online	Historic Aerials, 1931-2014	2017	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1910	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1920	

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

806248164

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? **ConversionNote:** Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

806248164

Page 3

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 1 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1912 **Source:** Sanborn 1912

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 2

Exterior Description:

This circa 1912 one-story, two-bay, gable-front garage has an asphalt-shingle roof and is clad with wood clapboards. The primary (north) elevation has two sets of paired eight-light garage doors that swing outwards and are secured by latches. The garage doors have wood casings and a molded wood crown.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

806248164

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 1 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1907 **Source:** Style; Mueller 1911; Sanborn 1912

Construction

Start Date:

Construction

End Date:

Style: Queen Anne

Vernacular Style?

Form: Four Square

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Shingles

Bays: 3

Exterior Description:

This circa 1907 two-and-a-half-story, three-bay Foursquare displays Colonial Revival and Queen Anne style influences. It has a hip roof clad with patterned asphalt-shingles. The first story is clad with wood clapboards, and the second story and the hip-roofed gables are clad with wood shingles. A narrow band of molded trim separates the first and second story and continues around the house. The corners of the first story are finished with plain corner boards. Two bay windows project from the first- and second-story on the front (east) elevation. It is these bay windows, in combination with the hip-roofed gables and wood shingles, that provides a touch of vernacular Shingle style. A brick chimney is located behind the roof ridge between the hip-roofed gables on the side (south) and rear (west) elevations. Modillions support the wide eaves and the molded wood cornice. All windows contain 1/1 double-hung wood sash, except for the stained glass oval window on the second story of the front (east) elevation. All windows have wood casings, sills and molded crowns. A full-width porch with a shed-roof supported by grouped Doric columns set on cobblestone piers spans the front (east) elevation at the first story. A molded band of trim wraps around the porch beneath the roof, and the gable returns are comprised of wide bands of molded trim. The porch has a wood picket railing and rests on a cobblestone foundation with arched windows containing decorative cast iron grilles. The porch grants access to the front entry, which contains a large glazed and paneled wood door set behind french doors. The entry is framed by pilasters and surmounted by a molded wood crown. The porch also grants access to a secondary entry located on the north side of the front (east) elevation. The entry contains a glazed and paneled door framed by either windows or sidelights. The house rests on a brick foundation, and the one-story, shed-roof rear well sits on an ashlar stone foundation. An additional entry grants access to the rear ell.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

806248164

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 806248164

History:

The McDonough House is estimated to have been constructed circa 1907 by Joseph McDonough and his wife Mary E. McDonough. According to an Essex County deed, Joseph McDonough purchased lots 87 and 88 as identified on the "Map of Property of George C. Freeman West Orange, New Jersey" from George C. Freeman for \$1.00 on September 5, 1907 (Essex County Deed B43/45). Although this map could not be located, these lots stood on the west side of Yale Terrace near Orange Heights Avenue. Joseph McDonough quickly sold lot 88 to Nora E. Foster, while Mary E. McDonough assumed ownership of lot 87, which bordered Orange Heights Avenue and measured 50 feet wide and 150 feet deep on September 10, 1907 (Essex County Deed B43/47; Essex County Deed B43/51).

Joseph McDonough and Mary E. McDonough were both the children of Irish immigrants. The couple married circa 1896. After purchasing the property on Yale Terrace in 1907, the couple settled into the house that they constructed with their family. According to a population census schedule of 1910 for West Orange, Joseph McDonough (39), who worked as a collector at a brewery, occupied the house with his wife (35) and their three children, Cecilia (12), Joseph Jr. (9) and Harry (6) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1910).

The McDonough property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932).

It appears that Joseph McDonough and Mary McDonough continued to occupy the McDonough House with their family during this period. By 1920, Joseph McDonough worked as a clothing salesman. According to a population census schedule of 1920 for West Orange, his household included his wife, Mary E. McDonough, and their four children, Cecilia, Joseph Jr., Harold (Harry) and Robert (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1920).

Although obscured by property records, the McDonough House had passed out of the hands of Joseph McDonough and Mary E. McDonough by 1936, when James A. McRell, the sheriff of Essex County, sold the property to Clinton Title and Mortgage Guaranty Company for \$100.00 (Essex County Deed P90/200). The Clinton Title and Mortgage Guaranty Company sold the property to Myron S. and Kathryn B. Glass for \$1.00 on May 7, 1942 (Essex County Deed I100/22). The couple occupied the McDonough House until 1977, when Robert and Stephanie Freese purchased it for \$43,000.00 (Essex County Deed 4584/91). Robert and Stephanie Freese, in turn, sold the property to Robert L. and Cindy A. Aden, the current owners, for \$119,900.00 on January 22, 1985 (Essex County Deed 4860/17).

Statement of Significance:

Constructed circa 1907, the McDonough House, like its neighbor at 3 Yale Terrace, the Foster House, together known as the 'two sisters,' was one of the first houses constructed in the Yale, Harvard and Oxford Terrace section, which was laid out by George C. Freeman circa 1904. Its size, style and location on the lot directly responded to deed restrictions that Freeman imposed on purchasers in an effort to create a middle-class subdivision. The outbreak of World War I, however, effectively ruined these plans by stalling development of the majority of the lots in the Yale, Harvard and Oxford Terrace section until the 1920s. As a result, modestly-sized interwar suburban houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles with garages came to dominate Freeman's subdivision. The McDonough House stands in sharp contrast to these interwar houses with its large size and mix of Colonial Revival and Queen Anne decorative details. As such, it represents the early efforts of landowners and speculators to transform the Lower Gregory Neighborhood into a middle-class suburb and early-20th-century patterns of suburbanization in West Orange. Additionally, with its application of design elements and decorative details from the popular Victorian Queen Anne and Colonial Revival styles to the simplified foursquare form, it is a significant local representative example of the changing architectural tastes of the early 20th century.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

806248164

Page 6

(Primary Contact)

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The McDonough House is deemed to be eligible for the National Register of Historic Places under Criteria A and C. It is significant under Criterion A as a visual representation of the deed restrictions imposed on the Yale, Harvard and Oxford Terrace subdivision by George C. Freeman and of the early-20th-century patterns of suburbanization in West Orange, which witnessed the transformation of the middle-class commuter suburbs of the turn of the century, which centered on railroads and trolleys, to the middle-class, automobile-centered suburbs of the interwar period. It is significant under Criterion C as a locally significant representative example of the changing architectural tastes of the early 20th century. Despite the replacement of the original roof slate tiles with asphalt shingles, it possesses a high degree of integrity of design, materials and workmanship.

Total Number of Attachments: 3

List of Element Names: Building Attachments (2)
Continuation Sheets

Narrative Boundary Description:

The eligible resource consists of the circa 1907 house and circa 1912 garage with the boundary defined by the tax parcel (Block 41.03, Lot 85).

Date Form Completed: 9/20/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

806248164

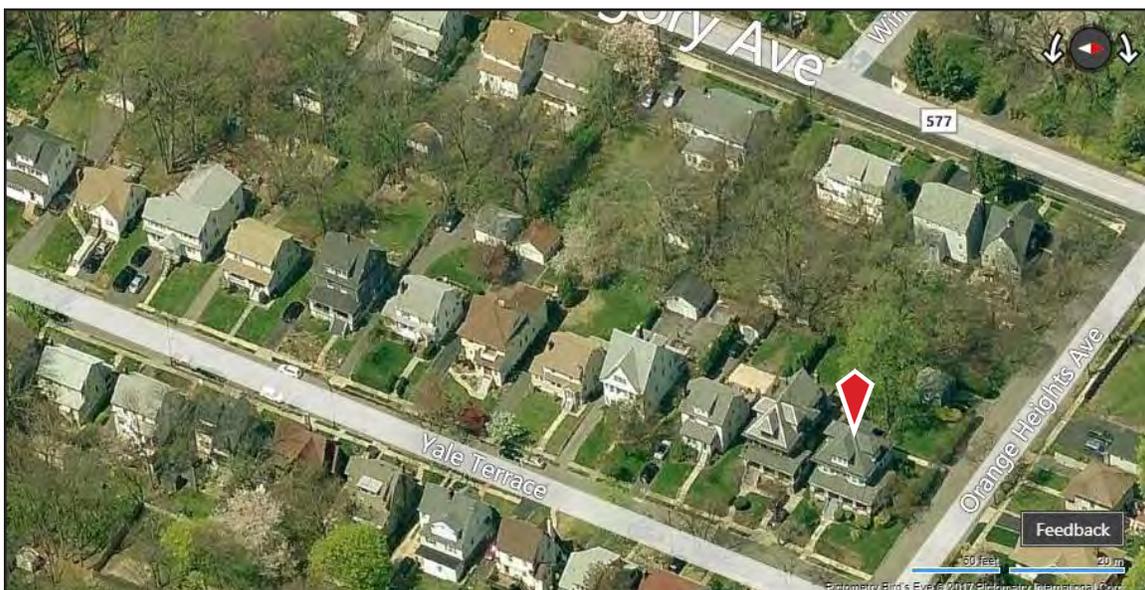
Page 7

(Primary Contact)

1 Yale Terrace
Block 41.03, Lot 85
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

1 Yale Terrace



Photograph 2: Oblique view. View looking south.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

1 Yale Terrace



Photograph 3: Driveway and garage. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
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Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
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Zakrzewski and Kallen	A History of West Orange	1976	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1910	
U.S. Federal Census, Population Schedule	Census Place: West Orange, Essex, New Jersey	1920	

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-1370976442

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? **ConversionNote:** Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1370976442

Page 3

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 3 Yale Terrace

Historic Name: Foster House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1907 **Source:** Essex County Deed B43/51; Mueller 1911

Construction

Start Date:

Construction

End Date:

Style: Colonial Revival

Vernacular Style?

Form: Four Square

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Wood, Shingles

Bays: 2

Exterior Description:

This two-and-a-half-story, two-bay, foursquare dwelling was constructed circa 1907 with Colonial Revival and Queen Anne influences. The moderately pitched hip roof clad with hexagonal slate tiles has deeply overhanging eaves. A wide band of trim, which features dentilling on the front (east) elevation wraps around the building beneath the roof. The upper stories are finished with wood shingles and the first story with wood clapboards. A wide band of trim between the first and second stories separates the two types of trim. The front (east) and north elevations feature hip-roofed dormers, and the south elevation features an inset hip-roofed dormer. The dormers have deeply overhanging eaves and boxed cornices. An interior brick chimney projects from the roof slope on the side (south) elevation. The paired windows in the dormer on the front elevation have patterned glass in the upper sash. The southern dormer contains four fixed wood windows. The second-story façade windows are three-sided, hexagonal bays with 1/1 double-hung wood sash connected by a long wood sill, and the first-story north bay façade window is a three-sided, hexagonal bay with 1/1 double-hung wood sash connected by a long wood sill. The south bay of the first story contains a stained glass window, and there is a Palladian window on the first story of the south elevation. The remaining windows contain 1/1 double-hung sash. All windows have wood sills and casings, and first-story windows have molded wood crowns. The first-story porch spans the front (east) elevation and wraps around the north elevation. It has a shed roof with a boxed cornice above a wide band of trim. Paired square Doric columns set on cobblestone bases and a cobblestone foundation support the roof. There arched window openings at the basement level with decorative wrought-iron grills. The sidehall front entry contains a wood screen door and a paneled wood door with a large window. The house sits on a brick foundation. A one-story, shed-roof addition extends from the rear (west) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

-1370976442

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1370976442

History:

The Foster House is estimated to have been constructed circa 1907 by George W. Foster and Nora M. Foster. According to an Essex County deed, Nora M. Foster purchased the property from Joseph McDonough for \$1.00 on September 10, 1907 (Essex County Deed B43/47). Joseph McDonough had purchased lots 87 and 88 as identified on the "Map of Property of George C. Freeman West Orange, New Jersey" from George C. Freeman on September 5, 1907 (Essex County Deed B43/45). Although this map could not be located, these lots stood on the west side of Yale Terrace near Orange Heights Avenue. The Foster House occupied lot 88, which measured 50 feet wide and 150 feet deep (Essex County Deed B43/47).

George Foster and Nora M. Foster married circa 1902. After purchasing the property on Yale Terrace in 1907, the couple settled into the house that they constructed with their extended family. According to a population census schedule of 1910 for West Orange, George Foster (37), who worked as a retail merchant, occupied the house with his wife (35), his mother-in-law, Mary McCauley (54), his sister-in-law, Catherine McCauley (13), his sister-in-law, Maria McCauley (10) and his brother-in-law, Thomas McCauley (19) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1910).

The Foster property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Foster family continued to occupy the Foster House with their family during this period. According to a population census schedule of 1920 for West Orange, George Foster (46), who now worked as a town clerk, headed a household that included his wife (44), their daughter, Madeline Foster (7), his mother-in-law, Mary McCauley (64), his brother-in-law, Thomas McCauley (29), his sister-in-law, Ruth McCauley (25), his sister-in-law, Mari(a) McCauley (19), his sister-in-law, Catherine McCauley (23), his nephew William Dalton (13) and his niece Natalie Dalton (7) (U.S. Federal Census, Population Schedule, West Orange, Essex, New Jersey 1920).

The Foster family retained ownership of the property until 1938, when Nora M. Foster sold the Foster House to Madeline A. Devore for \$1.00 (Essex County Deed K93/252). Madeline A. Devore and her husband, Hugh J. Devore, owned the property for over 20 years. Frederick M. and Marilyn C. O'Boyle purchased the Foster House from Madeline A. and Hugh J. Devore for \$1.00 on May 1, 1959 (Essex County Deed 3635/10). They, in turn, sold it to Robert P. and Mildred Reamer for \$1.00 on July 31, 1962 (Essex County Deed 3882/171). After the death of her husband, Mildred M. Reamer sold the Foster House to Dennis J. Alessi for \$108,000.00 on December 24, 1984 (Essex County Deed 4857/24). He, in turn, sold the property to Thomas E. and Michelle D. Casamassina, Jr. for \$275,000.00 on March 23, 1998 (Essex County Deed 5534/643). The current owner, Marina Wolf, purchased the Foster House from Thomas E. and Michelle D. Casamassina, Jr. for \$600,000.00 on February 14, 2006 (Essex County Deed 6301/294).

