

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 00000175

Date Listed: 3/16/2000

Property Name: Pine Street Historic District

County: Essex

State: NJ

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus  
Signature of the Keeper

3/16/00  
Date of Action

=====  
**Amended Items in Nomination:**

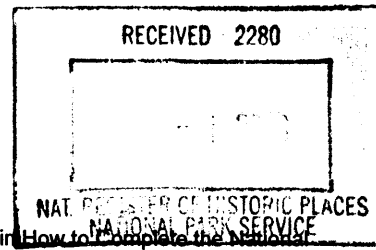
This SLR makes a technical correction to the form. In Section 3 of the form, a Level of Significance was not indicated. The historic district will be coded for Local significance.

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**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Pine Street Historic District

other names/site number:

2. Location

street & number: An irregularly shaped area roughly bounded by Glenridge Avenue, the NJ TRANSIT Boonton Line, Pine and Baldwin Streets

city or town: Township of Montclair and Borough of Glen Ridge

state: New Jersey code: NJ 034 county: Essex code: 013 zip code: 07042 and 07028

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide \_\_\_ locally. ( \_\_\_ See continuation sheet for additional comments.)

Carla Packard Hill 1/13/00  
Signature of certifying official Date

Assistant Commissioner for Natural and Historic Resources/ DSHPO

State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Patrick Anderson 3/16/00

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)  
 private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
 (Check only one box)  
 building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property		
Contributing	Noncontributing	
107	33	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
107	33	Total

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing.)  
 N/A

**Number of contributing resources previously listed in the National Register**  
 1

**6. Function or Use**

(Enter categories from instructions)

**Historic Functions**  
 DOMESTIC: single dwelling  
 DOMESTIC: multiple-dwelling  
 DOMESTIC: secondary structure  
 RELIGION: religious facility  
 RELIGION: church school  
 RELIGION: church-related residence  
 SOCIAL: civic  
 EDUCATION: school  
 COMMERCE/TRADE: specialty store  
 COMMERCE/TRADE: specialty store  
 COMMERCE/TRADE: warehouse  
 COMMERCE/TRADE: restaurant

**Current Functions**  
 DOMESTIC: single dwelling,  
 DOMESTIC: multiple-dwelling  
 DOMESTIC: secondary structure  
 RELIGION: religious facility  
 RELIGION: church school  
 RELIGION: church-related residence  
 SOCIAL: civic  
 DOMESTIC: multiple dwelling  
 COMMERCE/TRADE: specialty store  
 COMMERCE/TRADE: warehouse  
 COMMERCE/TRADE: restaurant

**7. Description**

**Architectural Classification** (Enter categories from instructions)

Late 19th and 20th Century Revivals:  
 Italian Renaissance, Classical Revival

Late 19th and 20th Century Movements:  
 Bungalow/Craftsman  
 Other: 20th Century Romanesque/Italianate Villa

**Materials** (Enter categories from instructions)

Foundation: Concrete  
 Stone:  
 Sandstone  
 Brick  
 Walls: Brick  
 Wood:  
 Weatherboard  
 Shingle  
 Stucco  
 Concrete  
 Concrete Block  
 Aluminum

Walls cont.: Vinyl  
 Random Rubble  
 Field Stone  
 Roof: Asphalt  
 Terra Cotta  
 Metal  
 Other: Concrete Block  
 Limestone  
 Cast Stone  
 Terra Cotta  
 Granite

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.) See Section 7 Continuation Sheets Pages 1-37

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## 8. Statement of Significance

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### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A.** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B.** Property is associated with the lives of persons significant in our past.
- C.** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D.** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is

- A.** owned by a religious institution or used for religious purposes.
- B.** removed from its original location.
- C.** a birthplace or a grave.
- D.** a cemetery.
- E.** a reconstructed building, object, or structure.
- F.** a commemorative property.
- G.** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

Architecture  
Ethnic Heritage: European  
Social History

### Period of Significance

1880- 1937

### Significant Dates

1912  
1929  
1937

### Significant Person

(Complete if Criterion B is marked above  
Lucey, Minnie A. , 1885-1930

### Cultural Affiliation

N/A

### Architect/Builder

Holmes, Anthony  
DePace, Anthony

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.) See Section 8 Continuation Sheets Pages 1-13

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**9. Major Bibliographical References**

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) See Continuation Sheets Section 9, Pages 1-3.

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of Property: 26.59 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
A. 18	566600	4517755	C. 18	567060	4517520
B. 18	566850	4517510	D. 18	566770	4518040

See continuation sheet. (USGS Quadrangle Map)

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

A visual depiction of the boundaries of the Pine Street Historic District in the Town of Montclair and Borough of Glen Ridge, Essex County, New Jersey, may be found on a tax map included with this nomination. The addresses and block and lots included in the District are as follows:

Addresses Included in the District:

- Glen Ridge: Baldwin Street: 272 Baldwin Street (east side)
- Montclair: Baldwin Street: 2-22 (west side)
- Bay Street: 67-95 (east side), 80-92 (west side)
- Glenridge Avenue: 15-81 (north side)

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**11. Form Prepared By**

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name/title: Lynn Drobbin, Principal Architectural Historian  
Wesley Moroz, Research Assistant

organization: Lynn Drobbin & Associates

date: July 23, 1999

street & number: 629 Fifth Avenue

telephone: (914) 738-8070

city or town: Pelham

state: New York

zip code: 10803

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage  
or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

=====  
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section 7 Page 1

Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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**Narrative Description**

The Pine Street Historic District, located in the Township of Montclair and the Borough of Glen Ridge, Essex County, New Jersey is largely composed of three and four-story brick buildings embellished with Classical and Italianate elements. The institutional, cultural and architectural anchors of the district consist of Our Lady of Mount Carmel Church, a cruciform Romanesque/Gothic Revival ecclesiastical structure characterized by a five-bay loggia, gabled facade and bell tower, the Minnie A. Lucey House, an Italianate Villa originally constructed for social services programs for the community, and the Baldwin Street School, a Classical Revival style building formerly used as a public and parochial school.

The district is bounded on the south by Glenridge Avenue, on the north by the New Jersey Transit (NJ TRANSIT) Boonton Line, and on the west by the rear lot lines of properties on the west side of Pine Street. The district extends along Glenridge Avenue to include the east side of Baldwin Street (partially located within the Borough of Glen Ridge) to include the Baldwin Street School (now Glenmont Square Condominiums) and the Minnie A. Lucey House, now the offices of Headstart. The northern and eastern boundary lines are irregular, following the Montclair Town Line to Baldwin Street but including, as previously mentioned, the Baldwin Street School (partially located in Glen Ridge) and the Minnie A. Lucey House, located entirely in the Borough of Glen Ridge.

The district consists of 140 structures, including 24 secondary structures; 107 (76%) are considered contributing to the district. Buildings are considered contributing if they were present during the district's period of significance and retain sufficient integrity to convey the scale, massing, density or other historic characteristics of the district during that period. Non-contributing structures are those of modern construction or those that have lost historic integrity to a degree that they no longer visually represent the district during its period of significance.

The district is largely residential in character, with multi-unit and single family residences constituting 64% (90 of 140) of the existing building stock, excluding secondary structures. Commercial usage accounts for 6% (9 of 140), with mixed residential and commercial use buildings 8% (11 of 140) of the non-accessory structures. Secondary structures in the district consist of 24 garages, 11 of which are contributing to the district. There are three key structures in the district; Our Lady of Mount Carmel Catholic Church (Photos 20 and 21) with an adjacent rectory (Photo 19), the Baldwin Street School (Photo 5) and the Minnie A. Lucey House (Photo 1). Seven buildings in the district, formerly mixed-use buildings that combined commercial ground story space

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Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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with residential units above, have had their street level storefronts converted to residential use. Examples of these buildings are primarily located on Glenridge Avenue where commercial development was historically concentrated.

The majority of the district's buildings date from 1880 to the late 1930s. The Sherman and Grant Street area was first platted in the early 1880s; a group of modest wood-frame residences were erected midway between Pine Street and Bay Street by 1890 (Photos 15 and 16). Larger parcels on Pine Street, including the western ends of Grant and Sherman Streets, were developed in the first decade of the twentieth century. Buildings constructed during this period consist of the multi-story residential and commercial blocks that characterize the district (Photos 21 and 34). Unlike the earlier frame housing, the masonry buildings front directly on the street, creating a distinctly urban streetscape. Construction in the district, temporarily halted by World War I, continued until the mid-1930s with additional three and four story, multi-unit masonry buildings and several single family and duplex dwellings (Photo 25).

Single family residences of the late nineteenth century are concentrated at the northeast edge of the district on Grant and Sherman Streets, midway between the more heavily developed Pine and Bay Streets. These older dwellings, typically of two-story frame construction and vernacular design, are examples of the late nineteenth character of the neighborhood. The building at 22 Sherman Street, built c1890, is an example of this type and consists of a gable-front block with a gable-roofed addition constructed c1910. With the exception of cement-asbestos cladding, this structure retains its original character (Photo 22).

The group of single-family frame residences at 17 to 21 Grant Street (Photo 17) and 18 to 24 Grant Street (Photo 18), all built c1890, represent the late nineteenth century residential streetscape within the district. All are two and two and one-half story structures of rectangular plan, gable end to the street and slightly set back from the sidewalk on narrow lots.

The large residential and mixed-use buildings constructed in the district in the first decades of the twentieth century are typical examples of multi-story masonry buildings found in the urbanized areas of northern New Jersey. These buildings are three stories in height and three to five bays wide. Although most of the twentieth century buildings were residential in use, several incorporated ground story commercial space. Larger buildings had central entries leading to apartments above with storefronts on either side. Smaller buildings could accommodate only one storefront and typically had a residential entrance to one side of the commercial space.



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Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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The twentieth century buildings within the Pine Street Historic District display two distinct stylistic trends: buildings constructed in the c1906 to World War I period show a free adaptation of elements of the Classical Revival or Renaissance Revival styles (Photos 7, 27 and 37); buildings constructed in the post-World War I reflect a more spare, modern design that relied heavily on patterned brickwork to articulate and enliven the primary façade (Photos 6 and 21).

A common feature of the pre-World War I buildings was a pronounced cornice with dentils, modillions and brackets, often accented by a paneled frieze with swags or foliate motifs. The buildings at 39 and 41 Glenridge Avenue at Bay Street, both built by 1907 and two of the earliest of the larger buildings in the neighborhood, exhibit the prominent cornices that exemplify this period (Photos 4 and 5). Further to the west is 53 Glenridge Avenue (c1910: Photo 7), one of the more robust examples of the application of classical elements and the use of constructive coloration.

The early designs were also characterized by a profusion of classical detail in pale brick, limestone and cast stone, contrasting with the red brick facades. Flared lintels in simulation of flat arches with boldly rusticated voussoirs were a common feature, as were quoins of cream colored brick outlining the facade, as evident at 97 Pine Street, built c1911 (Photo 33) and at the stylistically similar 27 Grant Street (Photo 20), built c1911. The exuberant application of architectural detail, characteristic of the pre-World War I buildings, at times visually dominates the facade, as at the three-story 108 Pine Street, built c1910 (Photo 37), and the neighboring 110 Pine Street, built c1916 (Photo 39).

The Classical Revival style Baldwin Street School, constructed from 1912-1913, built of red brick with limestone trim and a pronounced limestone cornice, also reflects the building trends of the neighborhood (Photo 3). Similar to many of the residential structures in the district, the school has a stepped parapet with limestone coping, a continuous limestone sill, water table, keystones and brick voussoirs as well as a Classically detailed front entry with a limestone surround ornamented with rosettes, an egg and dart band and foliated elements.

Within several years after the end of World War I, construction of the multi-story residential and commercial blocks resumed, continuing through the mid-1930s. These later designs were almost exclusively of a textured buff brick, variously articulated by vertical bands of stacked header or stretcher brick, soldier courses, rowlock courses or the use of corner-set brick. Cast-stone or limestone was largely reserved for small accents, such as small inset blocks or lozenges, within the overall brickwork design. The facades of this period are planar; the prominent classical cornice of the pre-war designs is rare in

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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the post-war period, most commonly replaced by a parapet with stone coping or projecting brick courses suggestive of an entablature. Typical of post World War I constructive detailing is the three-story facade of 31 Grant Street, built c1928 (Photo 21), where the windows are framed by a border of stretcher and soldier brick accented at the corners by square limestone blocks. The gabled parapet forms a frontispiece providing a vertical accent to the facade. The detailing at 31 Grant Street is reflected at a smaller scale in the two-story, single family residence at 28 Sherman Street, dating from the same period (Photo 23).

Unique within the district are the similar multi-family residences at 73 and 75 Glenridge Avenue, built c1907 and c1906 respectively (Photo 9). Set back from the street on landscaped lots, these houses, with their distinctive rubble stone porches, reflect Craftsman stylistic influences. Three other structures in the district, located in the rear of 89 and 91 Bay Street, have facades of rubble stone (Photos 13 and 14). In contrast to the suburban appearance of 73 and 75 Glenridge Avenue, brick masonry construction, mimicking the larger brick buildings in the district, soon became commonplace for single family and duplex residences, as seen at 38 Sherman Street, built c1910 (Photo 24).

Smaller buildings often combined commercial space on the lower level with a residence above. The neighborhood store at 107 Pine Street, built c1918 (Photo 39), is an intact representative of this rapidly disappearing building type in the district and retains its original storefront with a recessed central entry. The brick facade of the residential second story is unaltered. In addition to original commercial spaces, several buildings show evidence of later conversion to mixed commercial/residential use. An example of a commercial addition to an existing residential property is seen at 71 Glenridge Avenue, built c1909, a two-story, residential building extended by a basement level shop (Photo 8).