Statement of Significance:

Constructed circa 1907, the Foster House, like its neighbor at 1 Yale Terrace, the McDonough House, together known as the 'two sisters,' was one of the first houses constructed in the Yale, Harvard and Oxford Terrace section, which was laid out by George C. Freeman circa 1904. Its size, style and location on the lot directly responded to deed restrictions that Freeman imposed on purchasers in an effort to create a middle-class subdivision. The outbreak of World War I, however, effectively ruined these plans by stalling development of the majority of the lots in the Yale, Harvard and Oxford Terrace section until the 1920s. As a result, modestly-sized interwar suburban houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles with garages came to dominate Freeman's subdivision. The Foster House stands in sharp contrast to these interwar houses with its large size and mix of Colonial Revival and Queen Anne decorative details. As such, it represents the early efforts of landowners and speculators to transform the Lower Gregory Neighborhood into a middle-class suburb and early-20th-century patterns of suburbanization in West Orange. Additionally, with its application of design elements and decorative details from the popular Victorian Queen Anne and Colonial Revival styles to the simplified foursquare form, it is a significant local representative example of the changing architectural tastes of the early 20th century.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1370976442

Page 5

(Primary Contact)

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Foster House is deemed to be eligible for the National Register of Historic Places under Criteria A and C. It is significant under Criterion A as a visual representation of the deed restrictions imposed on the Yale, Harvard and Oxford Terrace subdivision by George C. Freeman and of the early-20th-century patterns of suburbanization in West Orange, which witnessed the transformation of the middle-class commuter suburbs of the turn of the century, which centered on railroads and trolleys, to the middle-class, automobile-centered suburbs of the interwar period. It is significant under Criterion C as a locally significant representative example of the changing architectural tastes of the early 20th century. Despite the replacement of the original roof slate tiles with asphalt shingles, it possesses a high degree of integrity of design, materials and workmanship.

Total Number of Attachments: 1

List of Element Names: Building Attachment

Narrative Boundary Description:

The eligible resource consists of the circa 1868 house with the boundary defined by the tax parcel (Block 41.03, Lot 84).

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1370976442

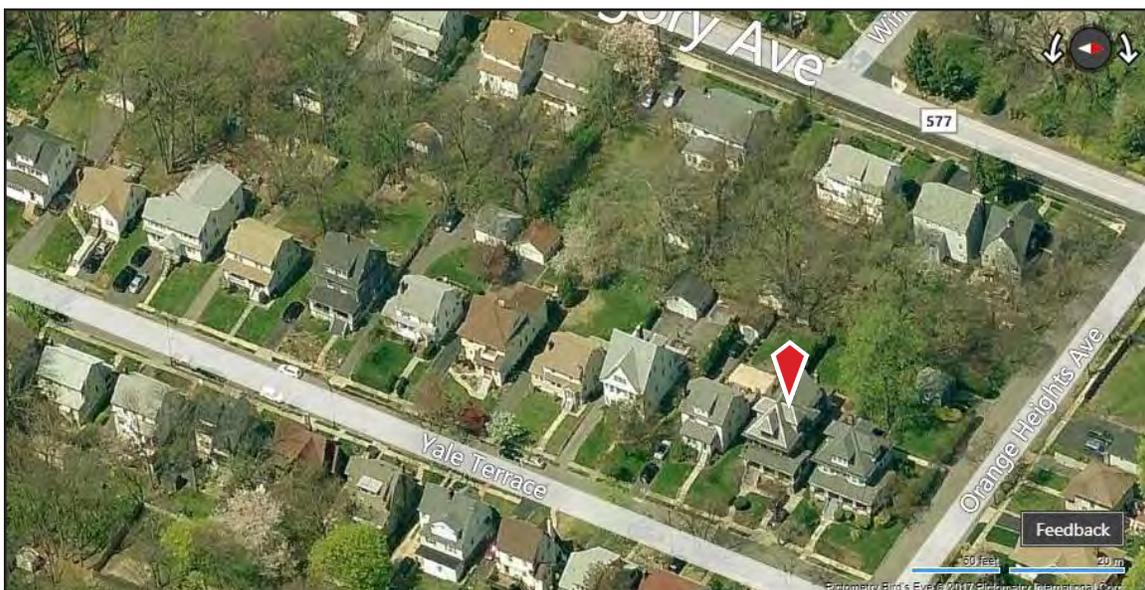
Page 6

(Primary Contact)

3 Yale Terrace
Block 41.03, Lot 84
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

3 Yale Terrace



Photograph 2: Oblique view, looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 485566808

Property Name: 5 Yale Terrace **Ownership:** Private
Address: 5 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	83

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, two-bay, side-gabled dwelling was constructed circa 1925 and was probably Colonial Revival in style although few details remain. It has low integrity of exterior materials. It lacks individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

485566808

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

485566808

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

485566808

Page 3

BUILDING ATTACHMENT

Common Name: 5 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1930 **Source:** Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials:

Stories: 1

Exterior Finish Materials: Wood, Shiplap

Bays: 1

Exterior Description:

This one-story, one-bay, gable-front garage is located southwest of the dwelling. It is clad with wood shiplap, and the corners are finished with plain corner boards. A paired side-hung plywood garage door with a plain wood surround is located on the front (east) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/8/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

485566808

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 5 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 2

Exterior Description:

This two-and-a-half-story, two-bay, side-gabled, Colonial Revival-style dwelling has an asphalt-shingled roof with a shed dormer addition on the front (east) elevation. The building is finished with aluminum siding. An exterior brick end chimney is located on the side (south) elevation. The paired first-story windows and the second-story windows on the front (east) elevation contain 1/1 double-hung replacement vinyl sash with 6/6 faux muntins flanked by paneled wood shutters. The paired dormer windows contain 1/1 double hung sash. Paired wood windows with Prairie-style muntins and surmounted by transoms are located on the northern side of the entry porch, which has been enclosed and was probably added to the house at a later date. The adjacent first-story wood window also possesses Prairie-style muntins. Windows on the side (north) elevation are a mix of 6/1 and 1/1 double-hung sash and a first-story double casement window. The one-story, two-bay, shed-roofed front block contains the enclosed porch. It features a sidehall entry containing a modern glazed storm door flanked by sidelights and surmounted by a transom. The inner entry contains a glazed and paneled wood door. A secondary entry is located on the side (north) elevation. A one-story, shed-roofed addition extends from the rear (west) elevation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Dormer addition; replacement window sash; replacement exterior finishes; enclosed porch addition

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

485566808

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 485566808

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House at 1 Yale Terrace was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

485566808

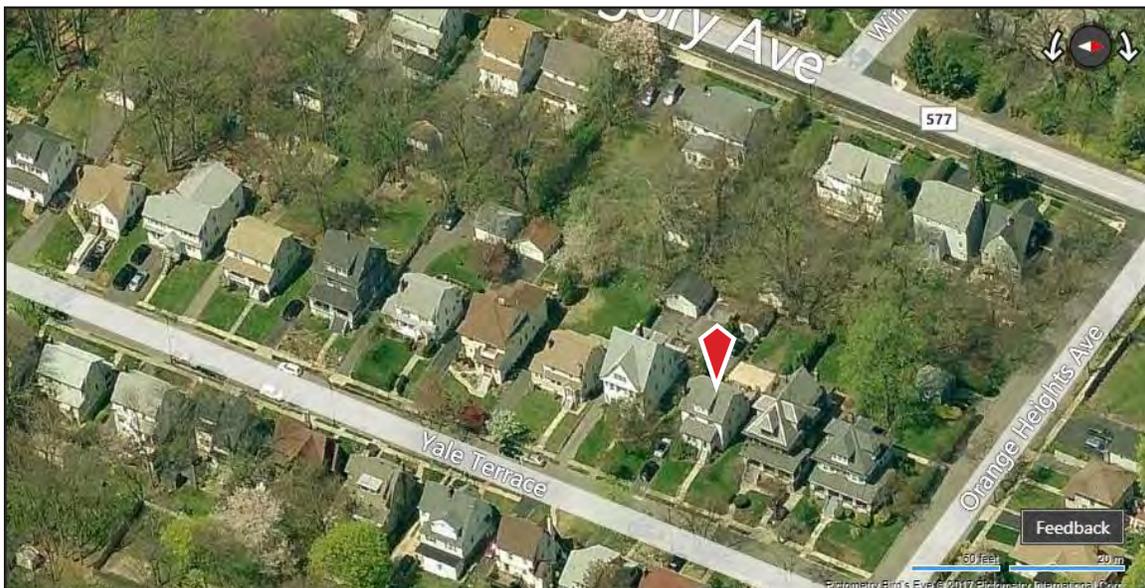
Page 6

(Primary Contact)

5 Yale Terrace
Block 41.03, Lot 83
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

5 Yale Terrace

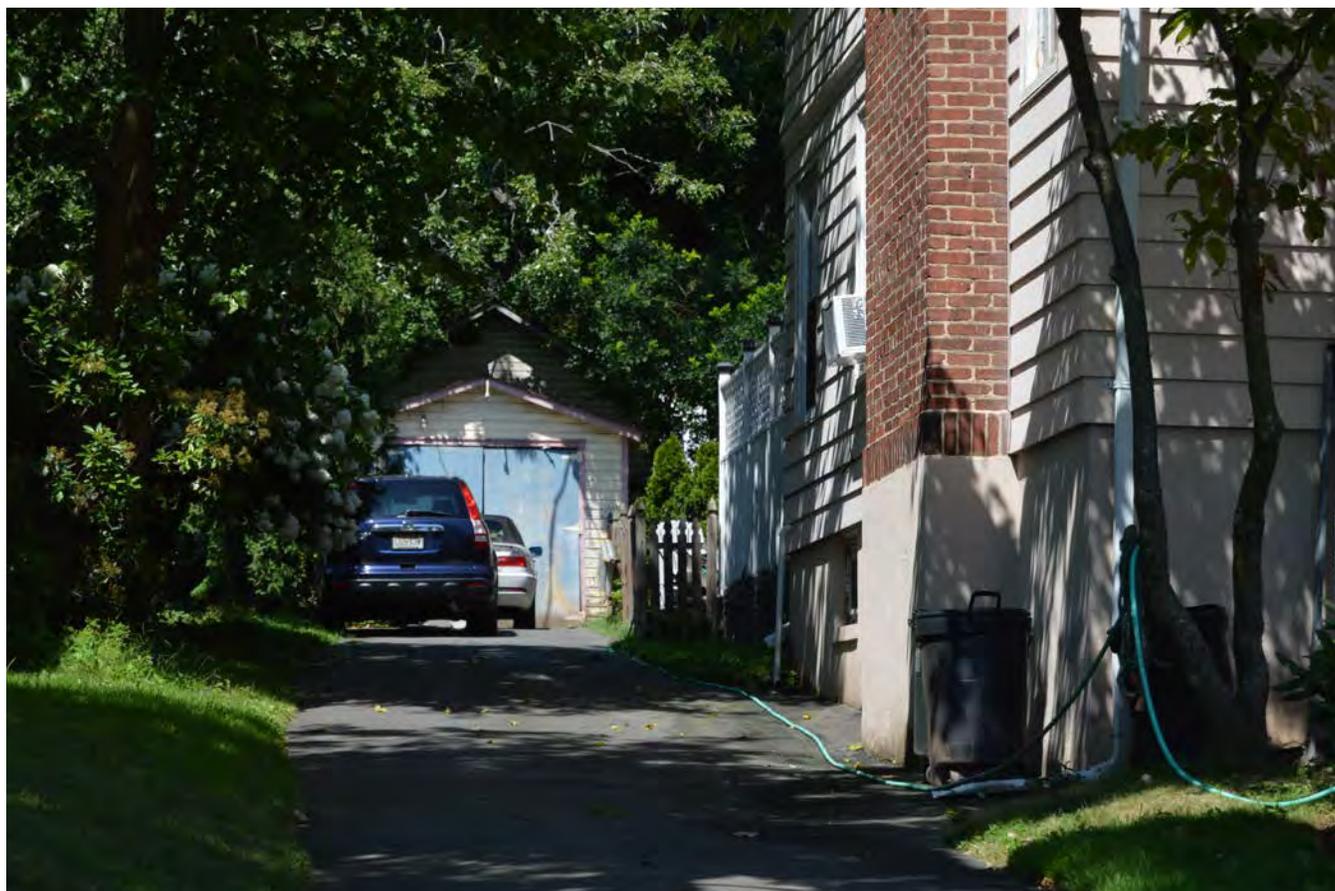


Photograph 2: Oblique view. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

5 Yale Terrace



Photograph 3: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **1190897687**

Property Name: 6 Yale Terrace **Ownership:** Private
Address: 6 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	88

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, 1.5-story, two-bay, side-gabled, vernacular bungalow has an asphalt shingle-clad roof, an interior brick chimney, a full-width porch and a raised basement story. A centrally-located shed dormer contains three double-hung windows. The house is clad in vinyl siding. A vinyl casement window is located on the first story adjacent to the main entrance. The front porch, spanned by an extension of the roof slope, is supported by bulky wood piers connected by a wood balustrade. The foundation is concrete. A concrete pathway leads from the street to the front porch. The house has moderate integrity of materials and does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1190897687

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
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Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1190897687

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1190897687

BUILDING ATTACHMENT

Common Name: 6 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Bungalow

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asbestos Shingle

Stories: 1.5

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

6 Yale Terrace is a 1.5-story, two-bay, side-gabled bungalow with a centrally-located shed dormer. The west roof slope projects over a full-width, open porch. The house, including the dormer, is clad in vinyl siding with double-hung, 6/1 vinyl replacement units in the dormer, 6-light, wood casement windows in the first story, and a mixture of these fenestration patterns in the side elevation. The main entrance, a glazed-and-paneled door, has one sidelight. The full-width porch has a wood-plank floor and is supported by wood piers connected by a wood balustrade. The foundation is concrete. An asphalt driveway abuts the south elevation and extends to the rear property line.

Interior Description:

Not inspected

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Replacement window sash and exterior finishes

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1190897687

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1190897687

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar bungalow.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished bungalow and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1190897687

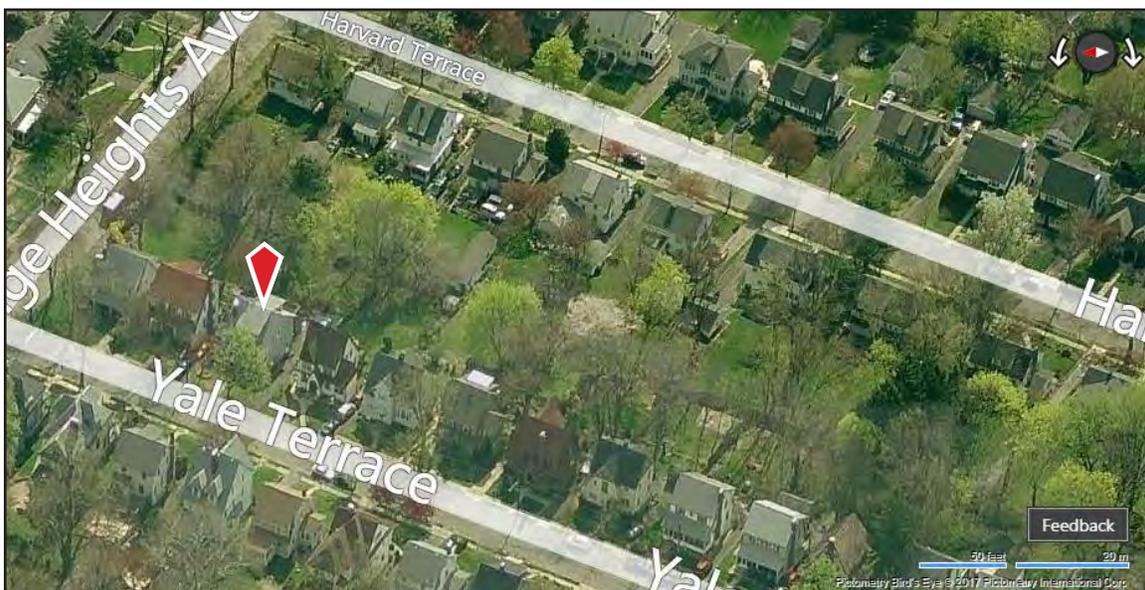
Page 5

(Primary Contact)

6 Yale Terrace
Block 41.02, Lot 88
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

6 Yale Terrace



Photograph 2: Oblique view, looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1473855898

Property Name: 7 Yale Terrace **Ownership:** Private
Address: 7 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	82

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This three-story, three-bay, cross-gabled dwelling with late Queen Anne-style influences was constructed circa 1910. It possesses low integrity of exterior materials and workmanship. It does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1473855898

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1473855898

Page 2

(Primary Contact)

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1473855898

Page 3

BUILDING ATTACHMENT

Common Name: 7 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1950 **Source:** Franklin 1930; NETR 1954

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Poor

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shiplap

Bays: 2

Exterior Description:

This one-story, two-bay, gable-front garage is located southwest of the dwelling. It has an asphalt-shingle roof with wide plain wood rakes and appears to be clad with wood shiplap. Two side-hung garage doors comprised of vertical wooden boards grant access to the interior. They have plain wood surrounds. A fixed square window has been cut into the wall above the southernmost garage door.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/8/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1473855898

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 7 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Style; Mueller 1911

**Construction
Start Date:**

**Construction
End Date:**

Style: Queen Anne

Vernacular Style?

Form: Center Hall

Physical Condition: Fair

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 3

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 3

Exterior Description:

This three-story, three-bay frame dwelling has an asphalt-shingled cross-gable roof with a cornice that has been covered over in aluminum siding, resulting in loss or obscuring of the varied finishes that characterize the Queen Anne style. The closed front-gabled attic story forms an overhang of the second story. It is clad with aluminum siding. The two-story, three-sided, hexagonal bays on the southernmost bay forms a tower-like appearance, which suggests a vernacular Queen Anne influence. An additional second-story, three-sided, hexagonal bay projects above the enclosed gable-front entry vestibule in the northernmost bay. Windows contain replacement 1/1 double-hung sash, except for a stained glass window located next to the entry vestibule in the northernmost bay. It seems that the original fenestration pattern has been maintained, including the triple windows at the attic level. The enclosed gable-front entry vestibule addition contains a modern glazed and paneled door flanked by sidelights. Picture windows on the north and south elevations light the interior of the entry vestibule. A secondary entry containing a paneled door and a modern storm door is located on the side (north) elevation. A hip-roofed, three-sided, hexagonal bay extends from the side (south) elevation. A one-story, shed-roof addition extends from the rear (west) elevation. The house rests on a brick foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Replacement windows and exterior finishes; addition of entry vestibule; fenestration changes

Architect/Designer::

Date form completed: 8/18/2017

ELIGIBILITY WORKSHEET - Properties

Property ID 1473855898

History:

This dwelling was constructed circa 1910. It first appears in A.H. Mueller's Atlas of the Oranges from 1911.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished and late example of a vernacular Queen Anne-style house. The exterior has been significantly altered with an asphalt-shingle roof, replacement aluminum siding and replacement windows.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished vernacular Queen Anne-style house and is not a significant representative example of the property type under Criterion C. There are many other earlier, more complete and architecturally significant examples in the Gregory neighborhoods and West Orange. It lacks integrity of exterior materials and workmanship. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2
List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1473855898

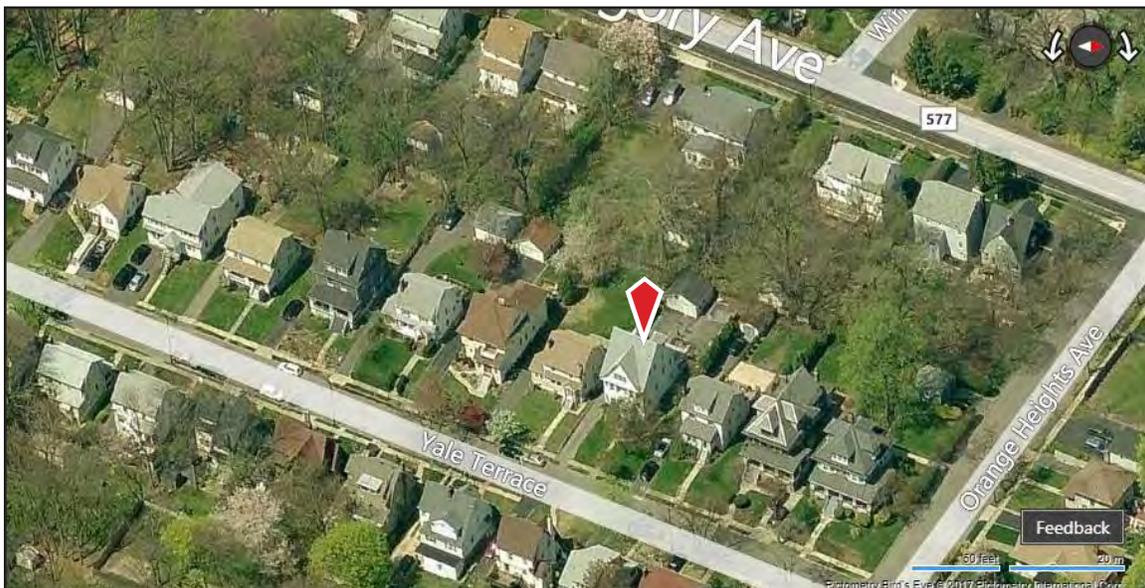
Page 6

(Primary Contact)

7 Yale Terrace
Block 41.03, Lot 82
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

7 Yale Terrace



Photograph 2: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1271220253

Property Name: 8 Yale Terrace **Ownership:** Private
Address: 8 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	89

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, two-story, four-bay, Tudor Revival residence has an asphalt-shingled, side-gabled roof with two gable-front projections and an exterior, stucco chimney with brick detailing. Half-timbering is visible on the stucco facade. The side elevations are non-original vinyl-sided. All windows are double-hung, vinyl replacement units. The main entrance is an arched, wood, glazed-and-paneled door located in a one-story, gable-front bay on the façade. The foundation is stucco. A concrete pathway leads from the street to the front porch. It is a representative example of an interwar Tudor Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1271220253

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1271220253

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1271220253

BUILDING ATTACHMENT

Common Name: 8 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form:

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Stucco

Bays: 4

Exterior Description:

8 Yale Terrace is a two-story, four-bay, Tudor Revival residence. An exterior stucco chimney with brick details is visible on the north elevation. The side-gabled roof and steeply-pitched, gable-front projections on the façade are clad in asphalt shingles. A one-bay addition is located on the rear of the north elevation. The stucco façade is interrupted by half-timbering on the façade's second story, though the side elevations are clad in vinyl siding. All windows are double-hung, vinyl replacement units. An arched, glazed-and-paneled door located in a one-bay, gable-front projection serves as the main entrance, which is accessed by a brick and concrete stoop. The foundation is stucco. The front yard features a casually-landscaped lawn and a concrete pathway leading from the street to the front entrance. An asphalt driveway abuts the south elevation and terminates in the backyard.

Interior Description:

Not inspected

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement window sash and vinyl siding

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1271220253

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1271220253

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1271220253

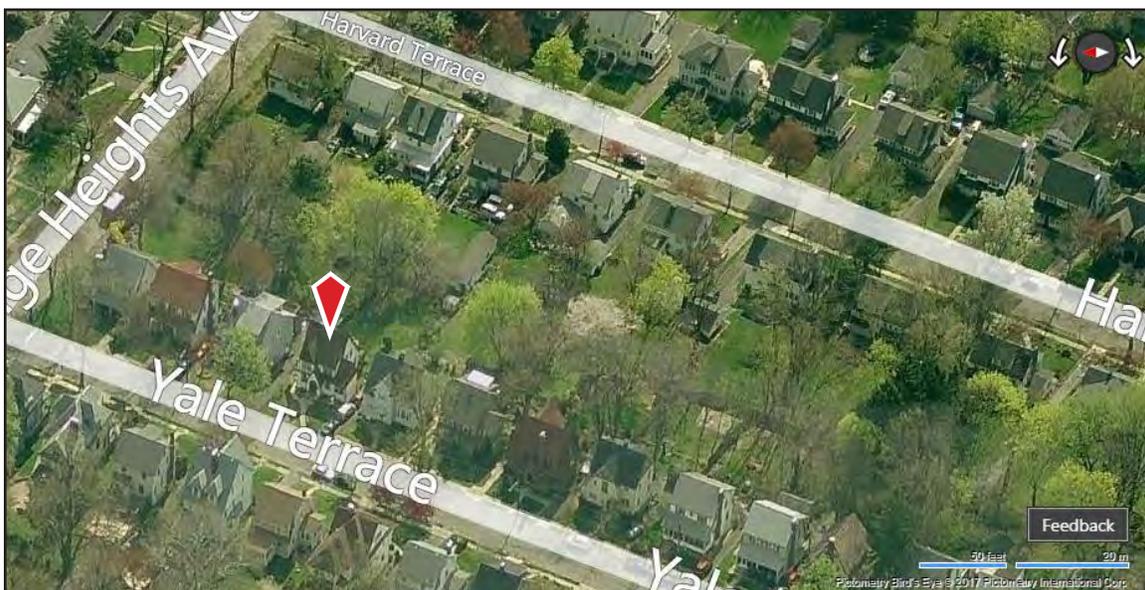
Page 5

(Primary Contact)

8 Yale Terrace
Block 41.02, Lot 89
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

8 Yale Terrace



Photograph 2: Oblique view, looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **1502804108**

Property Name: 9 Yale Terrace **Ownership:** Private
Address: 9 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	81

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, clapboarded and wood-shingled dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It has moderate integrity of exterior materials. It is a representative example of an interwar Tudor Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1502804108

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1502804108

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/15/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1502804108

BUILDING ATTACHMENT

Common Name: 9 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials:

Bays: 3

Exterior Description:

This two-story, two-bay Dutch Colonial Revival-style dwelling has an asphalt-shingled roof with deeply overhanging eaves. The first story is clapboarded and the second story is shingled, but inspection wasn't able to get close enough to determine whether the shingles are wood or composite. There is an interior brick end chimney located on the side (south) elevation. The second story is formed by a steeply-pitched, two-bay, bracketed, shed-roof dormer. Windows contain replacement 1/1 double-hung vinyl sash with 6/1 faux muntins. The enclosed sidehall front entry has an asphalt-shingled, pedimented roof with a coved cornice. The entry has a wood frame and features wood windows with Prairie-style muntins and a glazed and paneled modern storm door. The inner entry contains a glazed and paneled wood door. Access is by a wood staircase with railings comprised of turned spindles. A one-story, one-bay, gable-roof addition with paired windows extends from the side (south) elevation. The house sits on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Side addition
Physical alteration	2000	to	Replacement window sash and exterior finishes

Architect/Designer::

Date form completed: 8/18/2017

ELIGIBILITY WORKSHEET - Properties

Property ID 1502804108

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1502804108

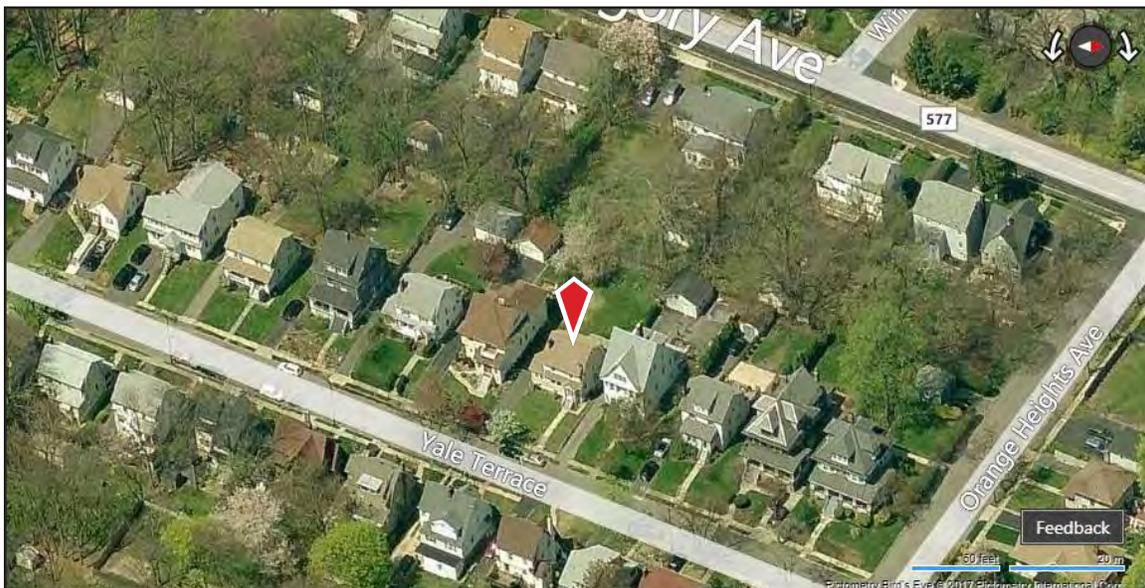
Page 5

(Primary Contact)

9 Yale Terrace
Block 41.03, Lot 81
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

9 Yale Terrace



Photograph 2: Oblique view, looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1735886375**

Property Name: 13 Yale Terrace **Ownership:** Private
Address: 13 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	79

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, gambrel-roofed frame dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It has an asphalt-shingle roof and is clad with vinyl siding. It possesses moderate integrity of design and exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1735886375

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1735886375

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-1735886375

BUILDING ATTACHMENT

Common Name: 13 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction

Start Date:

Construction

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 1

Exterior Description:

This one-story, one-bay, gable-front garage was constructed circa 1925. It has an asphalt-shingle roof and is clad with wood clapboard. The eaves overhang slightly, and the rafters are exposed. A garage door on the front (south) elevation grant access to the interior. Wood casings surround the garage door. The corners are finished with plain corner boards. The garage is located behind the dwelling and is difficult to see from the street.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
		to	

Architect/Designer::

Date form completed: 8/24/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

-1735886375

Organization: Hunter Research, Inc.