The 1920s and 1930s marked the final wave of construction in the district for both residential and institutional structures. An addition was constructed on the Baldwin Street School in 1923-24 and the Baldwin Street Community House (later renamed the Minnie A. Lucey House) was constructed in 1929 (Photo 1). Designed by Arthur Holmes in the style of an Italianate villa, the building, is the most decorative structure in the district and was intended to reflect the Italian heritage of the neighborhood residents. The Baldwin Street Community House is a two-story structure faced with buff-colored stucco and with a hipped roof clad with red terra cotta tiles. The front entrance is set within an single-story arched portico with cast stone voussoirs and a balcony at the second story level. Windows are multi-paned steel set within molded surrounds. Colored terra cotta plaques with the Bambino and cherubim are located at the spandrels

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of two windows on the front façade and above the double door entrance to the kindergarten. An arcaded loggia, supported by smooth shafted granite columns with terra cotta capitals that combine stylized elements of both the Corinthian and Ionic orders, projects from the south facade. A stuccoed chimney projects from the north facade. The Minnie A. Lucey House remains intact with few exterior alterations since its construction.

Our Lady of Mount Carmel Roman Catholic Church, built in 1937, was the last major building to be constructed within the district. The cruciform-plan Church (Photos 30 and 31), consists of an attached rectory (Photo 32) and the adjacent Reverend Monsignor Emmanuel Capozelli Religious Education Center, c1909 at 102 Pine Street (Photo 35). Designed to reflect the Romanesque and Gothic periods in the traditions of northern Italian architecture, the church is constructed of buff brick with limestone detail and a gabled, Spanish tile roof. The upper facade has three bays and is set above a five bay arcade that spans the side aisles. The facade is articulated by shallow pilasters, arch corbel tables and a rosette window. A square bell tower with a pyramidal, Spanish tile roof rises from the southwest angle of the crossing. The church physically manifests its focal position within the community by its location at the visual terminus of the western end of Sherman Street and with its prominent bell tower.

In the past several decades, many storefront facades have been infilled in response to an increased demand for residential space. Former commercial space is evident in the district by remnants of original architectural features typical of late nineteenth and early twentieth century storefront design or by unsympathetic alterations. 110 Pine Street (Photo 39) and 38 Sherman Street (Photo 24) and the buildings at 86, 87 and 93 Bay Street (respectively Photos 11, 12 and 15) are examples of adapted space, with first story storefront type cornices and unsympathetic brick infill at formerly glazed areas. At a larger scale is the four-story apartment and commercial block at 99-101 Pine Street, where brick infill and paired double-hung windows have replaced former street level storefront glazing (Photo 34).

There has been a loss of architectural integrity to several structures in the district due to the introduction of incompatible, modern materials. Several of the large masonry buildings have been refaced with stucco, as at 105 Pine Street, built c1909 (Photo 36), and 39 Glenridge Avenue, built c1890 (Photo 4) or with modern "perma-brick," as at 95 Pine Street, built c1910 (Photo 29). A number of buildings have been covered with vinyl, aluminum and asbestos siding, such as the structures at 88 and 92 Bay Street. Modern additions, new porches and porch enclosures are also common to some of the structures in the district. Some additions were constructed within the period of significance of the

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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district and provide evidence of the growing population of the neighborhood, as in the large brick addition at the rear of 26 Grant Street, built c1890.

Examples of non-contributing modern construction in the district include the single story, concrete block buildings at 34-36 Sherman Street, 61 Glenridge Avenue and the large, modern aluminum sided suburban style townhouses at 4-14 Grant Street (Photo 16). The impact of these structures on the historic character of the district is mitigated by their small scale. Other modern or non-contributing structures are scattered throughout the district. However, these structures are of a scale compatible with historic buildings in the district and therefore, have a minimal impact on the integrity of the district.

In summary, the Pine Street Historic District consists largely of three-story masonry houses and apartment buildings erected between c1906 and c1935. The residential fabric of the district also includes detached single family houses of frame or that are covered with stucco constructed c1890. Residential structures are scattered throughout the district while the commercial buildings within the district are largely concentrated along Glenridge Avenue and the south end of Pine Street. Pine Street, the most architecturally cohesive street in the district, possesses the greatest number of contributing structures. This street is characterized by three-story brick apartment buildings embellished with Classical Revival, Renaissance Revival and Italianate features. Located at the center of Pine Street is Our Lady of Mount Carmel Church. The church is one of the key buildings in the district and serves as the western anchor point for this cohesive working class community. Eastern anchor points are earmarked by the two other key buildings in the district, the Baldwin Street School and the Minnie A. Lucey House.

### Conclusion

The Pine Street Historic District, formerly part of a larger working class neighborhood in Montclair, is remarkable for its lack of change. Although many buildings have been altered, the district has retained its historic architectural integrity and reflects the Italian American immigrant working class community which developed and resided in this neighborhood in the late nineteenth and early twentieth centuries. The buildings within the district are reflective of the Italian traditions of masonry and craftsmanship and are representative of the architectural styles that characterized urban rowhouses, tenements and apartment buildings from this era. The density of population and the mixture of commercial and residential use were unique to Montclair and continue to be reflected in the streetscapes of the historic district. In addition, the three key structures of the district, Our Lady of Mt. Carmel Church, the Baldwin Street School and the Minnie A. Lucey House, which reflect the Italian American social and cultural aspects of the community, continue to remain as the landmarks of the community.

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

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Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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**Comprehensive Building Inventory**

The following inventory, organized alphabetically by street and numerically by property address, briefly describes all the resources in the Pine Street Historic District in the Township of Montclair and the Borough of Glen Ridge, Essex County, New Jersey. The district has a total of 140 buildings; 107 contributing buildings and 33 non-contributing buildings.

Buildings are identified as contributing or non-contributing within the district. Buildings are considered contributing if they were constructed during the district's period of significance. Buildings that have been altered from their original appearance may still be considered contributing as they have retained their historic architectural integrity and therefore, continue to provide a sense of the scale and character of the district during the period of significance. Three contributing buildings deemed particularly significant to the district have been further designated as contributing/key buildings.

Non-contributing buildings are either historic buildings that have been sufficiently altered so that their historic architectural integrity has been compromised or buildings that were constructed after the period of significance. Dates of construction are derived primarily from records of the Township of Montclair Buildings Department; additional information was derived from historic maps, Sanborn maps, and prior surveys. Addresses given correspond to those shown on tax maps used for the sketch maps included with this nomination. All addresses and block and lot descriptions are located in Montclair unless otherwise noted.

**Baldwin Street**

1 **Nicolo's Italian Bakery. 2-6 Baldwin Street**  
**Block 4211, Lots 5 & 6**

A three-story aluminum-sided structure with a flat roof; the cornice has been enclosed with aluminum siding. The first story has a pent roof and is covered with a stone faced wall that extends around the property. A single-story gable roofed structure is attached to the rear of the bakery building. Non-contributing.

Photo 2: Roll 4, Frame 3

2 **10 Baldwin Street**  
**Block 4211, Lot 4**

Marsellis Warner Corporation. Single-story, L-plan concrete block building with an asphalt paved parking area. The entry is set within a pedimented vestibule. Windows are one-over-one

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Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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double hung sash and casement style; a single garage bay has a metal roll-down door. Contributing.

3 12 Baldwin Street  
Block 4211, Lot 4

A two and one-half story, rectangular plan, vernacular style frame house with a gable-ended roof sided with gray asbestos shingles. A shed-roofed porch with a wooden balustrade extends across the front of house at the first story. Windows, arranged singularly, are one-over-one double hung sash. Contributing.

4 14 Baldwin Street  
Block 4211, Lot 3

Two-story, rectangular plan, brick building with a concrete base course and a flat roof, constructed 1920. The cornice is distinguished by a pedimented parapet with concrete coping, round concrete finials and inset brick spandrels. Windows are arranged singularly and in pairs and in triplets, and are six-over-one double hung sash. The offset double door entry has a transom. A two-story porch is at the rear of the building. Contributing.

4a A three-bay L-plan garage building covered with stucco with two double bays and a small single bay with a gable roof. The three double bays and the small single bay have wood garage doors. The end bay is open. Contributing.

5 18 Baldwin Street  
Block 4211, Lot 2

Two-story, irregular plan, stucco house with a flat roof, constructed 1925. The entryway, accessed brick stairs, is set within a portico with arched openings and a hipped roof. A two-story porch and a square stucco chimney are located at the north facade. A concrete post pergola is located in the rear yard. The Baldwin Street property line is demarcated by a decorative, historic fence of woven steel wire with brick and concrete end piers. Contributing.

6 22 Baldwin Street  
Block 4211, Lot 1

Three-story, rectangular plan, brick apartment building with a stepped parapet with concrete coping, constructed 1927. Soldier brick belt course at first story; contrasting brick window surrounds, Flemish bond brick spandrels. Six-over six double hung sash windows are arranged in pairs and triplets on the front façade. A three-story timber fire escape is located on the rear facade. A concrete and iron fence with colored enamel diamond-shaped panels delineates the Baldwin Street property line. Contributing.

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- 6a Nine-bay, flat-roofed garage building faced with brick. Non-contributing.

Montclair Public School Playground

Block 71, Lot 31 & 32, Glen Ridge

To the southwest of the Minnie Lucey House is a large, level grass-covered playing field owned by the Town of Montclair. The field is divided into a baseball diamond and soccer field.

- 7 Minnie A. Lucey House (Baldwin Street Community House) 272 Baldwin Street  
Block 71, Lot 33, Glen Ridge

Designed by Arthur Holmes in the style of an Italianate villa and constructed in 1929, this building is the most decorative structure in the district and was intended to reflect the Italian heritage of the neighborhood residents. The Minnie A. Lucey House is a two-story structure faced with buff-colored stucco and with a hipped roof clad with red terra cotta tiles. The front entrance is set within an single-story arched portico with cast stone voussoirs and a balcony at the second story level. Windows are multi-paned steel set within molded surrounds. Most of the windows are large and rectangular; some of the windows on the first story are arched with arched transoms. Colored terra cotta plaques with the "Bambino" and cherubim are located at the spandrels of two windows on the front façade and above the double door entrance to the kindergarten. An arcaded loggia, supported by smooth shafted pink granite columns with terra cotta capitals that combine stylized elements of both the Corinthian and Ionic orders, projects from the south facade. A stuccoed chimney projects from the north facade. Contributing/Key.

- 7a To the rear of the Minnie A. Lucy House is a single story modular stucco covered school building built 1995 with a red standing seam metal roof hipped roof. Windows are two-over-two double hung sash. Several doors provide access to the building; an accessible ramp with an metal railing is located at the northwest façade. Non-contributing.

Photo 1: Roll 1, Frame 2.

Bay Street

- 8 67 Bay Street  
Block 4211, Lot 10

A three-story, flat-roofed brick apartment building on a raised basement, constructed c1924 with Classical Revival style elements. The five-bay facade is symmetrical about the central bay which contains a recessed grade level entry with transom and paired double hung windows above. Ornamental brickwork includes soldier course brick bands at the basement and third

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story window headers, recessed panels on the parapet and a relieving arch with a keystone above the central window bay. The stepped parapet has limestone coping; other ornamental elements include a limestone belt course, limestone sills and a pedimented arch over the front entry. The building at 67 Bay Street is virtually identical to the building at 81 Glenridge Avenue (c1927). Contributing.

- 8a A four stall, flat-roofed concrete block garage. Contributing.

Between 67 and 85 Bay Street  
Block 4211, Lot 11  
Open Lot.

- 9 80 Bay Street  
Block 4209, Lot 20

A three-story rectangular plan, rock-faced concrete block apartment building with flat roof and modillioned cornice. Second and third story windows have flat red brick-arches and keystones. The first story has an entablature, watertable and an arched entryway. Windows are one over one modern replacements. A three-story timber fire escape projects from the rear façade. Contributing.

- 10 84 Bay Street  
Block 4209, Lot 19

A two and one-half story vernacular style frame house covered with stucco and a gable roof with an arched window at the gable head, constructed 1895. A single story flat-roofed brick addition is at the front façade. The addition has two six-over-one paired windows and an entry door with multi-lites and a transom. Contributing.

- 10a Four-bay, gable-roofed, rock-faced concrete block garage. Contributing.

(No Number) Bay Street  
Block 4211, Lot 11

Unpaved storage yard for Marsellis Warner Corporation which is located at 10 Baldwin Street. No permanent structures on this lot.



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11 85 Bay Street  
Block 4211, Lot 12

A three-story red brick apartment building with a raised basement and a flat roof with a modillioned cornice, constructed 1914. The facade is distinguished by a basement level and window and door surrounds of contrasting buff brick; window and door surrounds also have keystones. The original front entrance doors have been replaced with a modern steel and glass door; the original transom remains intact. A three-story iron fire escape projects from the rear porches. Contributing.

Photo 10: Roll 1, Frame 8.

12 86 Bay Street  
Block 4209, Lot 18

A three-story buff brick Beaux Arts apartment building with a flat roof and a bracketed cornice with foliated spandrel panels, constructed 1913. Contrasting alternating bands of orange and white brick distinguishes the quoins and the central bay which has paired windows at the second and third stories; third story windows are arched. Second and third story windows have concrete sills and flat arch surrounds with scrolled keystones. The first story has a molded cornice and a cast stone watertable. Windows at the first story are also paired. The front entrance is offset and distinguished by alternating bands of orange and white brick. Contributing.

Photo 11: Roll 3, Frame 1

13 87 Bay Street  
Block 4211, Lot 13

A two-story, Italianate style structure of buff brick with a flat roof with a denticulated and modillioned cornice with finials, constructed 1887. Second story windows have segmental window arches and sills of contrasting gray brick; quoins are also gray brick. A bracketed and denticulated cornice is at the first story which, formerly a storefront facade, has been infilled with buff brick and pilasters of contrasting gray brick to match the upper level. Windows on the first story are paired and have concrete sills. The front entrance is offset. Attached to the rear is a two and one-half story, irregular plan, frame house covered with aluminum siding. Contributing.

Photo 12: Roll 3: Frame 2

13a A single-story flat-roofed building constructed of rock-faced concrete block partially sided with plywood. Garage door openings have been infilled with plywood and a pent roof has been

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added. Windows and doors have also been added to convert this former garage into a residential structure. Non-contributing.