BUILDING ATTACHMENT

Common Name: 13 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Vinyl Siding

Bays: 3

Exterior Description:

This two-story, two-bay, Dutch Colonial Revival-style residence has the characteristic gambrel roof with deeply overhanging eaves. It has an asphalt-shingle roof and is clad with vinyl siding. An interior brick end chimney is located on the side (south) elevation. The second story is formed by a steeply pitched, two-bay shed roof dormer. Windows retain plain wood sills and lintels and contain 6/1 double-hung wood sash. The façade is dominated by a projecting, open pediment supported by two square columns. The pediment has a molded wood cornice. The front rowlock-patterned brick steps provide access to the sidehall front entry, which contains a glazed and paneled wood door. A single bay, one-story, gable-roofed addition with paired windows is located off of the dwelling's southwest corner.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Side addition

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-1735886375

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1735886375

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1735886375

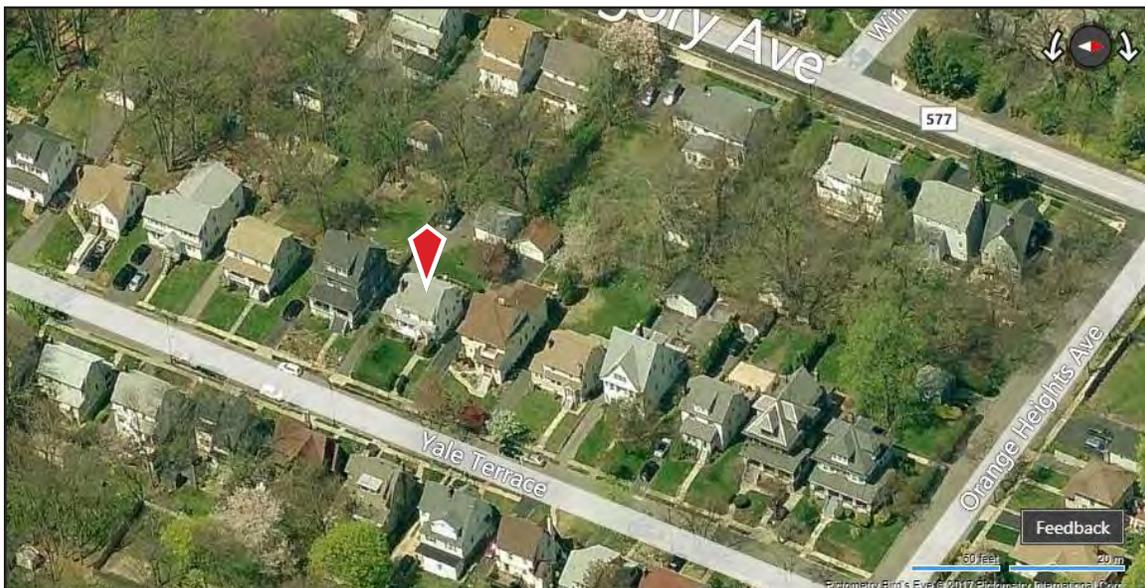
Page 6

(Primary Contact)

13 Yale Terrace
Block 41.03, Lot 79
Location Map



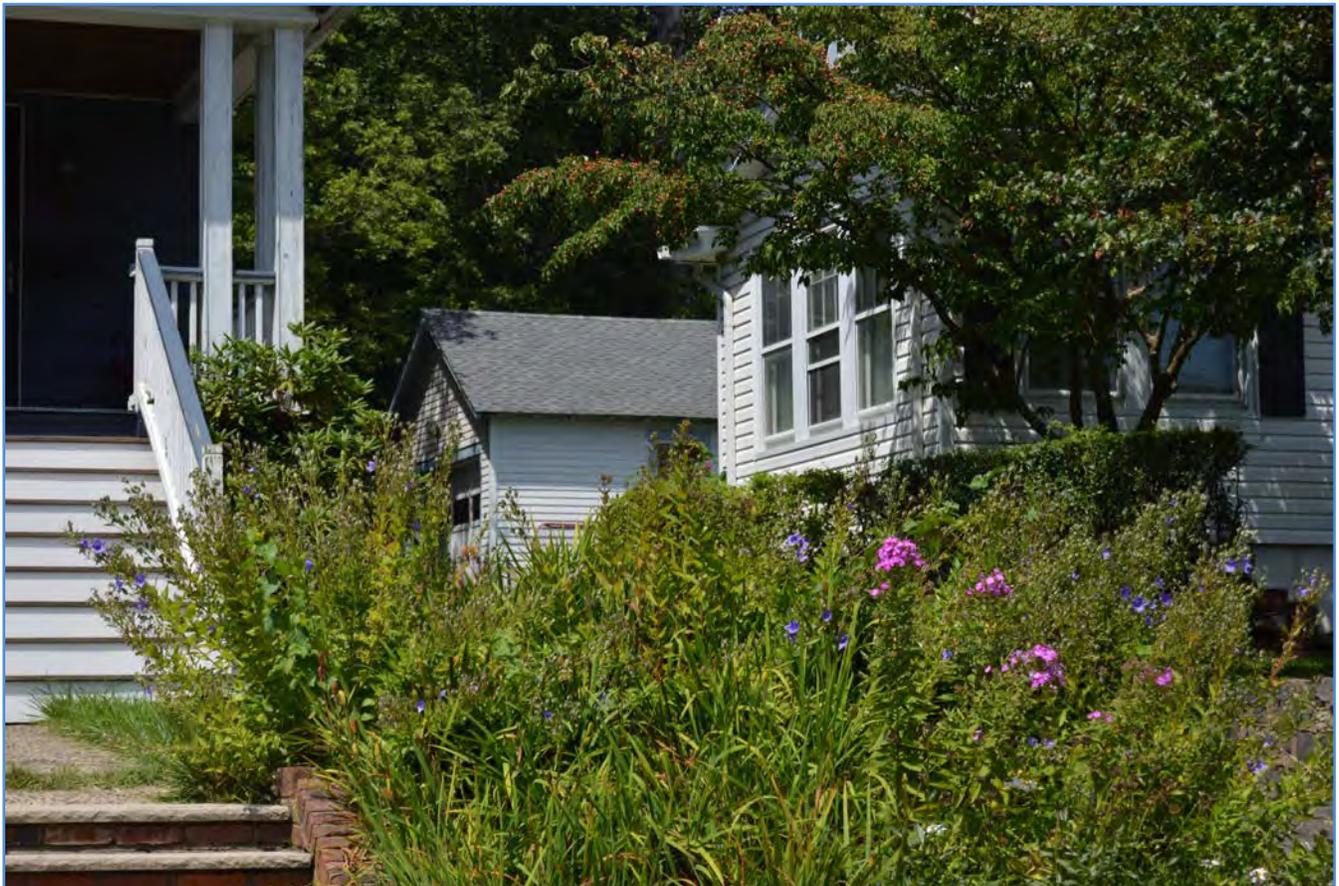
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

13 Yale Terrace



Photograph 2: Garage. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-991608941**

Property Name: 14 Yale Terrace
Address: 14 Yale TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	92

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, four-bay, wood-shingled dwelling was constructed circa 1925 in the Tudor Revival style. Two distinctive features are the steep cross-gabled entry and the stucco and brick chimney. It retains moderate integrity of design and exterior materials. It is a representative example of an interwar Tudor Revival suburban house, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-991608941

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-991608941

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-991608941

BUILDING ATTACHMENT

Common Name: 14 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Shingles

Bays: 4

Exterior Description:

This two-story, four-bay, gable-roofed vernacular dwelling was constructed circa 1925 with Tudor Revival and Colonial Revival influences. It has an asphalt-shingle roof and is clad with wood shingles. The façade is dominated by its exterior stuccoed and brick chimney and its projecting off-center brick entry vestibule. The entry vestibule has slightly flaired eaves and a molded wood cornice. The second story is formed by a steeply pitched, three-bay, shed-roof dormer. Attic-level windows contain 6/1 double-hung wood sash. Second-story windows are replacement sash with faux prairie style muntins. First-story windows are replacement sash with faux prairie muntins and four-light wood casements on the front (west) elevation. The windows on the front (west elevation) are flanked by board and batten wood shutters. The entry vestibule features an arched wooden vertical board door with a circular window framed by soldier bricks. The entry is accessible via brick steps. A secondary entry with an arched doorway containing a gate leads into a small gallery on the at the dwelling's northwest corner. The house rests on a stuccoed foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement windows with non-conforming stylistic details

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

-991608941

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -991608941

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

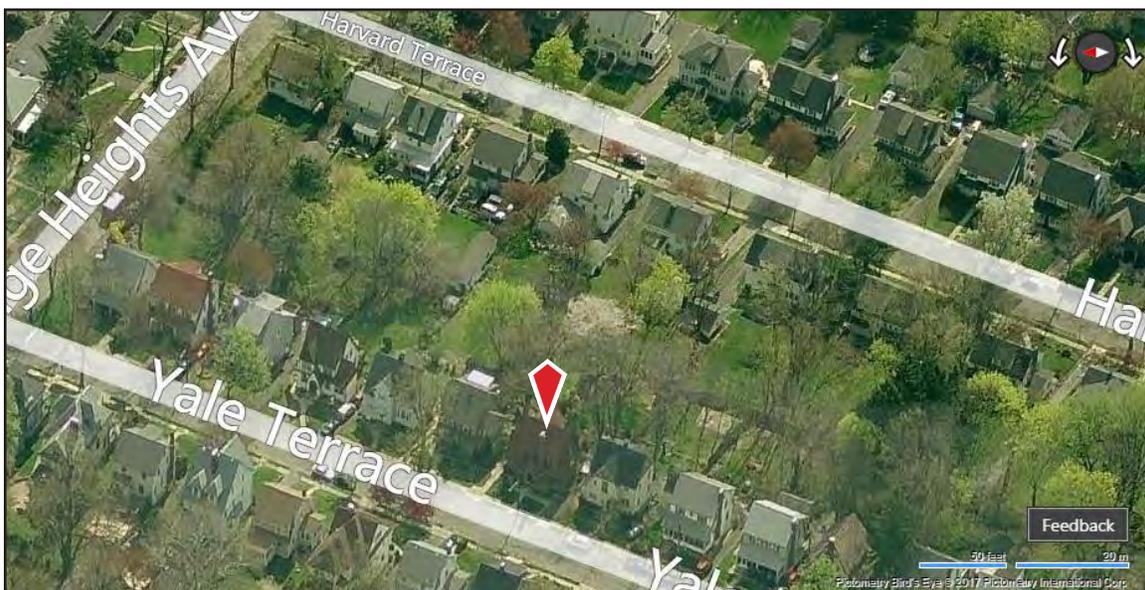
-991608941

Page 5

14 Yale Terrace
Block 41.02, Lot 92
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **915825267**

Property Name: 15 Yale Terrace **Ownership:** Private
Address: 15 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	78

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This three-story, two-bay, gable-roofed, clapboarded, frame Foursquare dwelling was constructed circa 1910. It possesses moderate integrity of design and exterior materials. It is a representative example of the Foursquare form, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

915825267

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

915825267

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

915825267

BUILDING ATTACHMENT

Common Name: 15 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Style; Mueller 1911

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Four Square

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 2

Exterior Description:

This two-and-a-half-story, two-bay, side-gable vernacular frame dwelling was constructed circa 1910. It has an asphalt-shingle roof and is clad with wide wood clapboards. A brick chimney sits at the center of the roof ridge. The eaves overhang slightly, and the corners are finished with plain corner boards. The fenestration pattern appears to have been altered. The first- and second-story windows on the front (east) elevation contain 8/1 double-hung wood sash, while the shed-roof dormer holds two paired windows with 6/1 wood sash. A full-width porch spans the front (east) elevation, and the hip-roof rests above a bracketed cornice, which is supported by square wood columns. The porch has a wood picket railing and grants access to the sidehall entry, which contains a glazed and paneled wood door and a modern storm door. The porch is accessed via a wooden staircase with wood picket railings. The houses rests on a stuccoed foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Replacement windows and altered fenestration pattern

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

915825267

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 915825267

History:

This dwelling was constructed circa 1910. It first appears in A.H. Mueller's Atlas of the Oranges from 1911.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of the Foursquare form.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:**
A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished vernacular foursquare house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

915825267

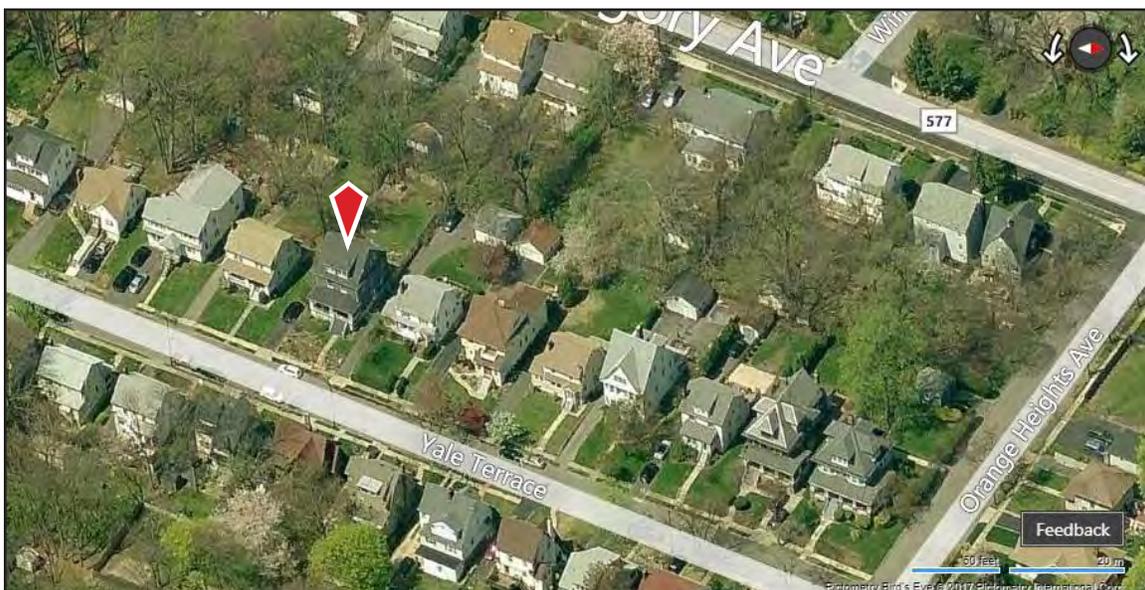
Page 5

(Primary Contact)

15 Yale Terrace
Block 41.03, Lot 78
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

15 Yale Terrace



Photograph 2: Oblique view, looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1629283335**

Property Name: 16 Yale Terrace **Ownership:** Private
Address: 16 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	93

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, four-bay, gable-roofed, wood-shingled frame dwelling was constructed circa 1925 with Tudor Revival influences. A distinctive feature is the prominent steeply pitched cross gable. The house retains moderate integrity of design and exterior materials. It is a representative example of the interwar Tudor Revival style, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1629283335

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-1629283335

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-1629283335

BUILDING ATTACHMENT

Common Name: 16 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form:

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Wood, Shingles

Bays: 4

Exterior Description:

16 Yale Terrace is a 2.5-story, four-bay, Tudor Revival-style dwelling. The cross-gabled roof features asymmetrical slopes and is clad in asphalt shingles. An interior brick chimney is located on the rear roof slope. Gable ends are stucco-clad and feature half-timbering details. The first and second stories are clad in wood shingles. The façade's second story windows are wood, casement units. First-story and side elevation windows are vinyl, 6/1 replacements. An arched, wood, glazed-and-paneled door is accessed by a brick and concrete stoop. The front yard features a casually-landscaped lawn and a short concrete pathway leading from the street to the front entrance. An asphalt driveway abuts the south elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement window sashes.

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1629283335

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID -1629283335

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1629283335

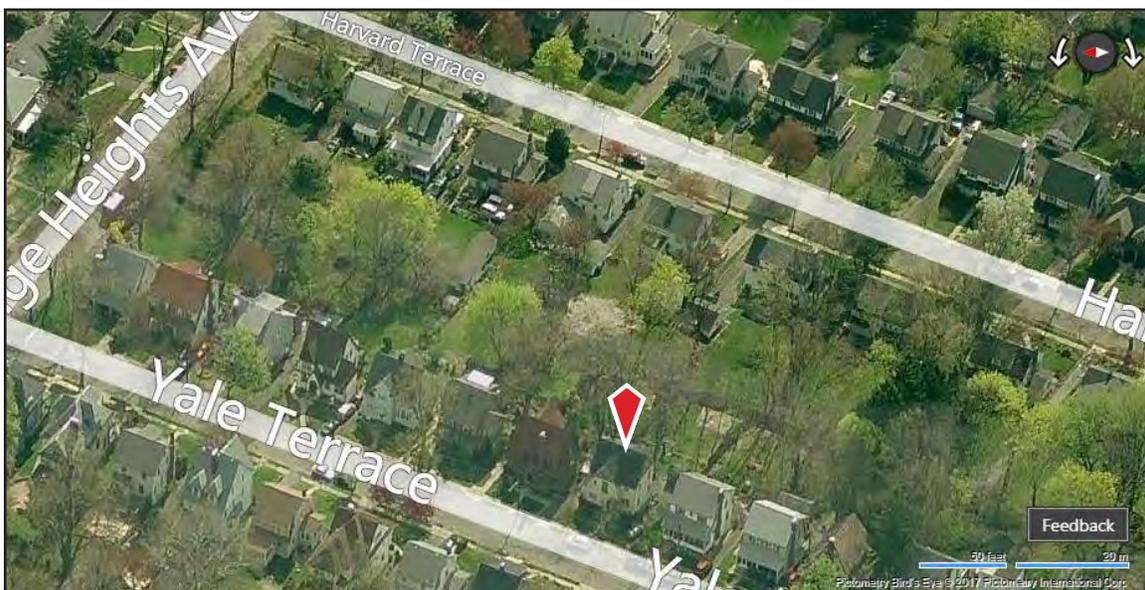
Page 5

(Primary Contact)

16 Yale Terrace
Block 41.02, Lot 93
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: 826402813

Property Name: 17 Yale Terrace **Ownership:** Private
Address: 17 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	77

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, two-bay, gambrel-roofed, aluminum-sided frame dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It retains moderate integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it lacks individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

826402813

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Acroterion	West Orange Historic Sites Survey	1992		
Essex County Clerks Office	Essex County Deeds			
Fagan, Joseph	Stories of West Orange	2014		
Fagan, Joseph	West Orange	2009		
Fagan, Joseph	Stories of West Orange	2016		
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932		
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016		
Mueller, A. H.	Atlas of the Oranges	1911		
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904		
NETR Online	Historic Aerials, 1931-2014	2017		
Sanborn Map Company	Atlas of the Oranges	1924		
Sanborn Map Company	Maps of West Orange, New Jersey	1939		
Sanborn Map Company	Insurance Maps of West Orange	1912		
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937		
Zakrzewski and Kallen	A History of West Orange	1976		

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

826402813

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

826402813

BUILDING ATTACHMENT

Common Name: 17 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Fair

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Metal, Aluminum--Siding

Bays: 2

Exterior Description:

This two-story, two-bay, Dutch Colonial Revival-style dwelling has the characteristic gambrel roof. It has an asphalt-shingled roof and is clad with aluminum siding. There is an exterior brick end chimney located on the side (south) elevation. The second story is formed by a steeply-pitched, two-bay, shed-roof dormer. Windows contain replacement 1/1 vinyl double-hung sash with faux 9/1 muntins. The full-width porch is partially recessed under the second story. The porch pots have been clad in siding, giving them a bulky appearance.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Replacement windows and exterior finishes

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

826402813

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 826402813

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

826402813

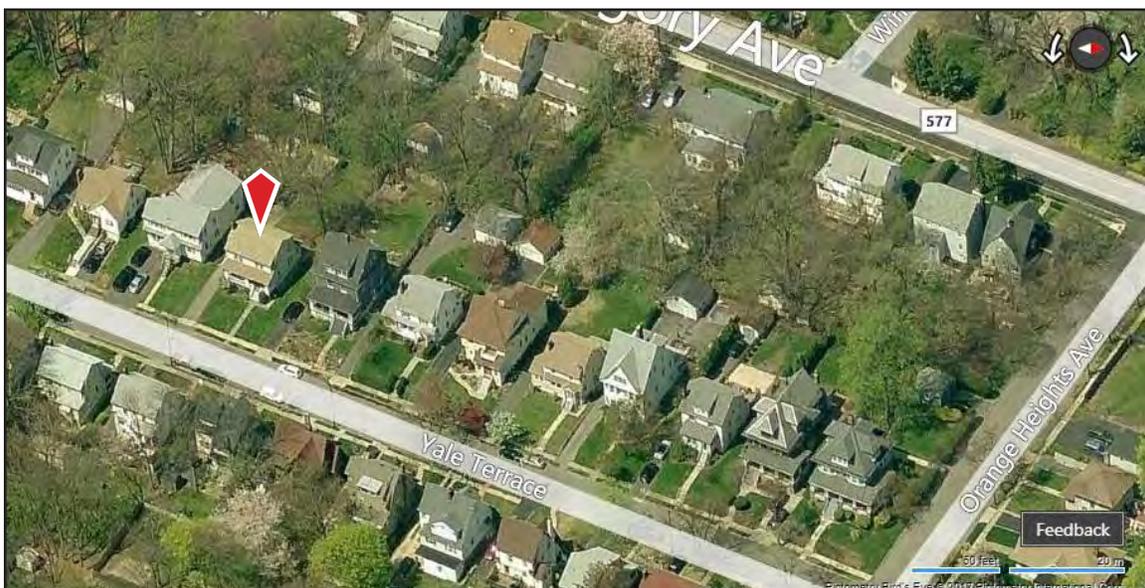
Page 5

(Primary Contact)

17 Yale Terrace
Block 41.03, Lot 77
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

17 Yale Terrace



Photograph 2: Oblique view, looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-1681212169**

Property Name: 19 Yale Terrace **Ownership:** Private
Address: 19 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	76

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, gambrel-roofed, wood-shingled and vinyl-clad frame dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It possesses low integrity of exterior materials due to large additions and changes to fenestration. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1681212169

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1681212169

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1681212169

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 19 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Center Hall

Physical Condition: Fair

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Vinyl Siding

Bays: 3

Exterior Description:

This two-story, three-bay, Dutch Colonial Revival-style dwelling has the characteristic gambrel roof with deeply overhanging eaves. It has an asphalt-shingle roof and a brick chimney projects from the roof ridge. The house's southern bay has been enlarged through the addition of a wing, which also resulted in changes to the fenestration pattern. The second story is formed by a steeply pitched, three-bay, shed-roof dormer. The front (east) elevation retains its wood-shingle cladding, but the rest of the elevations are clad with vinyl siding. The corners are finished with plain corner boards. Windows primarily contain 1/1 double-hung vinyl replacement sash with faux muntins, but the southern bay contains a first-story bay window supported by two wood brackets and the center bay contains a second-story vinyl casement window above the main entry. The second-story windows on the front (east) elevation are flanked by paneled wood shutters. An entry vestibule projects from the front (east) elevation. It is surmounted by a steeply-pitched hip roof supported by Doric columns. The glazed and paneled front door is surrounded by molded wood casing. An octagonal wood window with diamond-patterned muntins is located on the south side of the entry vestibule. A large, two-story, gable-roof addition extends from the dwelling's rear (west) elevation. The foundation appears to be concrete.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2005	to	Side and rear two-story, gable-roof additions constructed. Alterations to fenestration pattern. Replacement of windows and exterior finishes.

Architect/Designer::

Date form completed: 8/18/2017

ELIGIBILITY WORKSHEET - Properties

Property ID -1681212169

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1681212169

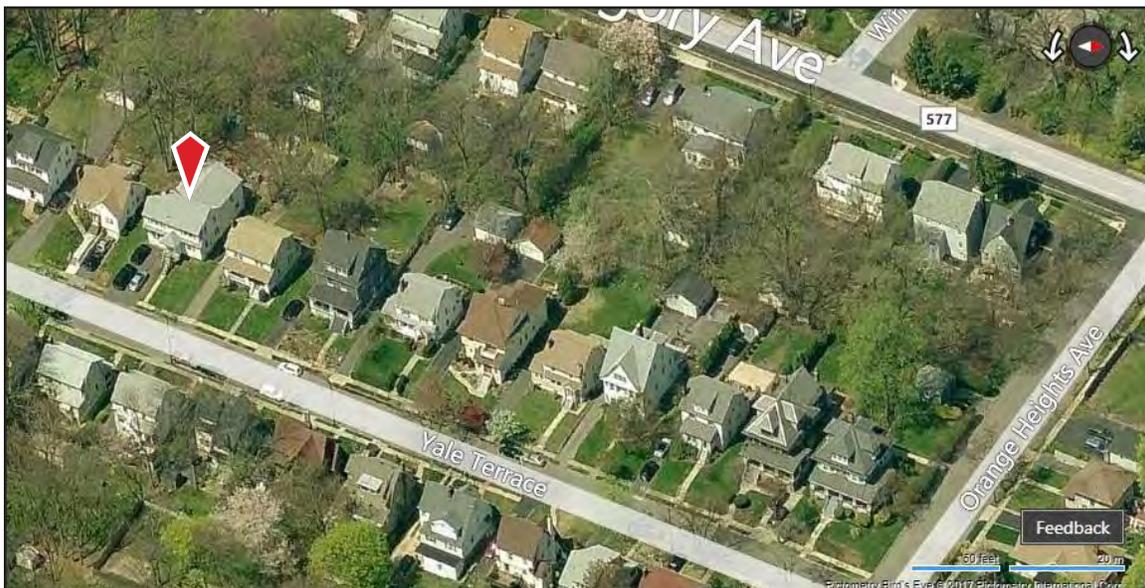
Page 5

(Primary Contact)

19 Yale Terrace
Block 41.03, Lot 76
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

19 Yale Terrace



Photograph 2: Oblique view showing the circa 2005 rear (west) addition. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

19 Yale Terrace



Photograph 3: Oblique view showing the circa 2005 rear (west) addition. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **-241752369**

Property Name: 20 Yale Terrace
Address: 20 Yale TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	95

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, two-bay, gambrel-roofed, vinyl-clad frame dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It retains moderate integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed, on the west side of the street, with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-241752369

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-241752369

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-241752369

BUILDING ATTACHMENT

Common Name: 20 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1950 **Source:** NETR 1950

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Fair

Type: Garage

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays:

Exterior Description:

This one-story, gable-front garage has an asphalt-shingle roof and is clad with wood clapboards. A double/hung, 1/1 wood window with a wood sill, lintel and casing is located on the side (west) elevation. The garage is located behind the dwelling at the rear of the lot and is difficult to see from the street.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/30/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-241752369

BUILDING ATTACHMENT

Common Name: 20 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Vinyl Siding

Bays: 3

Exterior Description:

This two-story, three-bay dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It has an asphalt-shingled gambrel roof and is clad with vinyl siding. An exterior end brick chimney is located on the side (south) elevation. The second story is formed by a steeply pitched, two-bay, shed-roof gable. The first-story windows on the front (west) elevation contain double-hung 8/1 wood sash, while the remaining windows contain 6/1 wood sash. The second-story windows on the front (west) elevation are flanked by board-and-batten shutters. Two six-light wood windows flank the chimney on the first story of the side (south) elevation, and there appears to be a six-light wood casement window at the rear of the side (north) elevation. The full-width, screened-in porch has a hip roof supported by Doric columns set on a knee-wall clad with vinyl siding. A modern screen door grants access to the interior of the porch and the side-hall main entry, which contains a glazed and paneled door. The house rests on a concrete foundation.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1980	to	Replacement windows and exterior finishes; screened in porch.

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

-241752369

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -241752369

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-241752369

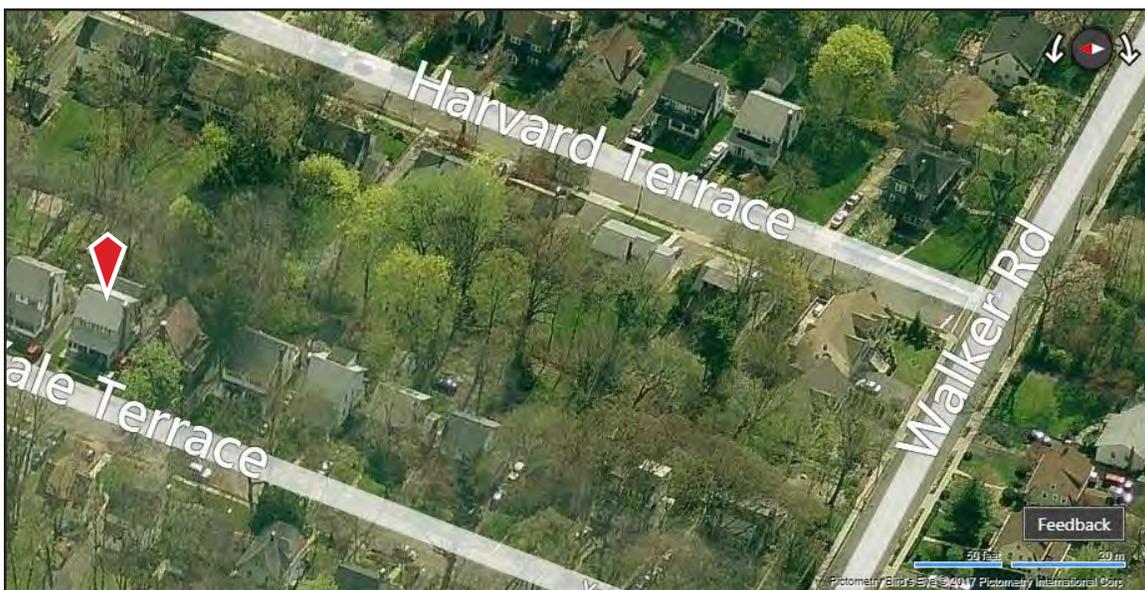
Page 6

(Primary Contact)

20 Yale Terrace
Block 41.02, Lot 95
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

20 Yale Terrace



Photograph 2: Garage. View looking southeast.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 1684033211

Property Name: 22 Yale Terrace
Address: 22 Yale TER
Apartment #:
Ownership: Private
ZIP: 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	96

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, four-bay, gable-front, brick and wood-shingled dwelling was constructed circa 1925 with Tudor Revival influences. A prominent feature is the brick chimney. It possesses moderate integrity of exterior materials. It is a representative example of an interwar Tudor Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1684033211

Page 1

(Primary Contact)

Registration
and Status
Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
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Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	
New York Times	Clifford Wendehack, Architect, 62, Is Dead	1948	
Diedrich, Richard	The 19th Hole: Architecture of the Golf Clubhouse	2008	
Clark, Dave	Ridgewood's Clifford C. Wendehack Clubhouse	2013	

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1684033211

Organization: Hunter Research, Inc.