- 13b A flat-roofed frame garage with five garage bays and a doorway. Garage doors are the original wood vertical board doors. Contributing.
- 14 88 Bay Street  
Block 4209, Lot 17  
A two and one-half story vernacular style, rectangular plan, frame house with gable-ended roof with a cross gable, constructed 1890. The building is covered with aluminum siding. Windows are both singular and grouped and are of various shapes and sizes. Face brick, triplet windows and a pent roof is at the front facade of the first story. Non-contributing.
- 14a In the rear is a two-story, rectangular plan, aluminum clad frame building with a flat roof and modillioned cornice with deep overhangs. A single story addition projects from the front facade. Non-contributing.
- 15 89 Bay Street  
Montclair, Block 4211, Lot 14 and Glen Ridge, Block 72 Lot 8  
A two and one-half story aluminum clad frame structure with a gabled roof. A full-width porch with a pediment and wood balustrade extends across the front of house, constructed 1887. Windows are arranged in singular fashion with the exception of paired windows at the gable head; a projecting bay with three windows projects from the first story level. Contributing.
- 15a A single-story, two-bay rock-faced concrete block garage with a gable roof is located to the rear of the above property. Garage doors are of plywood. Windows at the side facades and at the gable head have been covered with plywood. Contributing.
- 15b A two-story cross gable-roofed barn structure that has been converted to a garage with three bays. The gable head is brick and random rubble; the loft door has been covered with plywood. The Montclair Town Line runs through the center of this building; the legal address in the Borough of Glen Ridge is Block 72, Lot 8. However, the address and access is at 89 Bay Street. (See Photo). Contributing.

Photo 13: Roll 3, Frame 4.

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16 91 Bay Street

Montclair, Block 4211, Lot 15 and Glen Ridge, Block 72, Lot 7.

A two and one-half story aluminum clad frame house, constructed 1887, with a gable roof with a full-width modern shed-roofed dormer at the south side. A full-width porch extends across the front of the house at the first story. Windows are one-over one double hung sash and rectangular single pane. Non-contributing.

16a A single-story, one-bay random rubble garage with shed roof. Windows have iron grilles. Contributing.

16b A two-story, flat-roofed, random rubble residential structure. Window and door surrounds are of coursed brick. Contributing. This structure is located in the Borough of Glen Ridge, Block 72, Lot 7. However, the address and access is at 91 Bay Street. Contributing.

Photo 14: Roll 3, Frame 6.

17 92 Bay Street

Block 4207, Lot 5

Two and one-half story, vernacular style frame house, constructed 1890, with a gable-ended roof and a two-story shed-roof addition. The exterior has been clad with aluminum siding. A flat-roofed, single story porch extends across the front façade. Non-contributing.

17a Three-bay, stucco, shed-roofed garage. Garage doors are wood. Non-contributing.

18 93 Bay Street

Montclair, Block 4211, Lot 16 and Glen Ridge, Block 72, Lot 6.

Two-story brick house of rectangular plan, constructed 1907, with a flat roof and a denticulated and modillioned cornice. The first story has a cornice and brick infill. Cast stone beltcourse and lintels with keystones at upper story windows. Modern steel and glass front entry door. Contributing.

Photo 15: Roll 3, Frame 3

18a Two-story hipped roof building clad with stucco and wood shingles and with a projecting, pedimented enclosed porch at the second story. This structure is located in the Borough of Glen Ridge, Block 72, Lot 6. However, the address and access is at 93 Bay Street. Contributing.

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- 19 95 Bay Street  
Montclair, Block 4211, Lot 17 and Glen Ridge, Block 72, Lot 5.  
Two and one-half-story, irregular plan, stucco house, constructed 1887, with a brick foundation. The gabled roof is covered with asphalt shingles and has deep overhangs. Wood framed four-over-one double-hung windows. The pedimented front entry porch has a gabled roof. Contributing.
- 19a Two-story, residential, stucco clad building with a hipped roof and full-width porch at the second story. This structure is located in the Borough of Glen Ridge, Block 72, Lot 5. However, the address and access is at 95 Bay Street. Non-contributing.

**Glenridge Avenue**

- 20 Glenmont Square Condominiums (Former Baldwin Street School) 15 Glenridge Avenue  
Block 4212, Lot 1  
Two-story Neo-Classical style institutional building constructed from 1912-1913 and built of red brick with limestone trim and a pronounced limestone cornice. The school has a stepped parapet with terra cotta coping, a continuous terra cotta sill and water table, keystones and brick voussoirs as well as a Classically detailed front entry with a terra cotta surround ornamented with rosettes, an egg and dart band and foliated elements. Brick pilasters have terracotta bases and capitals. Contributing/Key.

Photo 3: Roll 1, Frame 6.

- 21 29-31 Glenridge Avenue  
Block 4211, Lot 07  
A three-story, six-family brick apartment building with Classical Revival style elements constructed c1913. The symmetrical five-bay Glenridge Avenue facade has dark red textured brick with matching quoins set above a brownstone foundation. Double hung windows have stone sills, soldier course heads and limestone corner blocks. The recessed central entry is accented by large limestone corner blocks with a foliate motif echoed in the window ornamentation. The original transom is intact over the modern entry door and surround, as are the tile wainscoting and marble steps within the vestibule. The parapet has a dentilled limestone cornice with modillions over brick corbeling. Contributing.

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22 35 Glenridge Avenue  
Block 4211, Lot 08

A three-story apartment and commercial block with Classical Revival style elements constructed c1921. The main facade is buff brick set above a bluestone watertable with ornamental brickwork that includes a three-course header course at the second story line, vertical articulation of the four bay front facade, and recessed panels in the stepped parapet. Paired double hung windows have brick header course lintels and stone sills. The stepped parapet has limestone coping and an inset lunette. The former first floor commercial space, now converted to residential use, has double hung windows and brick infill. Contributing.

23 37 Glenridge Avenue  
Block 4211, Lot 09

A two-story commercial structure constructed c1901. The first story is brick with a pent roof; the second story is wood frame. Non-contributing.

24 39 Glenridge Avenue  
Block 4211, Lot 09

A three-story, Italianate style, flat-roofed, rectangular plan brick commercial and residential structure with a bracketed and dentilled cornice, constructed c1890. Windows are double hung with stone sills; third story windows have arched transoms. Round-headed windows at the third story. A pent roof is at the first story on the Glenridge Avenue facade. Stucco finish. Contributing.

Photo 4: Roll 3, Frame 9

25 41-41A Glenridge Avenue  
Block 4210, Lot 15

A three-story, flat-roofed, brick residential and commercial building in Italianate style with Renaissance Revival elements c1907. A bracketed cornice with swag and garland relief extends around the Glenridge Avenue and Bay Street facades. The first story, capped by a cornice with scrolled brackets, is brownstone with storefront windows and entries at Glenridge Avenue and at the corner. The second and third stories are painted brick with double hung windows which are paired in the central bay. Third story windows have hoods on consoles. Contributing.

Photo 4: Roll 3, Frame 8

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- 26 43 Glenridge Avenue  
Block 4210, Lot 16  
A three-story, brick residential and commercial building in the Renaissance Revival style c1910. The three bay facade is buff brick above a limestone first story. The front entrance is set within a round-arched Classically-inspired limestone frontispiece with fluted pilasters and arch spandrels with foliate relief bearing shields with the initials "P". Upper story window bays are set within two-story limestone segmental arch surrounds with keystones; segmental arch heads and sills of limestone are at the upper story central bay windows. All windows are double hung. The first story has a pair of bracketed cornices above the storefront windows; the glazed entrance door has an elliptical fanlight. The cornice has paired corner brackets and foliate relief on the paneled frieze. Contributing.
- 27 45 Glenridge Avenue  
Block 4210, Lot 17  
A two-story, flat-roofed, gray stucco commercial building of rectangular plan, originally constructed 1911. The building is characterized by geometrical detailing in stucco relief. The first story consists of a modern storefront; double hung windows with a triplet central bay are at the second story. Non-contributing.
- 28 47 Glenridge Avenue  
Block 4210, Lot 18  
A two-story, flat-roofed, wood frame structure of rectangular plan constructed c1890. This building has been altered with modern wood siding, paired double hung windows, and a non-original gable porch overdoor. Non-contributing.
- 29 49 Glenridge Avenue  
Block 4210, Lot 19  
A two and one-half story, vernacular style, rectangular, wood frame dwelling with a gable roof and asbestos shingle siding, c1890. The three bay gable end facade has double hung windows and an arched double hung attic window. Contributing.
- 30 51 Glenridge Avenue  
Block 4210, Lot 20  
A two and one-half story, vernacular style residential structure c1890 with a gable roof and clad in aluminum siding. The gable end front facade has a two-story bay, double hung windows and a covered porch entry. Contributing.

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- 30a A single story, vernacular style, brick commercial building of rectangular plan with a flat roof, constructed c1932. The stepped parapet has limestone coping, brick panels, and brick soldier course band at the frieze. The front facade has commercial storefront windows and a recessed central entry. Stucco side walls are capped with tile coping. Contributing.

Photo 6: Roll 1, Frame 23.

- 30b A four-bay concrete block garage with a mansard roof covered with asphalt shingles. Contributing.

31 53 Glenridge Avenue  
Block 4210, Lot 21

A three-story, Renaissance Revival style, rectangular plan, brick apartment building with a flat roof and denticulated copper cornice with scroll corner brackets, constructed c1910. The building is characterized by its patterned red and buff brick, including a three bay, two-story arcade with limestone keystones; horizontal bands of red brick; first story voussoirs; quoins; and third story brick spandrels in a diamond pattern. The first story has a denticulated limestone cornice, limestone watertable, and ornate limestone segmental arch entry surround. The foundation and side walls are of red brick. Windows, arranged in pairs, are double hung with stone sills. Contributing.

Photo 7: Roll 1, Frame 22.

32 55-57 Glenridge Avenue  
Block 4210, Lot 22

A three-story, Classical Revival style, rectangular plan, brick apartment building with a flat roof and stepped parapet on a raised basement, constructed c1927. The facade is buff brick with red brick accents; a brick soldier course water table; triplet double hung window bays with red brick soldier course surrounds and limestone corner blocks. The central bay has single double hung windows with arched blank transom panels in stucco. The entrance is set within an arched red brick surround with a limestone keystone. Other limestone elements include window sills, cornice molding, stair treads, parapet coping, and inset panel with the name "A. Daneso". Contributing.

33 61 Glenridge Avenue  
Block 4210, Lot 23

A single story, flat-roofed modern commercial building of concrete block and brick. Non-contributing.

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- 34 63 Glenridge Avenue  
Block 4210, Lot 01  
A three-story wood frame, commercial and residential building built c1880 and clad in aluminum siding on second and third stories with a stucco finish at the first story. Windows are double hung, some paired, with storefront windows and a recessed storefront entry. Non-contributing.
- 35 65 Glenridge Avenue  
Block 4208, Lot 34  
A two and a half story, vernacular style, brick and stucco, residential and commercial corner building, constructed c1909. The roof is hipped with broad eaves and an attic dormer with a pedimented gable. Windows are double hung with wood surrounds; storefront windows. A recessed corner entrance is at the first floor. Contributing.
- 36 67 Glenridge Avenue  
Block 4208, Lot 35  
A two and a half story, brick and stucco building with a gable roof, constructed c1909. The original first story commercial storefront has been enclosed with brick. Windows are paired and double hung with a single attic window. Non-contributing.
- 37 69 Glenridge Avenue  
Block 4208, Lot 36  
A two and one-half story, vernacular style, brick and stucco, residential building with a gable roof, constructed c1934. The broad, gable end facade is red brick with limestone quoins to the second story limestone sill line and stucco with brick corner piers at the second story. Side walls are red brick. The entry has a limestone arch surround with quoins and a keystone; limestone medallions are inset in the brick above the existing and the former entries (now brick infill). The east bay, which projects slightly, has an asymmetrical gable. Triplet wood frame double hung windows are at the second story, wood frame picture windows with double hung side windows at the first floor. The original storefront openings have been enclosed with brick. Contributing.
- 38 71 Glenridge Avenue  
Block 4208, Lot 37  
A two-story, wood frame, stucco dwelling with a hip roof, a two-story bay, and a two-story covered porch, constructed c1908. A small hip roof storefront addition (c1913), also stucco, projects from the raised basement level. Wood frame windows are double hung. Contributing.



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39 71 1/2 Glenridge Avenue  
Block 4208, Lot 38

A two-story, vernacular style residential and commercial building with a gable roof, c1890, and a brick and brownstone facade and a stepped parapet (c1920). The brownstone first story has a storefront entry flanked by modern windows and a decorative lead frieze. Second story windows with stone sills are double hung and of wood. Contributing.

40 73 Glenridge Avenue  
Block 4208, Lot 39

A two and one-half story, Bungalow/Craftsman style, wood frame, stucco dwelling, constructed c1907. The hipped roof has broad eaves and is pierced on each face by a central hipped dormer with cedar shingles. Windows are double hung with wood surrounds; some have shutters. The main facade is dominated by a distinctive two-story porch constructed of stucco. The structure has Tudor arches at the first story porch, a random rubble foundation with corner piers that taper at the second story. Contributing.

Photo 9: Roll 3, Frame 12

41 75 Glenridge Avenue  
Block 4208, Lot 40

A two and one-half story, Bungalow/Craftsman style, wood frame, stucco dwelling on a rubble stone foundation, constructed c1907. The hipped roof has broad eaves and is pierced on each face by cedar-shingled dormers. Windows are double hung with wood surrounds. The front facade is characterized by a two-story stucco porch with a Tudor arch and a random rubble base. Contributing.

Photo 9: Roll 3, Frame 12

- 41a A two and one-half story, wood frame dwelling with a gambrel roof and wood clapboard siding, located behind 75 Glenridge Avenue. The building has gabled dormers and was converted from a former stable or barn after 1933. Contributing.

42 75A Glenridge Avenue  
Block 4208, Lot 40

A single story commercial building of rock-faced concrete block with a facade of beige brick, constructed c1924. The gable roof is covered with asphalt shingles and has hipped roof skylights. Contributing.