Chrisman, Patty and (Former) Maplewood Women's Club Building Designation 2013
Susan Newberry Report
Maplewood Historic Architects 2017
Preservation Commission

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1684033211

Page 3

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 22 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Tudor Revival

Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Brick, Running Bond

Bays: 4

Exterior Description:

This two-and-a-half-story, four-bay, gable-front Tudor Revival-style dwelling has an asphalt-shingled roof with covered wooden bargeboards and second-story, two-bay, shed-roofed dormers on the north and south elevations. The centered, exterior brick chimney and the projecting side-hall entry vestibule dominate the front (west) elevation. The upper stories on the front (west) elevation are finished with shingles with fishscale shingles at the gable peak. Inspection wasn't able to get close enough to determine if they were wood or composite. The first story on the front (west) elevation is finished with brick in a running bond. The side (north and south) elevations are clad with vinyl siding. Attic-level windows are quarter round openings near the peak of the roof and flanking the chimney. Windows contain 6/1 double-hung replacement sash. The second-story windows have wood sills and casings and molded wood crowns, and the first-story windows have rowlock brick sills. The front door is composed of vertical wood planks with two staggered windows and bronze hardware. It sits behind a modern glazed storm door.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement sash and vinyl siding

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 4

Surveyor: Eryn Boyce

(Primary Contact)

1684033211

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1684033211

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Tudor Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Tudor Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1684033211

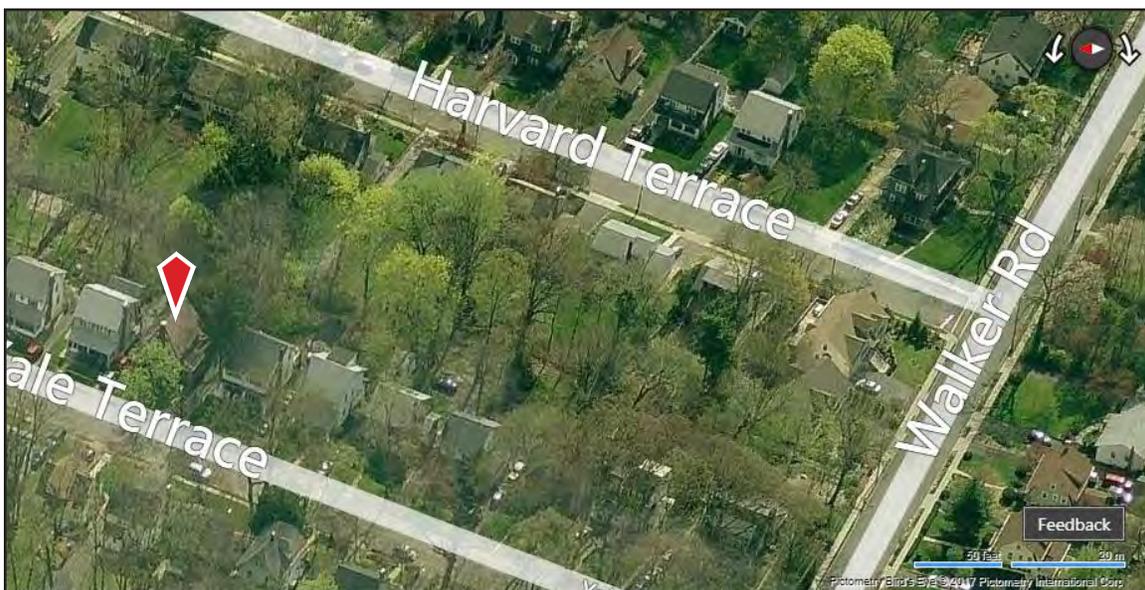
Page 5

(Primary Contact)

22 Yale Terrace
Block 41.02, Lot 96
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: -1536167967

Property Name: 25 Yale Terrace **Ownership:** Private
Address: 25 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	73

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, gambrel-roofed, clapboarded and wood-shingled dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It retains high integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1536167967

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
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Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1536167967

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-1536167967

BUILDING ATTACHMENT

Common Name: 25 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925 **Source:** Maps/style

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asbestos Shingle

Stories: 1

Exterior Finish Materials: Wood, Clapboard

Bays: 1

Exterior Description:

A one-story, gable-front garage is located at the end of the driveway in the rear of the parcel. It is finished similarly to the house but difficult to visually assess from the street.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 9/21/2017

BUILDING ATTACHMENT

Common Name: 25 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

25 Yale Terrace is a Dutch Colonial Revival-style residence with an asphalt-shingled, gambrel roof and a full-width shed dormer. A single, brick, interior chimney is located on the south elevation adjacent to a one-story, side-gabled projection. The wood-clapboard and shingle-clad exterior features double-hung, 6/1 sash, wood windows. This fenestration pattern is seen throughout the house, excluding 1/1 vinyl units on the one-story addition and side elevations. The main entrance is located in a one-story, gable-front, enclosed stoop with Colonial Revival finishes. The vestibule does not appear to be original. The foundation is concrete. The front yard features a casually-landscaped lawn and a concrete pathway connecting the driveway to the main entrance. An asphalt driveway abuts the south elevation and terminates in the backyard.

Interior Description:

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1970	to	Side wing addition and enclosed vestibule have changed the appearance of the façade.

Architect/Designer::

Date form completed: 8/22/2017

ELIGIBILITY WORKSHEET - Properties

Property ID -1536167967

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheet

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-1536167967

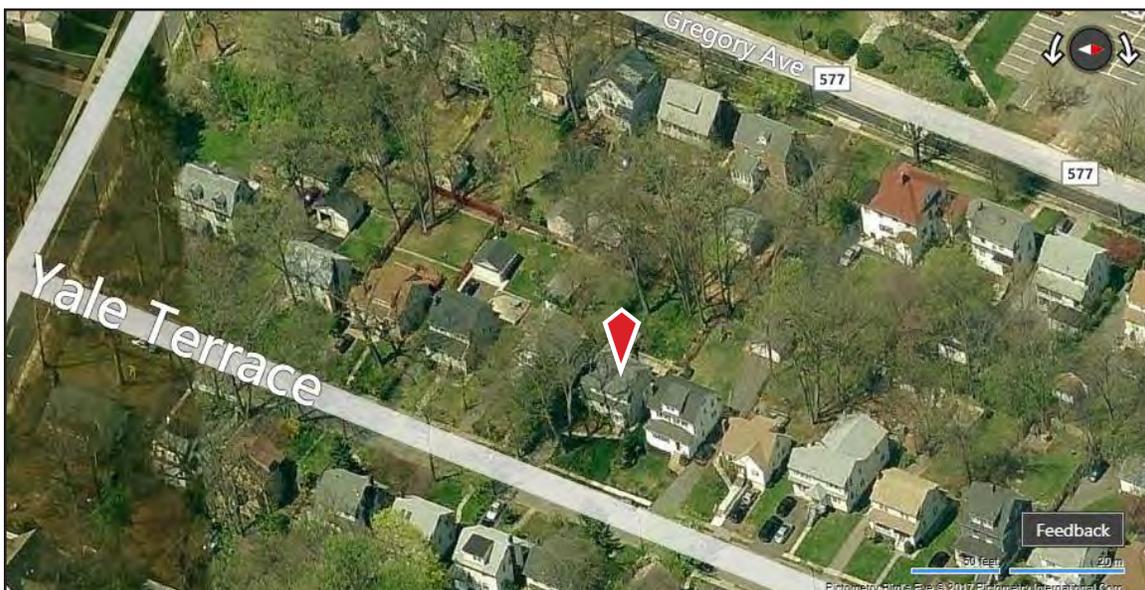
Page 6

(Primary Contact)

25 Yale Terrace
Block 41.03, Lot 73
Location Map



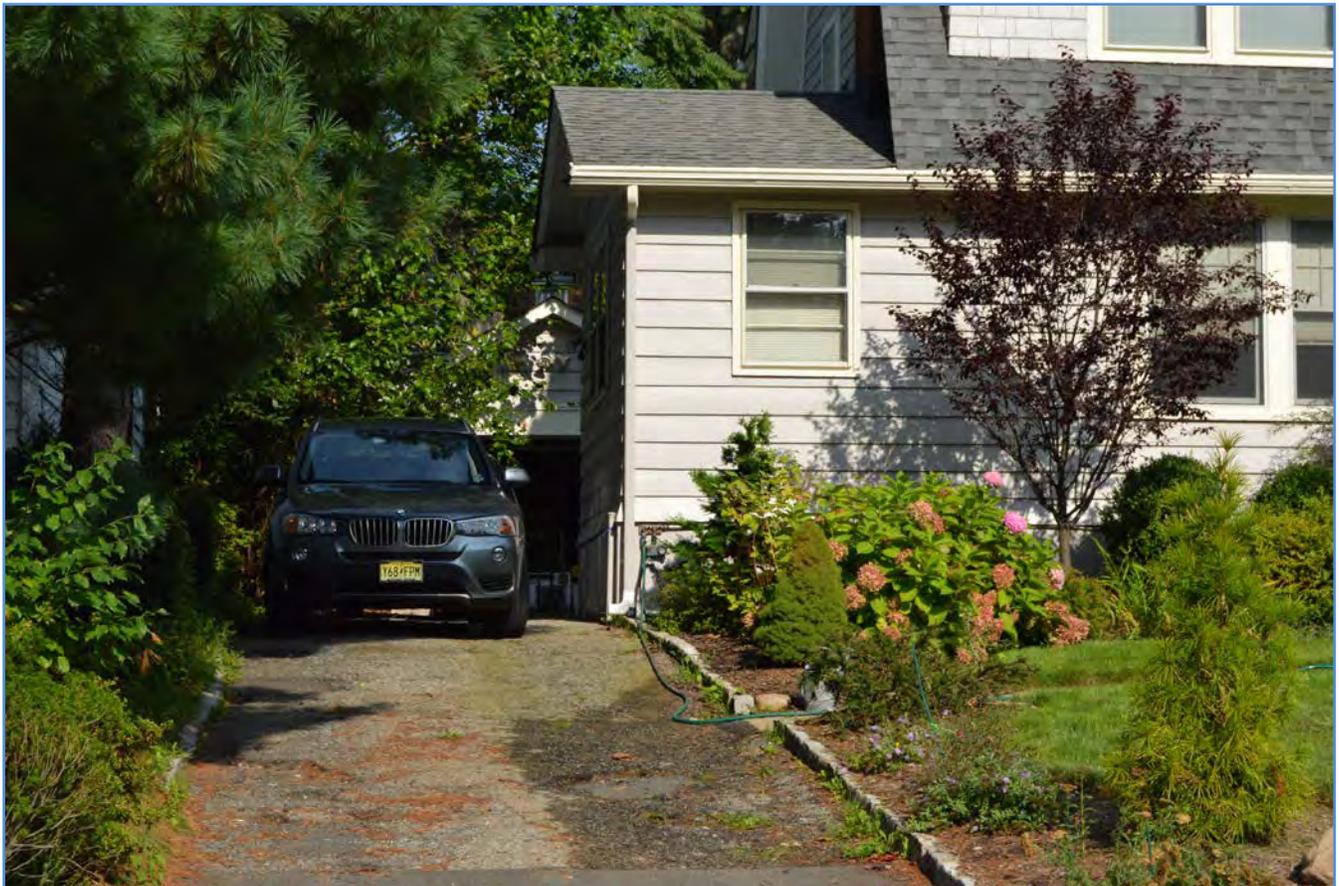
NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

25 Yale Terrace



Photograph 2: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: 134792597

Property Name: 28 Yale Terrace **Ownership:** Private
Address: 28 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.02	99

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-story, three-bay, gambrel-roofed, wood shingled dwelling was constructed circa 1925 with Dutch Colonial Revival influences. It retains high integrity of exterior materials. It is a representative example of an interwar Dutch Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

Page 1

(Primary Contact)

134792597

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

134792597

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

New Jersey Department of Environmental Protection
Historic Preservation Office

Property ID: 134792597

Element ID: 922576866

BUILDING ATTACHMENT

Common Name: 28 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: Side Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

28 Yale Terrace is a Dutch Colonial Revival residence with an asphalt-shingled, gambrel roof and a full-width shed dormer. A single, brick, exterior chimney is located on the south elevation. The wood-clapboard and -shingle clad exterior features double-hung, 8/1 sash, wood windows. This fenestration pattern is seen throughout the house, excluding two smaller units in the gable-ends and casement windows on the south elevation. Second-story façade windows are flanked by wood shutters. The main entrance, a glazed-and-paneled door flanked by sidelights, is spanned by a pedimented gable projection supported by wood posts and a simple wood balustrade. The entry-porch gable contains a fanlight. The foundation is concrete. The front yard features a casually-landscaped lawn and a winding concrete pathway. An asphalt driveway abuts the south elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Architect/Designer::

Date form completed: 8/18/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: 134792597

Page 3

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 134792597

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

134792597

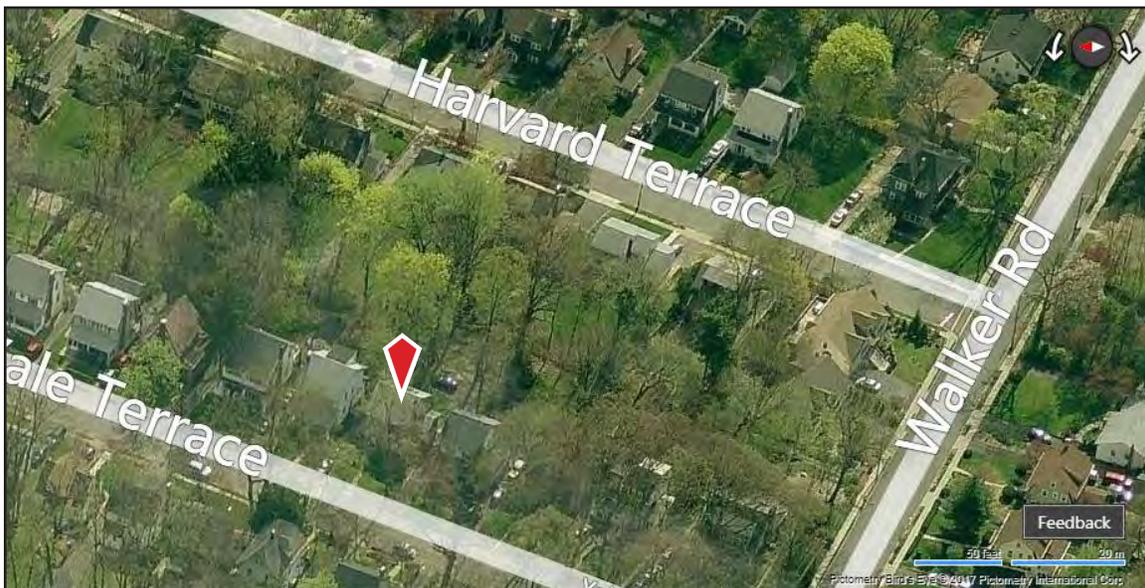
Page 4

(Primary Contact)

28 Yale Terrace
Block 41.02, Lot 99
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **-2061006021**

Property Name: 31 Yale Terrace **Ownership:** Private
Address: 31 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	72

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This two-and-a-half-story, two-bay, gable-front, vinyl-clad dwelling was constructed circa 1925 with Colonial Revival influences. It retains moderate integrity of exterior materials. It is a representative example of an interwar Colonial Revival suburban house, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-2061006021

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-2061006021

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-2061006021

BUILDING ATTACHMENT

Common Name: 31 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Colonial Revival

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

This 2.5-story, two-bay, Colonial Revival-style dwelling has a clipped, gable-front roof and a hipped-roof dormer on its southern roof slope. An interior, brick chimney is located on the roof ridge. The house is clad in replacement vinyl siding, including a small, one-story, pent-roof, rear addition and a projecting bay on the north elevation. Fenestration varies, but most windows are double-hung, 1/1 wood units, including those in a bay-projection on the first story adjacent to the side-hall entrance. A full-width, pent-roof, asphalt-shingled porch separates the first and second-story façade, and is spanned by cast-iron supports. The porch is accessed by a brick staircase. The foundation is concrete block. The sloping front yard features several mature trees and an asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1950	to	Pent eave addition; some replacement fenestration and doors

Architect/Designer::

Date form completed: 8/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID: -2061006021

Surveyor: Eryn Boyce

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -2061006021

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House at 1 Yale Terrace was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-2061006021

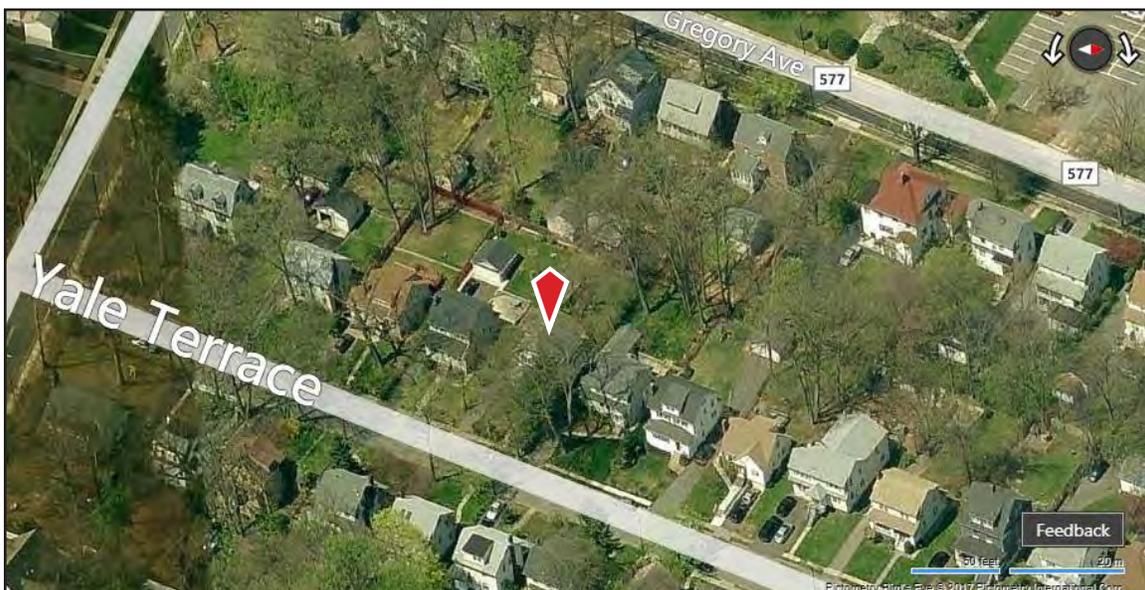
Page 5

(Primary Contact)

31 Yale Terrace
Block 41.03, Lot 72
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

31 Yale Terrace



Photograph 2: Oblique vie, looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

31 Yale Terrace



Photograph 3: Oblique view, looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: **99956101**

Property Name: 33 Yale Terrace **Ownership:** Private
Address: 33 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	71

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, two-story, three-bay, vinyl-clad Dutch Colonial Revival-style dwelling has a side-gambrel, asphalt-shingle roof with a full-width shed dormer and a full-width, enclosed porch addition. An interior brick chimney is located near the south elevation. Windows are primarily double-hung, vinyl units. The entrance, located in the center of the enclosed porch, features sidelights. A gable-front, two-bay garage is located at the end of the driveway behind the house. 33 Yale Terrace is a representative example of an interwar Dutch Colonial Revival suburban house with low integrity and does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

99956101

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

99956101

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

99956101

BUILDING ATTACHMENT

Common Name: 33 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1925

Source:

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form: Gable Front

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials:

Stories: 1

Exterior Finish Materials: Vinyl Siding

Bays: 2

Exterior Description:

A one-story, two-bay, gable-front garage is located in the rear of the parcel at the termination of the driveway. The garage has modern replacement doors.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):

Circa Date:

Date Range:

Source:

Physical alteration

1980

to

Replacement doors and exterior finishes

Architect/Designer::

Date form completed:

9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

99956101

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 33 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: Dutch Colonial Revival

Vernacular Style?

Form: Center Hall

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 2

Exterior Finish Materials: Wood, Clapboard

Bays: 3

Exterior Description:

33 Yale Terrace is a Dutch Colonial Revival residence with an asphalt-shingled, side-gambrel roof and a full-width shed dormer. A single, brick, interior chimney is located near the south elevation. A full-width, enclosed, pent-roof porch projects from the façade. Windows vary between double-hung, 1/1 units and casement units, with second-story windows being paired. All windows are vinyl replacements and those on the façade are flanked by louvered shutters. The main entrance, which features sidelights, is located in the center bay of the porch, and is accessed by a brick staircase featuring cast-iron railings. The foundation is concrete. The front yard features a casually-landscaped, sloping lawn. An asphalt driveway abuts the north elevation and terminates in the backyard.

Interior Description:

Not inspected

Alteration Dates:

Alteration(s):

Circa Date:

Date Range:

Source:

Physical alteration

1980

to

Enclosed porch; replacement windows and exterior finishes

Architect/Designer::

Date form completed:

9/19/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 5

Surveyor: Eryn Boyce

(Primary Contact)

99956101

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 99956101

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar Dutch Colonial Revival-style suburban house.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished Dutch Colonial Revival-style house and is not a significant representative example of the property type under Criterion C. The property has now known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 2

List of Element Names: Building Attachments (2)
Continuation Sheets

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

99956101

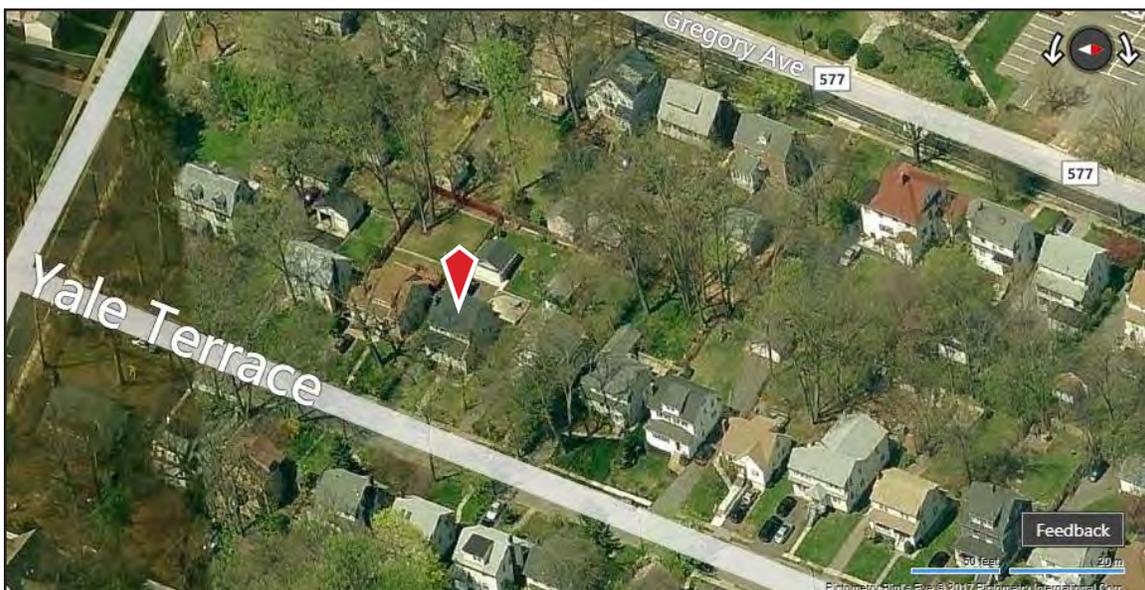
Page 6

(Primary Contact)

33 Yale Terrace
Block 41.03, Lot 71
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

33 Yale Terrace

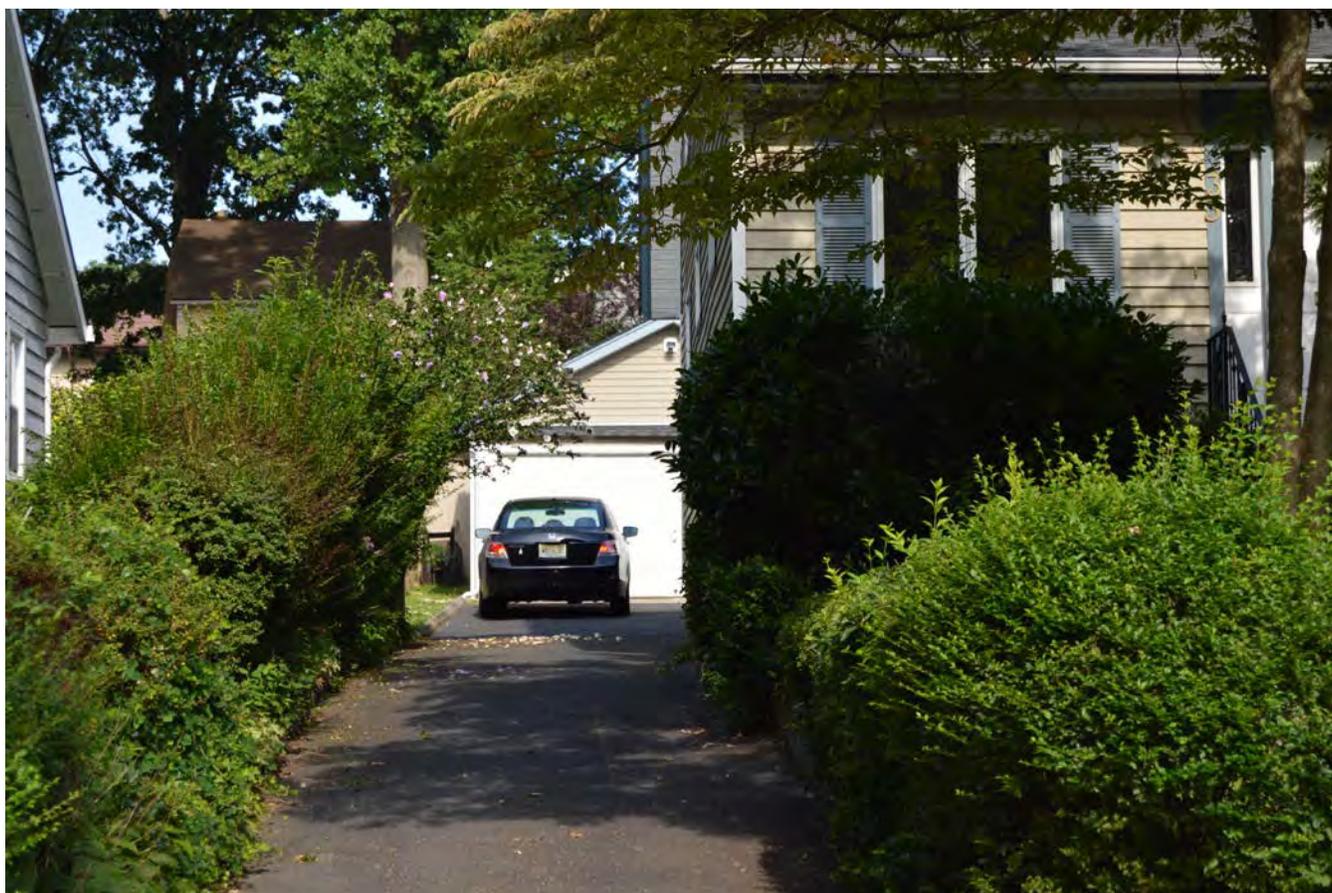


Photograph 2: Oblique view, looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

33 Yale Terrace



Photograph 3: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

PROPERTY REPORT

Property ID: -74985153

Property Name: 35 Yale Terrace **Ownership:** Private
Address: 35 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	70

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1925, 1.5-story, four-bay, side-gabled, vernacular bungalow has an asphalt-shingle roof, an interior brick chimney, a one-story, one-bay, southern projection and a raised basement story. A centrally-located shed dormer contains three double-hung windows. The house is clad in wood clapboard. Most windows are double-hung, 6/1 vinyl replacements, with vinyl casement windows in the one-bay projection. The main entrance projects from the façade. The house may have had a front porch that is now enclosed. The foundation is concrete. 35 Yale Terrace is not representative of a particular architectural style, is altered and does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-74985153

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
Essex County Clerks Office	Essex County Deeds		
Fagan, Joseph	Stories of West Orange	2014	
Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
Franklin Survey Company	Atlas of East Orange, Orange and West Orange, Essex County, New Jersey	1932	
Hunter Research, Inc.	Intensive-Level Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey	2016	
Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

-74985153

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-74985153

BUILDING ATTACHMENT

Common Name: 35 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Style; Franklin 1932

**Construction
Start Date:**

**Construction
End Date:**

Style: None

Vernacular Style?

Form: Bungalow

Physical Condition: Good

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Asphalt Shingle

Stories: 1.5

Exterior Finish Materials: Wood, Clapboard

Bays: 4

Exterior Description:

35 Yale Terrace is a 1.5-story, four-bay, side-gabled bungalow with a centrally-located shed dormer. The house, including the dormer, is clad in wood clapboard with double-hung, 6/1 vinyl units in the dormer and first-story, excluding casement windows in the one-story, one-bay, side-gabled project, probably an addition, on the south elevation. Windows flanking the doorway are paired and have louvered shutters. The main entrance, a glazed-and-paneled door, is located under a gable-front roof projection. The building appears to have had an open front porch that was enclosed. The foundation is concrete. An asphalt driveway abuts the south elevation and extends to the rear property line. A wood fence lines the rear perimeter of the property.

Interior Description:

Not inspected.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement windows, side addition, enclosed porch

Architect/Designer::

Date form completed: 9/19/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-74985153

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ELIGIBILITY WORKSHEET - Properties

Property ID -74985153

History:

This dwelling was constructed circa 1925. It first appears in the Franklin Survey Company's Atlas of East Orange, Orange and West Orange from 1932.