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43 81 Glenridge Avenue  
Block 4208, Lot 41

A three-story, flat-roofed brick apartment building on a raised basement, with Classical Revival style elements, constructed c1927. The five-bay facade contains a recessed entry with transom and paired double hung windows. Ornamental brickwork includes soldier course brick bands at the basement and third story window headers, recessed panels on the parapet and a relieving arch with a keystone above the central window bay. The stepped parapet has limestone coping; other ornamental elements include a limestone belt course and limestone sills. A fabric awning covers the front entry. The building at 67 Bay Street is virtually identical to this building at 81 Glenridge Avenue. Contributing.

**Grant Street**

44 1 Grant Street  
Block 4209, Lot 20

Three-story, rectangular plan, stucco apartment building with a flat roof, constructed c1900. Second and third stories are set back from the front of the building. Half of an octagonal bay is located at the southeast corner on the second and third stories. Windows are one-over-one double hung sash. Contributing.

45 3 Grant Street  
Block 4209, Lot 20

Single story rectangular plan, stucco house, constructed c1900, with a flat roof and molded cornice. Windows are one-over-one double hung sash. Contributing.

46 5 Grant Street  
Block 4209, Lot 21

Three-story L-plan, stuccoed apartment building with bracketed cornice, flat roof and tile-roofed mansard, constructed c1900. The arched entryway is offset. Most windows are one-over-one double hung sash; several windows on the first floor are six-over-one double hung sash. A three-story, timber fire escape and porch is located at the east façade. Contributing.

47 13 Grant Street  
Block 4209, Lot 22

Gable and flat-roofed two-story aluminum sided residential structure, constructed c1900, with a large aluminum sided rear addition. Windows are aluminum replacement one-over-one double hung sash with shutters. A pent roof is at the first story. Non-contributing.

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48 4-14 Grant Street  
Block 4210, Lot 13

Two-three-story frame apartment building constructed c1990 covered with vinyl siding. The roof is gabled. Windows are one-over-one double hung sash arranged singularly and in pairs; some are modified Palladian style; some have shutters. Non-contributing.

Photo 16: Roll 1, Frame 9.

49 17 Grant Street  
Block 4210, Lot 23

A two-story gable-roofed wood frame, single family dwelling constructed c1890. The building is clad in wood shingle siding; windows are wood and double hung with wood surrounds. A pair of windows are centered on the second story and an attic window and Eastlake detailing are at the gable peak. A shed-roofed porch with iron railing extends from the front facade. A one-story, brick addition with a flat roof projects from the north (rear) facade and a single story enclosed porch extends from the side entry on the east. Contributing.

Photo 17: Roll 3, Frame 15 (Streetscape)

50 18 Grant Street  
Block 4210, Lot 12

A two and a half story, vernacular style, rectangular plan, wood frame single family residence with a gable roof, wood shingle siding and a concrete foundation, constructed c1890. Windows are wood, double hung with wood surrounds; an attic window is centered in the gable end facade. Rafter ends are decorative sawcut; a pair of wood brackets support the front gable overhang. The front porch has been enclosed. Contributing.

Photo 18: Roll 3, Frame 16 (Streetscape)

51 19 Grant Street  
Block 4209, Lot 24

A two and one-half story, vernacular style c1890 single family dwelling, with a gable roof, wood shingle siding, and a covered front porch. Windows are wood double hung with wood surrounds. Contributing.

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- 52 21 Grant Street  
Block 4209, Lot 25  
A two-story, c1890 vernacular style, rectangular plan, wood frame, single-family dwelling with an gable roof and asbestos shingle siding. Windows are double hung with wood surrounds, with an arched attic window centered in the gable end. The front entrance is set within an addition with vertical siding and a shed roof. Contributing.
- 53 22 Grant Street  
Block 4210, Lot 11  
A two and one-half story, vernacular style, rectangular plan, wood frame, stucco, single family residence, gable roof, a covered porch, and a concrete foundation, constructed c1890. Windows are wood double hung with wood surrounds; an attic window is centered in the gable end facade. Rafter ends are decorative sawncut; wood brackets support the front gable overhang. An offset, two-story, brick rear addition with a shed roof was added c1921. Contributing.
- 54 24 Grant Street  
Block 4210, Lot 10  
A two-story, vernacular style, wood frame residence with an gable roof, simulated brick siding, a small covered porch, and a two-story, brick veneer frame rear addition. The original building was constructed c1890. The rear addition, which has a shed roof that extends to the ridge and a two-story covered rear porch, was added c1912. Windows are wood, double hung with wood surrounds. Contributing.
- 55 25 Grant Street  
Block 4209, Lot 26  
A two-story, vernacular style, single-family frame dwelling, constructed c1890, covered with aluminum siding. The three-bay Grant Street facade has a side entry set within a modern, shed-roofed enclosure. A single story, flat-roofed addition with an enclosed porch on the east projects slightly forward of the original facade. Non-contributing.
- 55a A rock-faced, concrete block four-stall garage with a flat roof. Contributing.
- 56 26 Grant Street  
Block 4210, Lot 09  
A two-story field stone garage with a gambrel roof and a single story extension, constructed between 1907 and 1934 at the rear lot line of 26 Grant Street. A band of heavy stone above the second story window and door openings form lintels for the openings; the windows have stone

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sills. The single story extension in the front has an overhead raised panel garage door and a shallow shed roof. Contributing.

Photo 19: Roll 3, Frame 18

57 27 Grant Street  
Block 4209, Lot 27

A two-story, flat-roofed brick dwelling with basement, constructed c1911 with Italianate and Renaissance Revival style elements. The three-bay Grant Street facade is of red brick and is framed by rusticated quoins of cream brick. The metal cornice is supported on oversized end brackets, the frieze has a single large swag and garland in relief. First and second story windows are double hung with pronounced segmental arch heads and oversized keystones. A simple limestone water table separates the raised basement from the first story. A modern aluminum awning covers the entry porch. Contributing.

Photo 20: Roll 3, Frame 17

57a A single stall garage is at the rear. Non-contributing.

58 28 Grant Street  
Block 4210, Lot 08

A two-story, flat-roofed brick residence on a raised basement constructed c1911 with Italianate and Renaissance Revival style elements. The three-bay Grant Street facade has an offset raised front entry with a hipped roof overdoor on smooth shaft columns. End walls are decorated by quoins of cream brick. The heavy cornice is denticulated and has finials and end brackets. The double-hung windows have limestone sills and voussoirs with keystones. Contributing.

58a A single stall garage is in the rear. Non-contributing.

59 29 Grant Street  
Block 4209, Lot 28

A two-story brick dwelling with a raised basement with Classical Revival elements constructed c1929. Brick details include a soldier course brick water table, cornice band and window surrounds with limestone corner blocks. Windows are double hung with stone sills. A limestone diamond medallion and limestone coping accent the stepped parapet. The offset entrance has a shallow hipped roof overdoor and modern ornamental iron supports and railing. Contributing.

59a A four-stall concrete block garage is in the rear. Contributing.

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- 60 31 Grant Street  
Block 4209, Lot 29  
A three-story red brick apartment building on a raised basement with Classical Revival style elements constructed c1928. The flat roof has a stepped and pedimented parapet with limestone coping and a limestone shield medallion. Brick ornamentation includes a soldier course water table, corbelled cornice band, soldier course window surrounds with limestone corner blocks, and a brick arch with a limestone keystone at the entrance. Limestone ornamentation includes a continuous band at the third story sill line and medallions inset in the brick. The front entry is a glazed multi-light wood door with side lights and an arched fan light transom. Windows, double hung with stone sills, are placed asymmetrically on the façade; a bay of triplet windows and a narrow bay containing the entry with single windows are above. Contributing.
- 60a A single story, three-bay, concrete block garage with a wood shingle mansard roof. Non-contributing.
- Photo 21: Roll 2, Frame 4.
- 61 No number, Grant Street  
Block 4209, Lot 08  
A single-story, four-stall brick garage with a flat roof and pedimented parapet with limestone coping and limestone medallions, constructed by 1934. The garage is on a separate tax parcel without street frontage, facing south to the vacant lot west of 31 Grant Street. Contributing.
- Block 4209, Lot 30  
Vacant Lot
- 62 32 Grant Street  
Block 4210, Lot 07  
A two-story, flat-roofed red brick residence with Classical Revival style elements, constructed in the late 1920s. The building has a pedimented parapet with limestone coping and limestone medallions. Windows are double hung with stone sills. Brick detailing includes soldier course bands at the frieze and belt course, and soldier course heads over the second story windows. The offset front entrance has a modern aluminum awning. Contributing.
- 63 34 Grant Street  
Block 4210, Lot 06  
A two-story, vernacular style, wood frame, stucco dwelling with a gable roof and rectangular plan constructed c1909. The gable end facade has double hung wood windows with wood

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surrounds; the attic window has an arched surround. The entrance has a modern aluminum awning. Contributing.

**Pine Street**

- 64 68 Pine Street  
Block 4208, Lot 33  
A two-story, vernacular style, wood frame building with vinyl siding and a gable roof. Originally constructed c1907 as a single story assembly hall, the building was expanded c1908 to two-stories. The gable end facade has modern vinyl double hung windows with wood surrounds. The raised front entry has a gable roof overdoor with wood brackets. Contributing.
- 65 70 Pine Street  
Block 4208, Lot 32  
A three-story, flat-roofed, multi-family residence on a raised basement, constructed c1924 with Classical Revival elements. The buff brick Pine Street facade is in three bays, symmetrical about the central entry. Paired multi-light entry doors are set within a round arched limestone surround with a keystone. Banks of triplet double-hung windows flank the entry and the center windows of the second and third stories. The triple window units have limestone sills and are linked vertically by raised brick bands and patterned brick spandrels. A limestone band is at the frieze above which is a pedimented parapet with limestone coping and medallions. Contributing.
- Photo 26: Roll 2, Frame 2.
- 66 71 Pine Street  
Block 4210, Lot 1.01  
A modern, single story, split-face concrete block commercial building. Non-contributing.
- 67 73 Pine Street  
Block 4310, Lot 02  
An irregularly massed, single story, brick commercial building with split face concrete block and sheet metal facade, constructed c1925 as a bakery and garage. Non-contributing.
- 68 75A Pine Street  
Block 4210, Lot 03  
A three-story, rectangular plan, brick residential building with a flat roof and Classical Revival style elements constructed c1922. The buff brick facade has limestone quoins at the first story

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and at the entrance, a limestone watertable, a limestone belt course and frieze. Decorative brick elements include header courses and soldier courses above the windows. Triplet and paired windows are double hung with stone sills and the recessed front entry has a transom. Contributing.

68a 75B Pine Street  
Block 4210, Lot 03

Located at the rear of 75 Pine Street is a two-story, vernacular style, wood frame multi-family residence with wood shingle siding and a flat roof, constructed c1910. The building has a two-story square bay, an adjacent second story entry porch, and a broad denticulated wood cornice. Windows are wood and are double hung with wood surrounds. Contributing.

69 Glen Pine Washers, 77 Pine Street  
Block 4210, Lot 04

A single story, rectangular plan, stucco commercial building with a flat roof, stepped parapet and a storefront with a recessed, central entry, constructed c1929. Contributing.

70 78 Pine Street  
Block 4208, Lot 31

A three-story, Renaissance Revival style, rectangular plan, flat-roofed red brick residential building on a raised basement constructed c1912. The symmetrical facade has three bays with double hung windows with limestone sills, recessed brick spandrels, and ornate terra cotta window heads with scroll keystones. End bays project from the facade and are terminated at the third story by a segmental arch pediment. The metal cornice has a denticulated entablature with foliate motifs on the frieze. Brick pilasters with limestone capitals of the Ionic order terminate at the entablature. Contributing.

Photo 27: Roll 2, Frame 1.

71 79 Pine Street  
Block 4210, Lot 05

A two-story, vernacular style, wood frame dwelling on a concrete block and poured concrete foundation, with an asphalt shingle gable roof and vinyl siding, constructed by 1906, with an attached three-story, rectangular plan, buff brick commercial and residential corner block with a flat roof, constructed in 1922. The brick block has a brick soldier course at the first floor storefront frieze and at the cornice. Windows are double hung with brownstone sills. Former storefront windows have been enclosed with plywood. Contributing.



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- 71a A three stall, split-faced concrete block garage building that fronts Grant Street, constructed c. 1926. Garage bays have metal overhead garage doors. The garage is covered by an asphalt shingled pent roof. Non-contributing.
- 72 80 Pine Street  
Block 4208, Lot 30  
The building at 80 Pine Street is a three-story, Renaissance Revival style, rectangular plan, flat-roofed red brick residential building on a raised basement constructed c1912. It is identical to 78 Pine Street with brick infill at the center bay windows on the second and third story and the replacement of the original recessed entrance doors with a modern flush steel door. The facade has three bays with double hung windows with limestone sills, recessed brick spandrels, and ornate terra cotta window heads with scroll keystones. End bays project from the facade and are terminated at the third story by a segmental arch pediment. The metal cornice has a denticulated entablature with foliate motifs on the frieze. Brick pilasters with limestone capitals of the Ionic order terminate at the entablature. Contributing.
- 72a A two-story, rectangular plan, red brick building c1998 on a raised basement with a gable roof at the rear of 80 Pine Street. The front entry is set within a brick vestibule with a stuccoed pediment. Non-contributing.
- 73 82 Pine Street  
Block 4208, Lot 29  
A two-story, rectangular plan, wood frame residence with brick veneer, aluminum siding, and a flat roof with a shallow stepped parapet, constructed c.1909. The second story has a pent roof below the cornice line. The offset wood entrance door has a transom; double hung windows have wood surrounds and brick header sills. A patterned brick band is above a soldier course band at the first story frieze; a brick soldier course is at the watertable. The first story, originally a storefront, has been enclosed with brick with two paired windows added. Contributing.
- 73a A modern, cinder block, flat-roofed, garage structure at the rear of 82 Pine Street with two bays and a doorway. Non-contributing.
- 74 84 Pine Street  
Block 4208, Lot 28  
A three-story, brick, multi-family residence on a raised basement, constructed c1909 with Classical Revival style elements. The five-bay Pine Street facade is of buff brick, symmetrically composed about the central entrance. The double-hung windows have limestone sills and prominent flat-arch headers with limestone voussoirs. At the second and third stories, blind

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panels with raised brick borders fill the central bay. A broad cornice with modillions caps the facade. Contributing.

Photo 38: Roll 2, Frame 11 (Streetscape)

74a A two-stall brick garage with a flat roof. Non-contributing.

75 87 Pine Street  
Block 4209, Lot 01

A three-story, brick, residential block constructed c1924 with Classical Revival elements. The three-bay Pine Street facade is symmetrical with a recessed central entry and paired double-hung windows at all three stories; windows on the Grant Street facade are singular. The cornice line is accentuated by a pedimented parapet and corner pilasters which extend beyond the roof line. Limestone trim includes quoins at the first story, window sills, parapet coping and limestone medallions. The former ground level commercial storefront has been enclosed with brick and double hung windows. Contributing.

76 89 Pine Street  
Block 4209, Lot 02

A two-story, flat-roofed brick dwelling on a raised basement, constructed c1910 in the Renaissance Revival style. The three-bay Pine Street facade is framed by cream brick quoins. The original raised entry porch has a shallow hipped roof and turned wood columns. The double-hung windows have limestone sills and flared, flat-arch lintels with limestone voussoirs. The cornice is denticulated and modillioned; the frieze has a swag motif in relief. Contributing.

77 91 Pine Street  
Block 4209, Lot 03

A three-story, flat-roofed brick residential structure on a raised basement, constructed c1911 in the Renaissance Revival style. The pale beige brick facade is composed of three bays: two projecting bays which terminate at the third story with a segmental pediment and a central bay with single, double-hung windows. Windows have limestone sills and heads; recessed and patterned brick is at the spandrels. Brick pilasters with quoins and capitals of the Ionic order terminate at the frieze. The deep cornice is denticulated with modillions and geometric relief. The double door entrance with transom is located under a covered portico with Tuscan columns. The frieze of the portico has "A. Scarano" in relief. Contributing.

Photo 28: Roll 1, Frame 14.

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78 Rectory, Our Lady of Mount Carmel Church, 92 Pine Street  
Block 4208, Lot 27

A two-story, flat-roofed rectory with crenellated parapets is southwest of the church, connected by an enclosed passage. The rectory is of buff brick with limestone accents, matching the materials of the church. The primary entrance is on the east elevation in the second of four bays, set beneath a pointed arch with polychromatic voussoirs. The first story windows have limestone sills and are surmounted by arched brick moldings springing from limestone corbels; second story window sills are integrated into a limestone belt course. An octagonal turret is at the southeast corner; a one-story addition with matching buff brick and crenellation contains a two bay garage. Contributing.

Photo 32: Roll 1, Frame 11.

79 Our Lady of Mount Carmel Church, 94-98 Pine Street  
Block 4208, Lot 27

The Our Lady of Mount Carmel Church was constructed in 1937 in the Italian Gothic and Romanesque styles. The church, cruciform in plan, is constructed of buff brick with limestone details, and has a gable roof covered with Spanish tile. The nave is aligned east to west and is flanked by side aisles with projecting, apsidal chapels. Above the side aisles, arched windows with corbelled hood moldings form the clerestory. Gable roofed transepts extend on the north-south axis from the nave beyond the side aisles; each has a single, compound lancet window beneath a pointed arch with polychromatic voussoirs. A square bell tower with a pyramidal tiled roof rises from the southwest corner.

The main elevation is in two tiers, with a three bay, gabled facade rising above a five bay loggia. The loggia is one bay deep with a broad flight of steps ascending from Pine Street. Shallow pointed arches with polychromatic voussoirs extend from limestone pilasters; the nave is entered by three pairs of raised panel entry doors. The loggia is articulated by pilasters which continue through the upper facade and by an arched corbel table above the arcade. Flat limestone panels with quatrefoil motifs are above the loggia between pilasters. Above the larger central arch, the limestone panel rises in a shallow gable on a raking arched corbel table.

The upper facade is in three bays, defined by the brick pilasters rising from the loggia. The center bay has a rosette window with an enriched limestone surround. The flanking bays each have a single arched window set within a gabled, limestone surround with crockets. The gable is outlined by raking limestone panels with quatrefoil motifs and bracketed by prominent pinnacles above the outer piers. Contributing/Key.

Photo 30: Roll 1, Frame 13.

Photo 31: Roll 1, Frame 12

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- 80 93 Pine Street  
Block 4209, Lot 04  
A three-story, flat-roofed residential building on a raised basement, constructed c1925 with Renaissance Revival elements. The Pine Street facade is in three bays of paired, double-hung windows, with a central entry set within a round arched opening marked by rusticated, rock-faced limestone voussoirs. The windows are framed with brick banding and are set on limestone sills. The parapet is marked by a band of cream brick. Contributing.
- 81 95 Pine Street  
Block 4209, Lot 05  
A three-story, rectangular plan, brick residential building, with a raised basement and a flat roof, constructed c1910. The double hung windows have limestone sills continued as a narrow belt course beneath the second story windows. The central entry has a limestone surround with a projecting cornice. The building has been faced with modern, cast-in-place simulated brick. Contributing.
- Photo 29: Roll 3, Frame 20
- 81a A three-stall, concrete block garage. Contributing.
- 82 97 Pine Street  
Block 4209, Lot 06  
A three-story, Renaissance Revival style, brick residential block of a rectangular plan, constructed c1911. With a five bay facade on Pine Street and twelve bays on Sherman Street, this is one of the largest buildings in the neighborhood. The building has a flat roof with a monumental, denticulated cornice with modillions, brackets and swag and garland in relief on the frieze. The arched entry surround has flanking limestone pilasters; paired entry doors have an arched transom with plywood infill. The ground story has a limestone entablature with a shallow cornice. The double hung windows have limestone sills and flared limestone lintels. Quoins of cream brick are at the corners and on the central bay of the Sherman Street elevation, framing paired, double hung windows. Elsewhere, windows are arranged singularly on both streetfront facades. Contributing.

Photo 22: Roll 2, Frame 20.

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83 99-101 Pine Street  
Block 4207, Lot 14

A four-story brick commercial and residential building constructed c1923-24 with Renaissance Revival elements. The flat roof has a stepped, pedimented parapet with limestone coping and a band course of buff brick. The original storefront windows at the ground level story have brick infill and double hung windows, except at the southwest corner, which has a large rectangular-shaped plate glass window. The central entry has a limestone surround and cornice. Brick detailing includes soldier band courses which form a first story cornice line, brick soldier course window surrounds, relieving arches in the parapet wall, and patterned panels in the parapet wall and the spandrel panels. Limestone accents are at the parapet gables, the brick patterned panels, and window corner blocks. Windows are double hung, with triplet and paired dominating the main elevation. Contributing.

Photo 34: Roll 3, Frame 21 (Streetscape)

84 The Reverend Monsignor Emmanuel Capozelli Religious Education Center, 102 Pine Street  
Block 4208, Lot 27

The Reverend Monsignor Emmanuel Capozelli Religious Education Center is a two-story, Renaissance Revival style buff brick structure constructed in 1909 as a "four family tenement". The building is built on a raised basement with a limestone watertable and has a flat roof with a projecting modillioned cornice. Double hung windows have limestone sills; segmental limestone headers with dropped corners and prominent keystones are over windows and the front entrance. Contributing.

84a A modern, prefabricated metal structure located behind 102 Pine Street. Non-contributing.

Photo 35: Roll 2, Frame 7.

85 103 Pine Street  
Block 4207, Lot 15

A three-story, flat-roofed brick residential building on a raised basement, constructed c1924 with Renaissance Revival elements. The flat roof has a stepped parapet with limestone coping. The three-bay facade has a central entry at street level with paired double-hung windows above. The flanking bays contain paired double-hung windows. The entry and first story windows have limestone lintels, dropped at the corners and marked by keystones. A limestone belt course serves as sills for the second story windows. The second and third story bays are linked by brick banding framing the windows. Decorative brick detailing is at the spandrel panels, panels in the parapet wall, and a relieving arch above the center bay. Square limestone medallions are between bays and a diamond-shaped medallion is above the front entry. Contributing.

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- 86 104 Pine Street  
Block 4208, Lot 26  
A two-story, wood frame residence with a flat roof constructed c1909, heavily altered by vinyl siding and a two-story addition which obscures the original front facade. Non-contributing.
- 86a A three-stall, concrete block garage. Contributing.
- 87 105 Pine Street  
Block 4207, Lot 16  
A three-story, Classical Revival style, rectangular plan, brick multi-family dwelling with a raised basement and a flat roof with a denticulated and bracketed cornice, constructed c1909. Modern stucco finish. The front entry and double hung windows have wood surrounds. Contributing.
- Photo 36: Roll 3, Frame 22.
- 88 106 Pine Street  
Block 4208, Lot 25  
A two-story, Italianate wood-frame residence constructed c1909. The three-bay Pine Street facade is covered with asbestos siding and has a bracketed cornice. Double hung windows have molded wood cornices and wood surrounds; the entry porch has wood railings and a shed roof supported on wood posts. Contributing.
- Photo 37: Roll 2, Frame 16
- 89 107 Pine Street  
Block 4207, Lot 16.01  
A two-story, Classical Revival/vernacular style, brick commercial and residential building, constructed c1918. The buff brick facade has a glazed storefront with a central, recessed entry in a limestone surround with limestone bands in the brick pilasters. Double hung windows have limestone sills. Red brick articulates the facade at the window heads, the pedimented parapet, and at the frieze. Contributing.
- Photo 39: Roll 2, Frame 12.
- 90 108 Pine Street  
Block 4208, Lot 24  
A three-story, red brick apartment block on a raised basement constructed c1910 in the Renaissance Revival style. The front facade has a rusticated limestone base and limestone watertable. The Classically-detailed arched front entrance door surround with pilasters and scroll

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brackets supporting an entablature is also of limestone. Entry doors are of wood, paired and with a fanlight. The flat roof has a denticulated cornice with modillions and a frieze with circular motifs. Quoins are of cream-colored brick. Paired, double hung windows with projecting limestone sills are at the first story; second and third stories have paired, double hung windows on the end bays and single double hung windows in the center bay. Second and third story windows have continuous limestone surrounds; arched at the second story and flat-headed at the third story. The building is characterized by carved limestone in a foliate design at the pilasters, window surrounds and corner blocks. Contributing.

Photo 37: Roll 2, Frame 16

91 110 Pine Street  
Block 4208, Lot 23

A two-story, Renaissance Revival style brick building constructed c1916. The flat roof has a denticulated and modillioned cornice broken at the center by a pedimented parapet, also denticulated. A denticulated sheet metal cornice is at the first story. End bays and the front entrance are articulated with brick pilasters with narrow bluestone bands at the first story; at the second story end bays have brick quoins. The belt course is also of bluestone. A cruciform motif of bluestone is between the broken cornice. The first story has double hung triplet windows; the three second story windows are singular, double hung and have flat arched bluestone lintels and an oversized keystone. Contributing.

91a A single-story concrete block building. Non-contributing.

**Sherman Street**

92 14 Sherman Street  
Block 4209, Lot 16

Two-story, rectangular plan, flat roofed brick house on a concrete foundation, constructed c1890. Stepped parapet with concrete coping. Soldier brick courses at frieze of first and second floors at front façade. Former storefront window opening has been infilled with brick. Windows are one-over-one double hung sash. Window sills at the first story are brick; sills at the second story are concrete. A single bay timber entry porch with a second story balcony is on the north (side) facade. Contributing.

92a Five-bay, flat-roof, L-shaped concrete block garage with stepped parapet. Contributing.

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Block 4207 Lot 7

Parking Lot

93 17 Sherman Street

Block 4207, Lot 6

A two-story, vernacular style, rectangular plan, gable-ended frame house on a raised basement with a single-story shed-roofed bay at rear. Yellow aluminum siding covers the structure; the roof is covered with gray asphalt shingles and has a brick chimney. A single story shed-roofed enclosed entry porch is at the front facade. Windows are aluminum double hung sash. Contributing.

94 22 Sherman Street

Block 4209, Lots 14 & 15

A two-story, vernacular style, wood frame, single family residence with a gable roof, constructed 1897. The building is covered with asbestos shingle siding. The double hung windows and the entry, with transom, have wood surrounds and molded cornices. A pedimented louvered attic vent is at the gable head. A full-width shed-roofed front porch has a wood railing with turned balusters and square wood posts. Contributing.

Photo 22: Roll 1, Frame 10.

23 Sherman Street

Block 4207, Lot 7

Parking Lot

25 Sherman Street

Block 4207, Lot 8

Parking Lot

95 26 Sherman Street

Block 4209, Lot 13

A two-story, wood frame dwelling with a gable roof, constructed c1890. The single bay front entry porch has a shed roof with wood posts. A two-story, concrete block rear addition has composition siding. Contributing.



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- 96 28 Sherman Street  
Block 4209, Lot 13  
A two-story red brick residence constructed c1924. The roof is flat and has a stepped parapet with limestone coping and a corbeled brick soldier and header course at the frieze. Double hung windows have limestone sills and brick soldier course surrounds with limestone corner blocks. The single bay front entrance porch has a gable roof with wood posts. Contributing.
- Photo 23: Roll 3, Frame 28
- 97 31 Sherman Street  
Block 4207, Lot 09  
A one and one-half story, vernacular style wood frame dwelling with a gable roof, constructed c1929. The building is covered with tan stucco. Wood windows are double hung with wood sills at the front facade. A buff brick porch with piers has a modern wrought iron railing; striped metal awnings extend over the front entrance and entrance and front facade windows. Contributing.
- 98 32 Sherman Street, Block 4209, Lot 12  
A two-story, vernacular style frame residence with an L-shaped plan constructed c1890. The roof is gabled. The entrance is beneath a shed roofed porch with wood posts and a trellis. Wood double hung windows have wood surrounds and wood sills; a small fanlight window is located in the gable head. Contributing.
- 98a A two-stall concrete block garage. Contributing.
- 99 34-36 Sherman Street  
Block 4209, Lots 10 & 11  
A single story concrete block and stucco commercial garage structure. Non-contributing.
- 100 38 Sherman Street  
Block 4209, Lot 09  
A two-story, red brick apartment building with Renaissance Revival style elements, constructed c1910. The first story, formerly a commercial storefront, is brick with two double hung windows and two entrances. The second story has four double hung windows with flared flat-arch limestone lintels with oversized keystones. The second story has six single course bands of white brick which alternate with six courses of red brick; two courses of white brick is at the belt course and serves as second story sills. The double hung windows at the second floor have flared lintels with oversized keystones. The metal cornice has dentils and modillions. Contributing.