This property was part of a large subdivision, now known as the Yale, Harvard and Oxford Terrace section, established by George C. Freeman. Freeman owned and subdivided a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain. In the Lower Gregory Neighborhood, he 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 street for outbuildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years (Essex County Deed B43/45). While Freeman agreed to apply to the Township of West Orange for the laying of sewer, gas and water mains through Orange Heights Avenue, he left the actual development of his subdivision to the individual property owners (Essex County Deed B43/45). The McDonough House was one of the first houses constructed in the subdivision, appearing, along with eleven other houses on Yale Terrace, Harvard Terrace, Gregory Avenue and Orange Heights Avenue, by 1911 (Mueller 1911). Development of the subdivision evidently stalled during the ensuing decade, likely due to the outbreak of World War I, and only resumed in the 1920s. By 1932, houses occupied all but two of the lots in the subdivision (Franklin Survey Company 1932). The Yale, Harvard and Oxford Terrace section has a history similar to many other subdivisions in the Gregory neighborhoods and throughout West Orange in general. It does not appear to have the historical significance, consistency or overall integrity necessary for a historic district under Criteria A or C.

Statement of Significance:

This dwelling is an architecturally undistinguished example of an interwar bungalow.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

This dwelling is an undistinguished bungalow and is not a significant representative example of the property type under Criterion C. The property has no known historic associations with significant events or people under Criteria A or B.

Total Number of Attachments: 1

List of Element Names: Building Attachment (1)

Narrative Boundary Description:

Date Form Completed: 9/22/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

-74985153

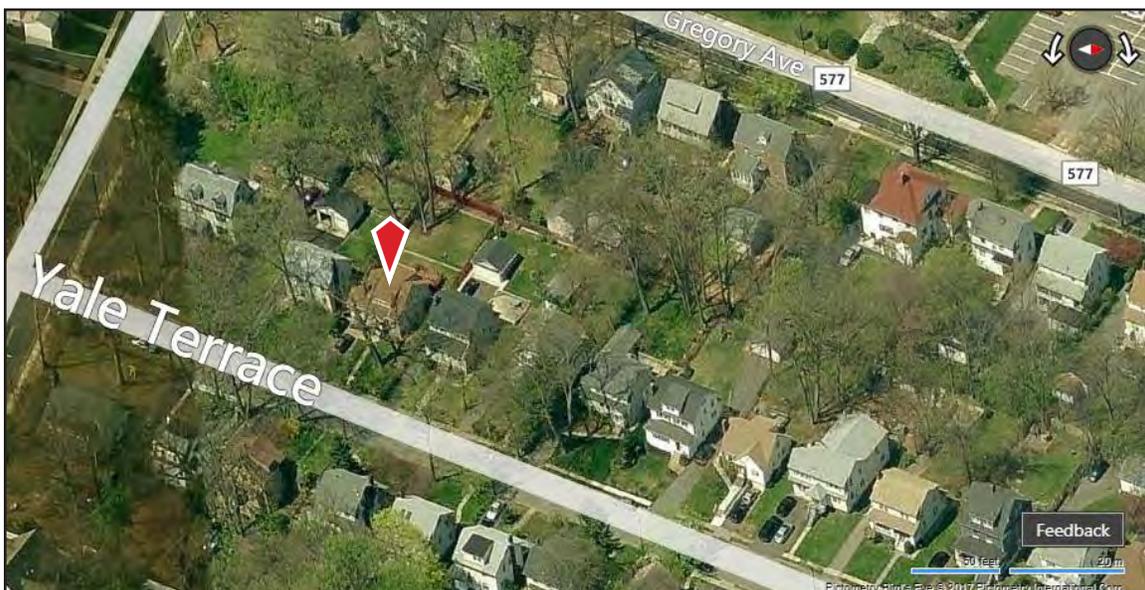
Page 5

(Primary Contact)

35 Yale Terrace
Block 41.03, Lot 70
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

PROPERTY REPORT

Property ID: **1988500713**

Property Name: 41 Yale Terrace **Ownership:** Private
Address: 41 Yale TER **Apartment #:** **ZIP:** 07052

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	West Orange Township	Lower Gregory Neigh	Caldwell	41.03	68

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This circa 1910, 2.5-story, three-bay, Dutch Colonial Revival residence features an incongruous Italianate cornice that may be a later addition. It has slate roof with a two-story, flat-roof projection on the south elevation adjacent to a gambrel-roof section. Two gable-front, pedimented dormers and an interior, stucco chimney are located on the gambrel roof. A raised, pent-roof, enclosed porch spans two bays of the façade and is supported by paired Doric columns. The house is clad in wood shingles. Windows are primarily double-hung, 6/6 wood units, excluding 8/8 units in the dormers. There is a raised basement story and the foundation is concrete. 41 Yale Terrace is a representative example of pre-war Dutch Colonial Revival suburban house and is one of the first houses constructed on the street, but it does not possess individual architectural significance.

Setting:

This property is located in a residential setting on Yale Terrace. Yale Terrace is one of three college-named cross-streets that run parallel to Gregory Avenue and connect Orange Heights Avenue and Walker Avenue. Although these streets were laid out during the first decade of the 20th century, the northern end of Yale Terrace developed first. The street is generally characterized by modest houses set on narrow lots with modest setbacks constructed during the first three decades of the 20th century in a mix of revival styles interspersed with a couple of Late Victorian houses.

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1988500713

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

(See Continuation Sheet)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Acroterion	West Orange Historic Sites Survey	1992	
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Fagan, Joseph	West Orange	2009	
Fagan, Joseph	Stories of West Orange	2016	
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Mueller, A. H.	Atlas of the Oranges	1911	
Mueller, A. H.	Atlas of the Oranges, Essex County, N.J.	1904	
NETR Online	Historic Aerials, 1931-2014	2017	
Sanborn Map Company	Atlas of the Oranges	1924	
Sanborn Map Company	Maps of West Orange, New Jersey	1939	
Sanborn Map Company	Insurance Maps of West Orange	1912	
Williams, Samuel C	Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937	1937	
Zakrzewski and Kallen	A History of West Orange	1976	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Property ID:

Page 2

Surveyor: Eryn Boyce

(Primary Contact)

1988500713

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name:

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 8/14/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1988500713

BUILDING ATTACHMENT

Common Name: 41 Yale Terrace, Garage

Historic Name:

Present Use: Transportation, vehicular parking

Historic Use: Transportation, vehicular parking

ConstructionDate: 1930 **Source:** Maps/style

Construction

Construction

Start Date:

End Date:

Style: None

Vernacular Style?

Form:

Physical Condition: Good

Type: Garage

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Wood, Shingles

Bays: 2

Exterior Description:

A one-story, two-bay, hipped-roof garage is located at the end of the driveway at the rear of the parcel.

Interior Description:

Not inspected

Alteration Dates:

Architect/Designer::

Date form completed: 9/21/2017

Survey Name: West Orange Lower Gregory Neighborhood Phase 2

Surveyor: Eryn Boyce

Organization: Hunter Research, Inc.

Property ID:

1988500713

Page 4

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 41 Yale Terrace

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Mueller 1911

Construction Start Date: **Construction End Date:**

Style: Dutch Colonial Revival Vernacular Style?

Form: **Physical Condition:** Good

Type: **Remaining Historic Fabric:** Medium

Roof Finish Materials: Slate **Stories:** 2.5

Exterior Finish Materials: Wood, Shingles **Bays:** 3

Exterior Description:

41 Yale Terrace is a 2.5-story, three-bay, Dutch Colonial Revival-style residence spanned partially by a side-gambrel, slate-clad roof and a flat-roof section that was constructed as an addition circa 1930. There are several incongruous elements to this house including the two-bay off-center porch in a Colonial Revival style. The gambrel roof contains an interior, stucco chimney and two pedimented, gabled dormers containing double-hung, 8/8 wood windows. A two-story, one-bay, flat-roof projection is visible at the rear of the north elevation. The overhanging eaves of the flat- and gambrel-roofs feature decorative brackets. Second-story windows meet the cornice line and are primarily double-hung, 6/6 wood units. This fenestration is seen throughout the house, excluding round windows in the gable ends. One first-story, double-hung window is flanked by two, thin, 4/4 windows. A raised, one-story porch spans two bays of the first-story, including the main entrance, and is accessed by a glazed double door and a brick staircase. The glazed, multi-light porch walls are supported by paired Doric columns. The main entrance features a fanlight and sidelights. Windows in the concrete foundation indicate the presence of a raised basement story. A casually-landscaped front lawn includes a brick pathway connecting the driveway to the front porch entrance. A stone-lined, asphalt driveway abuts the north elevation and terminates at a two-bay garage at the rear of the property

Interior Description:

Not inspected

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1930	to	Two-story, flat-roof additon constructed off of south elevation.

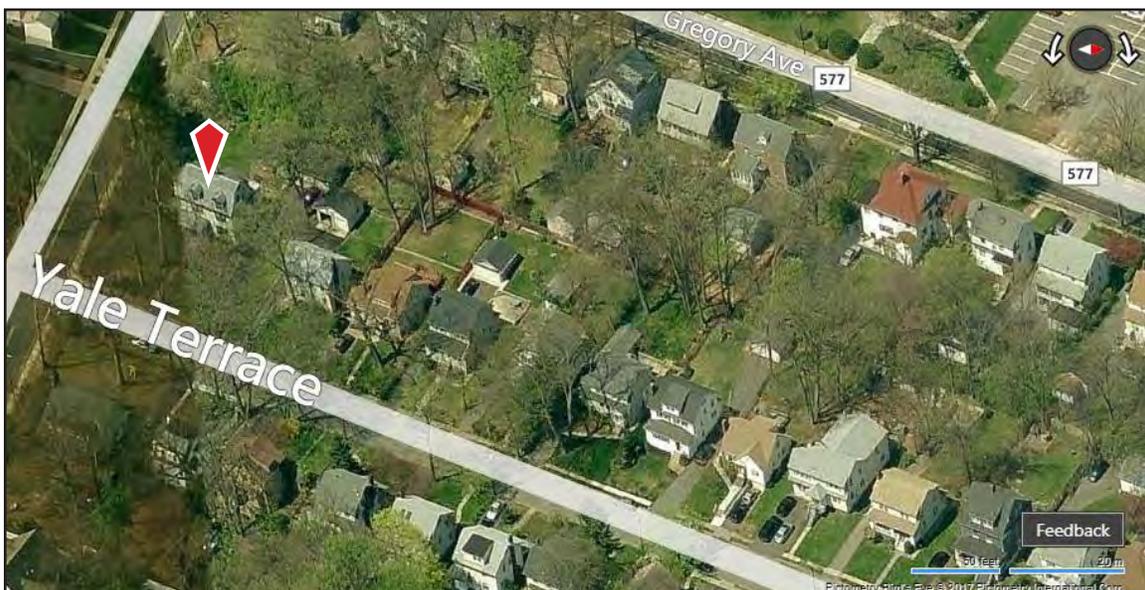
Architect/Designer::

Date form completed: 9/19/2017

41 Yale Terrace
Block 41.03, Lot 68
Location Map



NJGIN Orthophotography 2015



Bing Maps circa 2012

CONTINUATION SHEET

41 Yale Terrace

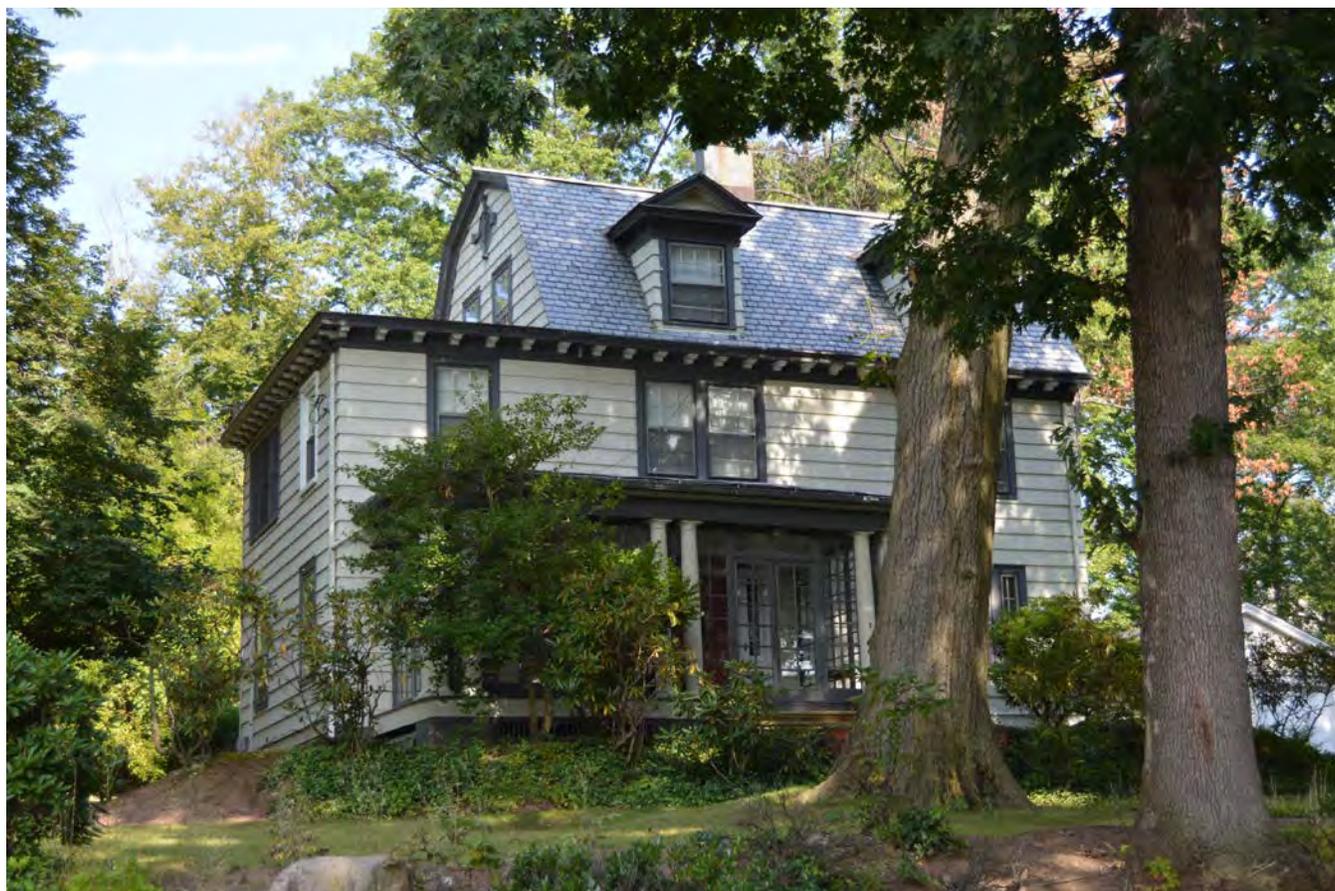


Photograph 2: Oblique view. View looking southwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

41 Yale Terrace



Photograph 3: Oblique view. View looking northwest.

Survey Name: West Orange Lower Gregory Neighborhood Date: August 2017
Surveyor: Eryn Boyce, Architectural Historian
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

CONTINUATION SHEET

41 Yale Terrace



Photograph 4: Driveway and garage. View looking west.

Survey Name: West Orange Lower Gregory Neighborhood

Date: August 2017

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608