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Photo 24: Roll 3, Frame 26

100a In the rear of 38 Sherman Street is a single-story, flat-roofed residential structure covered with aluminum siding. The entry is within an enclosed front porch with a shed roof. Non-contributing.

101 40 Sherman Street  
Block 4209, Lot 07

A three-story brick apartment building with a raised basement, constructed c1924 with Renaissance Revival style elements. The building is irregular in plan and includes a one-story brick garage. The roof is flat with tile coping. The main facade is of brick, heavily accented by the use of cream colored brick and limestone details. A limestone waterable continues across the single-bay garage. The double hung windows have limestone sills and flat-arch limestone headers with keystones. Quoins of cream brick mark are at the second and third floor levels; cream brick is also used to demarcate the frieze. The cornice has a dentil course of alternating cream and red rowlock brick. The primary entrance is raised, offset and covered by a modern steel awning. Contributing.

Block 4207, Lot 10  
Vacant Lot

102 52 Sherman Street  
Block 4207, Lot 11

A three-story brick apartment building with Classical Revival elements, constructed on a raised basement, c1914. The Sherman Street (front) facade is a textured, buff brick with red brick used for the secondary facades. The facade is composed of three bays of paired, double hung windows with patterned brick surrounds with foliate limestone corner blocks and limestone sills. The cornice is distinguished by a round-headed pediment frontispiece bearing a keystone and globe finial and corner finials. The recessed central entry with transom is set within a patterned brick surround with foliate corner blocks. The front entry porch has been modified with a modern unsympathetic flat roof below the transom level, low concrete walls and pipe railing. Contributing.

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103 54 Sherman Street  
Block 4207, Lot 12

A three-story brick apartment building with Classical Revival elements, constructed c1922. The building at 54 Sherman Street is similar to 52 Sherman Street but with a pedimented parapet and a louvered semi-circular opening at the frieze. The Sherman Street (front) facade is a textured, buff brick with red brick used for the secondary facades. The facade is composed of three bays of paired, double hung windows with patterned brick surrounds with foliate limestone corner blocks and limestone sills. The recessed central entry with transom is set within a patterned brick surround with foliate corner blocks. Contributing.

Photo 25: Roll 2, Frame 6.

104 56 Sherman Street  
Block 4207, Lot 13

A two-story, Mediterranean Revival style, wood frame residence on a raised basement constructed c1932. The building is covered with a textured stucco finish. The front section of the building has a hipped roof covered with Spanish tiles; the rear section has a flat roof. A one bay single story entrance vestibule with a shed roof projects from the east facade. The front facade is characterized by a full-width front entry porch with a hipped roof, four Tuscan columns set on brick piers and a wood rail with turned balusters. The front entry, with a semi-circular transom, is flanked by paired casement windows with fanlights. Windows on the second story are double hung six-over-one lights. Paired brackets support a simple cornice at the eaves of the hipped roof. Contributing.

Photo 25: Roll 2, Frame 6.

104a A four-stall, brick garage with a flat roof. Garage doors are of wood and have six lights. Contributing.

United States Department of the Interior National Park Service

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**Item 8: Significance**

The Pine Street Historic District, located in the Township of Montclair and the Borough of Glen Ridge, Essex County, New Jersey, is significant architecturally as an intact working class neighborhood of single-family dwellings, multi-unit commercial and residential structures and small scale neighborhood-oriented commercial properties. Buildings within the district range from vernacular style frame residences built in the 1880s to multi-story masonry buildings constructed during the first decade of the twentieth century to the late 1930s with Renaissance Revival, Italianate, Classical Revival and Bungalow-Craftsman Style influences. The district is also significant architecturally as a distinctive collection of small scale masonry dwellings that comprise an extraordinary display of masonry products and finishes that were popular from the 1890s until after World War I; the district displays the Italian immigrant's preference for masonry construction and exhibits many fine examples of masonry craftsmanship.

The district is also significant historically as a cohesive and insular late nineteenth-early twentieth century Italian-American immigrant community whose social, cultural and religious life was entwined and dominated by the key buildings in the district -- Our Lady of Mount Carmel Roman Catholic Church, the Baldwin Street School and the Minnie A. Lucey House.

The Pine Street Historic District is also significant for its associations with Ms. Minnie A. Lucey, a pioneer social worker who, through her efforts as Director of the Home Department in the Baldwin Street School, and later the Baldwin Street Community House (renamed the Minnie A. Lucey House) dedicated her life to the education and acclimation of the Italian immigrants in the Pine Street Historic District.

**Historical Background and Significance**

The establishment of this area of Montclair as a working class neighborhood was largely precipitated by the proximity of Toney's Brook, a small tributary of the Passaic River. The Toney's Brook area was the site of an early industrial community in Montclair; the first mill on the waterway was a sawmill built soon after 1695.<sup>1</sup> Other mills soon located along the brook and by the eighteenth century, the mills supported a small settlement which became known as Cranetown. The settlement was bisected by the "Old Road"

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<sup>1</sup> Doremus, Philip, Reminiscences of Montclair, Montclair, 1908

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(now Glenridge Avenue and the southern boundary of the district). By 1780, the "Old Road" was extended to the iron furnaces at Pompton Lakes and to Newark and served as an important route for the shipping of iron to both Pompton and Greenwood Lake Furnaces.

By the nineteenth century, the Toney's Brook area supported several other mills and a succession of manufacturing ventures that produced woolen and flannel goods and printed textiles. In 1856 the Newark and Bloomfield Railroad (now the NJ TRANSIT Montclair Branch) was completed to its Montclair terminus, southeast of the Pine Street Historic District and west of the present Grove Street. The railroad right-of-way passed immediately south of Toney's Brook and its mills, reinforcing the industrial character of the area and giving rise to coal yards, lumber yards and other businesses which profited from the proximity of the railroad.

Modest worker's housing and small commercial structures that served the community of mill workers developed primarily south of Toney's Brook<sup>2</sup> but also extended north of the mills to Glenridge Avenue in the vicinity in what is now the southern part of the district. However, most of the area that now comprises the historic district remained as farmland.

With the completion of the Montclair Railway in the 1870's (later the New York and Greenwood Lake Railway Company and now the NJ TRANSIT Boonton Line - the northern boundary of the district), it became feasible for businessmen and professionals to work in New York City and live in Montclair. During the late 1880s, Montclair entered a period of rapid growth which continued well into the first few decades of the early twentieth century, with substantial and fashionable new homes rising at a pace that attracted media attention.<sup>3</sup> With two railroad lines providing access to New York City via ferries across the Hudson River, Montclair rapidly became one of the largest commuter suburbs in northern New Jersey.

The industrial activity in the Toney's Brook area came to an end towards the close of the nineteenth century. The decline of industry was caused largely by the development of

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<sup>2</sup> See Miller Street Historic District National Register Nomination, Montclair, New Jersey.

<sup>3</sup> e.g. Supplement to the Scientific American: "Architects and Builders Edition," October 1889; Scientific American, September 1892 (no. 3).

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dependable steam powered engines which began to supersede water as a source of power. The already declining manufacturing activity in Montclair effectively ended by the 1890s.

The rapid growth of Montclair spurred by the railroads provided opportunities for entrepreneurs, tradesmen and laborers. By the late-nineteenth century, the modest housing stock formerly associated with the mills, once employing as many as one hundred workers, was being occupied by the increasing population of Italian, Irish and other immigrant groups attracted by job opportunities. The increasing demand for affordable housing, goods and services for Montclair's growing working class led to the expansion of commercial and residential development northward along Bay Street to Glenridge Avenue and beyond, within the neighborhood that now comprises the district.

The degree to which Montclair had become more than a white collar commuter suburb was stated in 1909 by landscape architect and planner John Nolen:

“Montclair is not homogeneous. While it's population consists mainly of New York business and professional men, seventy-five per cent. of the four thousand families going regularly to New York, there is also a considerable population of Italians and negroes, attracted by the opportunities that are offered for work.”<sup>4</sup>

Many Italian immigrants came to this country to escape the economic depression gripping Italy following the Italian unification of the 1870s. Often arriving without their families, the newcomers hoped either to return to Italy with their earnings or to bring their families to the United States after they became established. Those who had arrived in the 1880s and 1890s later brought friends and relatives with the promise of work constructing new suburban homes, grading streets and sites, and laying lines for the Montclair Gas and Water Company. Laying track for the two nearby railroads, the Erie and the Delaware, Lackawanna & Western and for Montclair's Public Service Street Railway Company provided additional employment for new arrivals who had little work experience and a minimal knowledge of the English language.

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<sup>4</sup> Nolen, Montclair: the Preservation of It's Natural Beauty and It's Improvement as a Residence Town, 1909, p 73.

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Housing was initially primitive for the new arrivals, consisting of tents and barracks erected on an open lot on Midland Avenue.<sup>5</sup> Conditions improved slightly as the Italian workers and their families occupied the existing housing formerly associated with the mills. To accommodate the expanding population, new single family and multiple occupancy housing was developed north of Glenridge Avenue within the boundaries of the current historic district. The three-story masonry building at 39 Glenridge Avenue (c1906) was among the first large structures in the district and provided rooms and services for a number of Italian laborers.<sup>6</sup>

Development of the sparsely settled and largely agricultural lands north of Glenridge Avenue in the vicinity of Pine Street and Bay Street began in the 1880s with the platting of Sherman and Grant Streets from Bay Street westward. The 1881 Atlas of Essex County, New Jersey<sup>7</sup>; indicated that only the eastern end of Sherman Street from “Bay Lane” had been subdivided into lots. By 1890, Sherman Street had been extended to Pine Street, and the present Grant Street (then John Street) had been extended westward beyond Pine Street to a dead-end.<sup>8</sup>

Residential development of Grant and Sherman Streets in the 1880s and 1890s was limited to modest, wood-frame single-family residences west of Bay Street, between the railroad right-of-way to the north and Glenridge Avenue. This area was known as the “Smith Plat,” owned and partially developed by Roswell Smith, a successful New York City publisher of textbooks and Century Magazine, successor to Scribner’s Magazine.<sup>9</sup> Landscape artist and Montclair resident George Inness Jr.<sup>10</sup> and his wife Julia Smith

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<sup>5</sup> Krugman, “E Pluribus Unum,” pp. 53-54

<sup>6</sup> Directory of Montclair, Bloomfield, Caldwell, Essex Fells, Glen Ridge and Verona. Price & Lee Company. Newark: 1910. The 1910 directory was the first to indicate “boarding at” in the directory entries. 39 Glenridge Avenue was cited often among entries with Italian surnames identified as laborers.

<sup>7</sup> Atlas of Essex County New Jersey. E. Robinson. New York: 1881.

<sup>8</sup> Robinson’s Atlas of Essex County. E. Robinson Publisher. New York: 1890.

<sup>9</sup> Appleton’s Cyclopaedia of American Biography, Vol. I, p. 310 (NY: James T. White & Company, 1888). See also Lamb’s Biographical Dictionary of the United States, Vol. VI, p. 136 (Boston: James H. Lamb Company, 1901).

<sup>10</sup> George Inness Jr. was the son of George Inness, Montclair resident and renowned landscape artist of the late nineteenth century.

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Inness, daughter of Roswell Smith, continued to hold large, undeveloped parcels within the historic district until the first decade of the twentieth century.

As evidenced by early city directories, the change in the character of the population in Montclair between 1890 and 1910 was significant. In 1890, few Italian family names appeared in the Montclair directory. By the 1898 Madison Directory of Montclair and Glen Ridge,<sup>11</sup> nearly two dozen Italian surnames were listed, including that of the Fusco family, one of the first Italian families to settle in the Glenridge Avenue and Bay Street vicinity. Donato Fusco was identified in the 1898 directory as a contractor located at 49 Pine Street, south of Glenridge Avenue. In a 1983 cultural resources survey by Wapora, Inc., author Elizabeth Righter reported:

About 1890, the Fusco family settled in the project area near the intersection of Bay Street and Glenridge Avenue. Their primary business was construction and land development. The subsequent development of the ethnic "Little Italy," ca. 1910, was related not to the mills, but to land speculation and development promoted by the Fusco and Picola families in the area. Today, a number of small construction companies still operate in the neighborhood [reference to figure omitted].<sup>12</sup>

Early maps of the area confirm that the Fusco family and the Picola family were among the pioneers of this developing Italian neighborhood. The 1906 Atlas of Essex County<sup>13</sup> shows, in addition to the Fusco contracting business at 49 Bay Street, a large residence on a deep lot at 18 Glenridge Avenue attributed to "D. Fusco"; both properties were cleared during urban renewal efforts in the 1960s and 1970s. An undeveloped lot, now 35 Glenridge Avenue, is labeled "D. Tusco," a misspelling of Fusco; in 1906-1907 Donato

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<sup>11</sup> Madison's Directory of Montclair and Glen Ridge. Edward Madison. Montclair: 1898.

<sup>12</sup> Righter 1983: 5-5.

<sup>13</sup> Atlas of Essex County, New Jersey. Volume 3. A.H. Mueller & Company: Philadelphia: 1906



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Fusco erected the present three-story brick residential building on the adjoining 29-31 Glenridge Avenue, a contributing component of the Pine Street Historic District. The 1906 map also identifies a large lot and structure of "J. Picola" at 78 Pine Street, opposite Grant Street and adjacent to large undeveloped tracts extending north on both sides of Pine Street. These parcels were rapidly developed in the decade prior to World War I.

The 1906 Atlas of Essex County also shows J. D. Slayback as the property owner of the then undeveloped site of the future Baldwin Street School. According to Madison's 1898 Directory of Montclair and Glen Ridge, Slayback had a business known as Slayback Bros., which supplied coal, wood and ice to local businesses and residences. In the directory, he is noted as residing in Verona. By 1906, maps indicate that J. D. Slayback had constructed a substantial single family home on Baldwin Street; the house location is still distinguished by its deep setback as compared to the rest of the neighborhood.

Montclair directories at the turn of the century listed several dozen Italian residents, primarily as professionals or in such trades as shoemaker, grocer, tailor, and barber. By 1910 many Italian surnames were listed, often with multiple entries under one family name and commonly being shown in a construction-related trade. In particular, the 1910 Directory of Montclair, Bloomfield, Caldwell, Essex Fells, Glen Ridge and Verona listed seven males in Montclair under the surname "Caggiano," six of whom were "laborers." The Directory also lists six members of the Cestone family, two of whom are identified as laborers, three as foremen and one, Pasquale Cestone, as a contractor with offices and residence at 75 Glenridge Avenue.

During the pre-World War I period, the Italian population in Montclair expanded dramatically. By the census of 1910, Italians far outnumbered other foreign born groups in Montclair with 1,625 residents, followed by 876 residents identified as born in Ireland.<sup>14</sup> The need to house these new arrivals was met by a boom in construction. The existing multi-unit buildings at the corner of Bay Street and Glenridge Avenue which served as rooming houses were no longer sufficient and entrepreneurs within the Italian community added several duplex residences and small, mixed-use buildings. This limited development quickly expanded to include the construction of the multi-story, masonry residential buildings that give the district its distinct architectural character.

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<sup>14</sup> Krugman, 59. From *United States Census Abstracts, 1921*.

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Contractor Pasquale Cestone transformed the undeveloped land on the north side of Glenridge Avenue, west of Pine Street, by constructing two large, stuccoed residences at 75 and 73 Glenridge Avenue in 1906-07. These two buildings reflect Craftsman stylistic influences at a scale comparable to the upper-middle class residences being constructed elsewhere in Montclair. After completion of these residences, Pasquale Cestone developed the lots to the east, constructing additional residential and mixed-use buildings at 71, 67 and 65 Glenridge Avenue in 1908 and 1909. In 1907, Cestone had also received a permit to construct a small, wood-frame structure at 68 Pine Street, just north of Glenridge Avenue. Identified at the time as an "assembly room," this modest structure remains intact, albeit with alterations, including the addition of a second story in 1908.

Subdivision of the Inness holdings on the east and west sides of Pine Street precipitated further development of the neighborhood. Entrepreneurs in the Italian community soon began erecting multi-story masonry buildings in a wave of development that lasted from 1906 to the mid-1930s, interrupted only by World War I and the post-war economic depression. The new masonry buildings were seldom fully developed examples of an architectural style. Rather, stylistic elements were applied to the street facades of the otherwise spare multi-storied, flat-roofed masonry blocks. Within the range of applied detail, two distinct stylistic trends are evident: (1) buildings constructed from c1906 to World War I show a free, often exuberant, adaptation of elements of the Classical Revival or Renaissance Revival styles; and (2) buildings constructed in the post-World War I period reflect a spare design that relied heavily on patterned brickwork rather than sculpted detail to articulate and enliven the primary facade.

Although typical of multi-story residential and mixed-use masonry buildings in other urbanized areas of northern New Jersey, this new building type had a dramatic impact on the neighborhood by changing the streetscape and building scale from low density to high density use. It is the "street wall" presented by these free-standing masonry buildings that characterizes the district today and gives evidence of the former commercial and social vitality of the community.

A three-story, six-family "tenement" at 88 Pine Street, built by Donato Fusco in 1906, was joined by comparable structures at 84, 86 and 92 Pine Street. Of these buildings, only 84 Pine Street remains (Photo 38). In rapid succession, properties on the east side of Pine Street were also developed, including the three-story brick apartments at 91 and 95 Pine Street and the three-story Renaissance Revival influenced building at 97 Pine Street,

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the largest of the pre-World War I buildings. The Pine Street and Sherman Street facades of this building are of red brick, boldly framed by quoins of cream-colored brick and a deep entablature with a projecting cornice. The rusticated, flat-arch window heads of limestone and the semi-circular entry surround with flanking pilasters typify the classical design references of the pre-war period.

Building permits in the Montclair Building Department records indicate the degree to which this development was undertaken by and for the Italian community. Actively engaged in building construction or alteration within the neighborhood in the first decades of the twentieth century, in addition to the previously mentioned Fusco, Picola and Cestone family names, are Nicastro, Mauro, Pollaro, Cardellecchio, DeStefano, Leonardo, Ruggiere, Caruso, Carbone, Bruno, Rizzolo and others. Permits are also recorded in the name J. Pignatello; in 1999, the Pignatello Construction Company remained active in the area. During this period, the building expansion in the district was also reflected in the whole of Montclair and was accompanied by a major population increase. By 1910, the 3,812 students in Montclair were using every square inch of available school space. The Board of Education purchased land and had several schools built and expanded including the Baldwin Street School which was constructed at the northeast corner of Baldwin Street and Glen Ridge Avenue in the east end of the district from 1912-1913. The Baldwin Street School, which had four classrooms and a gymnasium, was erected to serve as an elementary school for the neighborhood. The two-story school was designed in the Classical Revival style and was constructed of red brick with limestone trim. The school reflected the masonry tradition of the neighborhood as well as other stylistic features such as the contrasting limestone trim and the pronounced cornice.

By the outbreak of World War I, the building boom in the district had slowed dramatically; 52 Sherman Street (c1914) was the last of the large pre-war masonry buildings to be built. Stylistically, 52 Sherman Street previews the designs of the post World War I period in the district with its planar facade of buff brick and a reliance on patterned brickwork to articulate the facade. The designs of 52 Sherman Street and the nearly identical 54 Sherman Street, spanning the World War I period, demonstrate the shift from robust classicism toward the economical use of decorative brick patterning that would characterize the post-war development of the district.

Beginning in the early 1920s, the construction of multi-family brick residential and commercial blocks resumed at a pace rivaling that of the pre-war period. Development

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during this period was heavily focused on the east side of Pine Street, extending from Pine Street eastward along Grant Street and Sherman Street. 75 and 79 Pine Street and 54 Sherman Street, constructed in 1922, were quickly followed by the mixed commercial and residential block at 99-101 Pine Street, 70 and 87 Pine Street and 67 Bay Street. By 1930, almost all available lots within the district had been developed. Post 1930 construction was limited, and occurred largely at the expense of existing structures.

By the late 1930s, the area bounded by Bay Street, Pine Street, Glenridge Avenue and the right-of-way of the present NJ TRANSIT Boonton Line on the north was the most densely settled section of Montclair. In addition, although the area was largely residential, the entire neighborhood was zoned commercial, an uncommon mix of usage in Montclair indicative of the degree to which family life and commerce were interwoven in this self-contained Italian-American neighborhood.<sup>15</sup>

Role of the Catholic Church in the Neighborhood

The growing Italian community was anchored by the Catholic Church. With increasing numbers of Italians joining its predominantly Irish congregation, the Immaculate Conception Parish in Montclair responded in 1903 by providing an Italian speaking assistant to the Reverend Joseph Mendl. In 1905, Reverend Mendl enlisted the services of Reverend Giovanni DeRosa and Reverend N. D'Annibale to make services and the confessional available to the Italian population in their native language.<sup>16</sup>

Attempts to accommodate the Italian community within the Immaculate Conception Parish could not keep pace with the swelling Italian population. In 1907, a petition made to the Diocese of Newark was granted and a new parish to serve the Italian populace was established under the Reverend Paul Lisa, a native of Turin, Italy.<sup>17</sup> Soon after, funds were raised for construction of the first Our Lady of Mount Carmel church and parish

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<sup>15</sup> "Master Plan of the Town of Montclair," 1933. See Figure 2 (map), "Distribution of Population" and Appendix A (1936) "Building Zone Map of Montclair, New Jersey."

<sup>16</sup> 75th Anniversary, p 2 (unpaginated).

<sup>17</sup> *Ibid.*, p 2 (unpaginated).

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house, named for the society of Madonna del Carmine whose members were instrumental in establishing the new parish. The first mass was held on September 8, 1907 in the unfinished wooden church, located just south of the present church on Pine Street. The church immediately became the focus of the Italian community and within one week after the first mass was conducted, the new church celebrated two baptisms and a wedding.

From the outset, the parish church provided a religious and social identity for the Italian community and formed a nucleus for the rapidly developing neighborhood. The parish history, compiled in honor of the 75th anniversary of the church notes:

Parish life was vigorous during the twenties. Various societies served the spiritual and social needs of the people. There was a Sacred Heart League for Women, a mutual aid society called the *Unione Cattolica Italiana* for men and women, the San Rocco, San Donato and Mount Carmel Societies.

For young girls there was a Little Flower Club, while the young men had a junior Holy Name Society and the boys had an Altar Boys Club.<sup>18</sup>

Once a year, the church and surrounding community were drawn together in honor of San Sebastian. The "Festa," an annual event since the 1920s, filled the streets in celebration and symbolically unified the neighborhood.

During the Festa, Pine Street took on the aspect of an Italian Village fair. The houses were decorated with flags and banners. the(sic) sidewalks and the open lots were filled with booths offering home-made delicacies, religious objects and amulets to ward off the evil eye....A high Mass was celebrated with a long panegyric in honor of the patron. When the host was raised, it was saluted with a salvo of fireworks outside the church. The statue was then carried through the streets followed by the devout and the curious.<sup>19</sup>

With the growth of the community during the 1920s, the wooden church constructed in 1907 was increasingly unable to meet the needs of the parish. Father Francesco Castellano, who came to the parish in 1925, hoped to raise funds for a new church and

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<sup>18</sup> Ibid., p 3 (unpaginated).

<sup>19</sup> Ibid., p 4 (unpaginated).

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hall, but this goal was not realized due to the general economic depression. Father Castellano died late in 1931, but his efforts to secure a larger church were continued by his successor, Reverend Salvatore Midaglia. Father Midaglia, pleading the case of the parish in a 1933 letter to the Catholic Diocese of Newark, stated that four out of five parishioners were unemployed; in 1937, the Diocese of Newark recognized the need of the parish and granted permission for the construction of a new church, hall and rectory. In support of this project, the Diocese also loaned the parish \$168,000 for construction.

The new Our Lady of Mount Carmel Church was designed by Anthony DePace in the Italian Romanesque and Gothic architectural traditions and was constructed in 1937 by the firm of Leopold Bellofatto. Located just north of the original wooden church, the new brick and limestone church was prominently sited on the west side of Pine Street, opposite Sherman Street. The east facade of the church formed an impressive terminus for the view along Sherman Street and provided a monumental backdrop for processions down the broad church steps. Construction of the church and its attached rectory was the last major building project within the district and marked the high point of architectural development within the close knit Italian neighborhood.

The Minnie A. Lucey House

Miss Minnie A. Lucey was a dedicated social worker who played a critical role in this close-knit Italian American community. In 1915 Miss Lucey was assigned to the faculty of the Baldwin Street School as Director of the Home Department. Her main concern was to aid the mothers in the care and hygiene of their children. Miss Lucey required each woman attending her classes to bring a baby to prove the need of her lessons. The classes were so popular, several girls were known to borrow babies to attend. Ms. Lucey improvised a nursery in the library of the school to prevent any other children from being left alone at home.

Miss Lucey also sought to help the Italian women become acclimated to life in America. Most immigrants could neither read nor write. Five nights a week, Miss Lucey held classes to teach elementary English, reading and writing. Miss Lucey also held monthly social gatherings where the women were encouraged to speak English and learn American customs. She was considered a pioneer in the field of social work and her success was largely due to her sincerity, kindness and concern for the Italian people.

Miss Lucey's association with the Baldwin Street School began in 1914 when Mr. Jackson, the principal, appealed for aid in the work of Americanizing the many foreign

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born pupils who entered his school where no English was spoken and where old world customs clashed with the new world. After 14 years of successful programs in the Baldwin Street School, the Township of Montclair built the Baldwin Street Community House to house Miss Lucey's activities.

The Baldwin Street Community House was constructed in 1929 at a cost of \$85,383.58. It was designed by the architectural firm of Holmes and Von Schmid of Montclair in the style of an Italian villa to reflect the Italian heritage of the residents of the surrounding neighborhood. The Baldwin Street Community House had a large, attractive kindergarten with a beamed ceiling, a neighborhood branch of the public library, the offices of Miss Minnie A. Lucey, a sewing room, a social or community room, a domestic science room (cooking room) and a teacher's lunchroom.

Unfortunately, Minnie A. Lucey took ill soon after the Baldwin Street Community House was completed; she died in 1930 at the age of 45. Following her death, the Montclair Board of Education passed a resolution to re-name the Baldwin Street Community House the Minnie A. Lucey House. The building was officially renamed on June 2, 1932 with a formal dedication. The Minnie A. Lucey House served the Italian American neighborhood in Montclair until the 1960s after which the Board of Education used the building for special education classes. In 1971, Head Start, a social service agency, set up offices in the Minnie A. Lucey House; they purchased the building about ten years later. Head Start, which continues to use the building today, sponsors programs such as literacy training and computer classes for area adults (many of which are welfare recipients) and child care classes; services that parallel the original function of the building.

Conclusion

The Pine Street Historic District is significant as a intact working class neighborhood with vernacular style frame residences built in the 1880s to multi-story masonry buildings constructed during the first decade of the twentieth century to the late 1930s. Structures in the district comprise an extraordinary display of masonry products and finishes that were popular from the 1890s until after World War I. Built primarily by and for Italian Americans, the district displays the Italian immigrant's preference for masonry construction and exhibits many fine examples of masonry craftsmanship.

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The district remains relatively intact and is an excellent example of a cohesive and insular late nineteenth-early twentieth century Italian-American immigrant community whose social, cultural and religious life was entwined and dominated by the key buildings in the district -- Our Lady of Mount Carmel Roman Catholic Church, the Baldwin Street School and the Minnie A. Lucey House. The Pine Street Historic District is also significant for its associations with Ms. Minnie A. Lucey, a pioneer social worker who dedicated her life to the education and acclimation of the Italian immigrants in the Pine Street Historic District.



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United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section : 9 Page: 3 of 3

Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section : 10 Page: 1 of 2

Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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Grant Street:	1-31 (north side), 4-34 (south side)
Pine Street:	66- 110 Pine Street (west side), 1-107 (east side)
Sherman Street:	17 - 56 (north side), 12-40 (south side)

**Block And Lots Included in the District:**

Glen Ridge: Block 71, Lots 31 through 34

Montclair: Block 4208, Lots 23-41  
Entire Block 4209  
Entire block of 4210  
Entire Block of 4211  
Entire Block of 4212**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

The blocks and lots that comprise the Pine Street Historic District were formerly part of a larger, working class neighborhood in Montclair. Though the areas which border the district's boundaries have changed dramatically, the blocks which comprise the Pine Street Historic District are remarkable for their lack of change. Although many buildings have been altered, the area that has been included in the district's boundaries has retained its historic architectural integrity and reflects the Italian American immigrant community which developed and resided in this neighborhood in the late nineteenth and early twentieth centuries.

The most significant change has occurred to the areas surrounding the historic district, primarily the industrial community located near Toneys Brook to the south and the institutional development to the north of the district. The area south of Glenridge Avenue was cleared as part of urban renewal in the 1960s and 70s. During this period, commercial and residential structures, comparable to those in the historic district, were demolished on the south side of Glenridge Avenue and on Bay Street between Glenridge Avenue and Bloomfield Avenue. This area now consists of vacant land and the NJ TRANSIT Montclair Branch Bay Street Station.

The area north of the district and the NJ TRANSIT Boonton Line was historically a neighborhood of middle to upper middle-class residences, including the former estate of Roswell Smith, later the home of George Inness, Jr. This area is now dominated by the modern, high-rise buildings, parking structures and lots of the Mountainside Hospital complex.

The district's eastern edge is anchored by the Glenmont Square Condominiums (formerly the Baldwin Street School) and the Minnie A. Lucey House. The eastern boundary on Baldwin Street is clearly distinguished by the abrupt change in the architectural character of the neighborhood from the multi-unit brick and stucco buildings of the district to single family post-World War II residential development. The eastern boundary of the district generally coincides with the boundary line between the Town of Montclair and Borough of Glen Ridge, with the exception of a portion of the Baldwin Street School and the entire Minnie A. Lucey House, which are located in the Borough of Glen Ridge.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section : 10 Page: 2 of 2

Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

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The lot lines dividing Cloverhill Place properties from the properties on Pine Street form the western boundary of the district and reflect the historic relationship between these adjoining neighborhoods. Cloverhill Place, west of the historic district, was constructed as part of a residential development begun prior to the subdivision and development of the west side of Pine Street. The suburban character of the residential development on Cloverhill Place is distinct from the concentrated residential and commercial use of the historic district. Houses on Cloverhill Place are substantial, detached, single family, residential structures while Pine Street consists of multi-family masonry apartment buildings and multi-family brick rowhouses built during the period of significance of the historic district.

Surrounded by demolition, institutional and post World War II development, the Pine Street Historic District remains as a distinct entity that has retained its historic architectural integrity and continues to reflect an Italian American working class neighborhood from the late nineteenth and early twentieth centuries. The buildings within the district are reflective of the Italian traditions of masonry and craftsmanship and are representative of the architectural styles that characterize urban rowhouses, tenements and apartment buildings from this era. The density of population and the mixture of commercial and residential use were unique to Montclair and continue to be reflected in the streetscapes of the historic district. In addition, the three key structures of the district: Our Lady of Mt. Carmel Church, the former Baldwin Street School (currently Glenmont Square Condominiums) and the Minnie A. Lucey House, which reflect the Italian American social and cultural aspects of the community, continue to remain as the landmarks of the community.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section number: Index to Photographs

Page 1 of 3

Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

The Following Applies to All Photographs:

Date : July 1999

Photographer: Wesley Moroz

Negative Repository: David Koenig, NJ TRANSIT, One Penn Plaza East, Newark NJ 07105-2246

Note: All addresses of photos are in Montclair unless otherwise noted.

<b>Photo #</b>	<b>Description/Address</b>	<b>View</b>	<b>Roll/Frame</b>
<b><u>Baldwin Street</u></b>			
Photo 1:	Minnie A. Lucey House 272 Baldwin Street, Glen Ridge	Facing South	Roll 1, Frame 2
Photo 2	Nicolo's Bakery 2-6 Baldwin Street	Facing North	Roll 4, Frame 3
<b><u>Glenridge Avenue</u></b>			
Photo 3	Glenmont Condominiums 15 Glenridge Avenue	Facing South	Roll 1, Frame 6
Photo 4	39 Glenridge Avenue	Facing East	Roll 3, Frame 9
Photo 5	41 Glenridge Avenue	Facing Northeast	Roll 3, Frame 8
Photo 6	51 Glenridge Avenue	Facing Northeast	Roll 1, Frame 23
Photo 7	53 Glenridge Avenue	Facing Northeast	Roll 1, Frame 22
Photo 8	71 Glenridge Avenue	Facing Northeast	Roll 3, Frame 10
Photo 9	73 and 75 Glenridge Avenue	Facing Northeast	Roll 3, Frame 12
<b><u>Bay Street</u></b>			
Photo 10	85 Bay Street	Facing East	Roll 1, Frame 8
Photo 11	86 Bay Street	Facing Northwest	Roll 3, Frame 1
Photo 12	87 Bay Street	Facing Southeast	Roll 3, Frame 2
Photo 13	Garage, 89 Bay Street	Facing Southeast	Roll 3, Frame 4

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section number: Index to Photographs

Page 2 of 3

Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

<b>Photo #</b>	<b>Description/Address</b>	<b>View</b>	<b>Roll/Frame</b>
Photo 14	Rear, 91 Bay Street	Facing East	Roll 3, Frame 6
Photo 15	93 Bay Street	Facing East	Roll 3, Frame 3
	<b><u>Grant Street</u></b>		
Photo 16	4-14 Grant Street	Facing West	Roll 1, Frame 9
Photo 17	17-21 Grant Street	Facing East	Roll 3, Frame 15
Photo 18	18-24 Grant Street	Facing West	Roll 3, Frame 16
Photo 19	Garage, 26 Grant Street	Facing Southwest	Roll 3, Frame 18
Photo 20	27 Grant Street	Facing Northeast	Roll 3, Frame 17
Photo 21	31 Grant Street	Facing Northeast	Roll 2, Frame 4
	<b><u>Sherman Street</u></b>		
Photo 22	22 Sherman Street	Facing Southwest	Roll 1, Frame 10
Photo 23	28 Sherman Street	Facing West	Roll 3, Frame 28
Photo 24	38 Sherman Street	Facing South	Roll 3, Frame 26
Photo 25	54 and 56 Sherman Street	Facing North	Roll 2, Frame 6
	<b><u>Pine Street</u></b>		
Photo 26	70 Pine Street	Facing Northwest	Roll 2, Frame 2
Photo 27	78 Pine Street	Facing Northwest	Roll 2, Frame 1
Photo 28	91 Pine Street	Facing Southeast	Roll 1, Frame 14
Photo 29	95 Pine Street	Facing South	Roll 3, Frame 20
Photo 30	Our Lady of Mt. Carmel Church 94-98 Pine Street	Facing Northwest	Roll 1, Frame 13

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

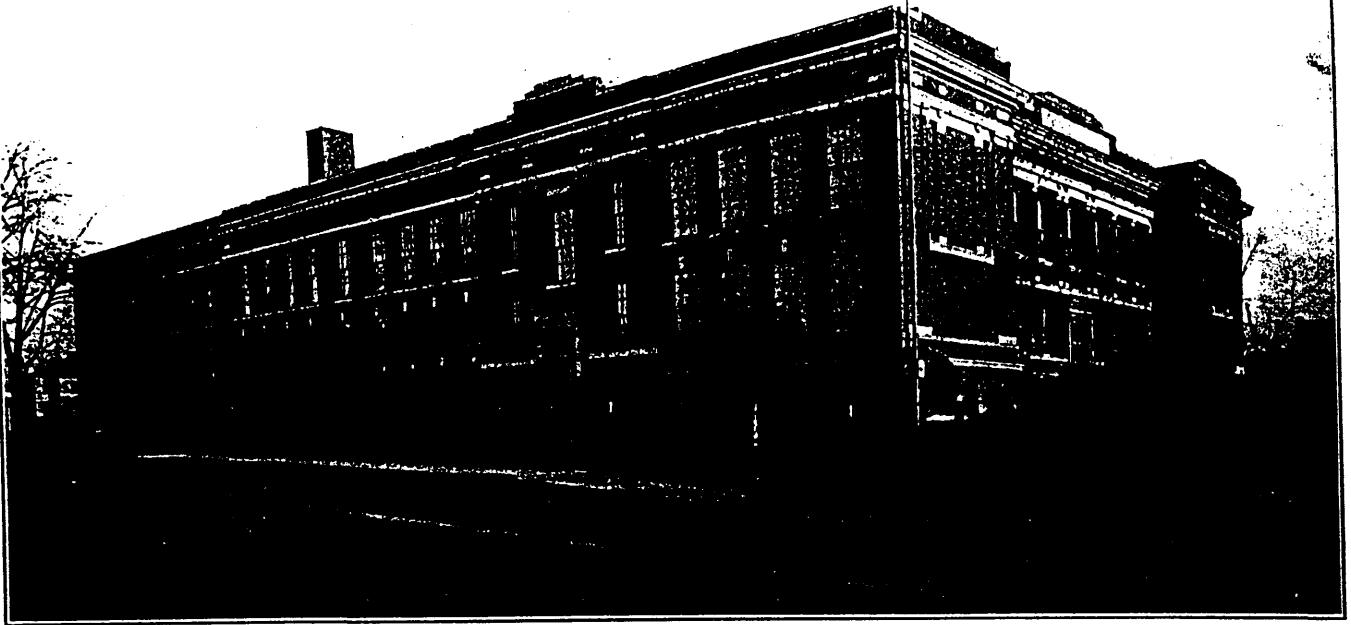
Section number: Index to Photographs

Page 3 of 3

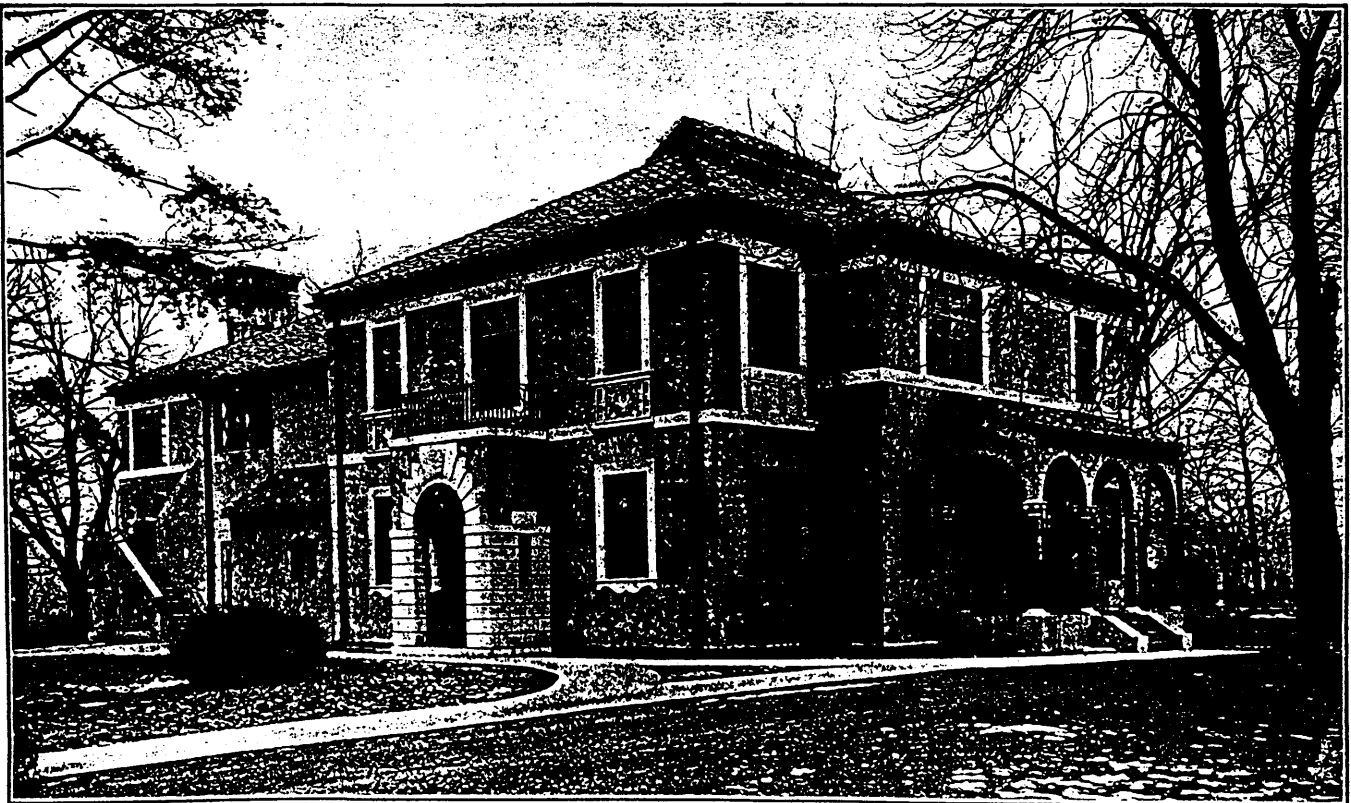
Pine Street Historic District  
Montclair & Glen Ridge, Essex County, New Jersey

<b>Photo #</b>	<b>Description/Address</b>	<b>View</b>	<b>Roll/Frame</b>
Photo 31	Our Lady of Mt. Carmel Church 94-98 Pine Street	Facing Northeast	Roll 1, Frame 12
Photo 32	Rectory, Our Lady of Mt. Carmel Church 94-98 Pine Street	Facing Northwest	Roll 1, Frame 11
Photo 33	97 Pine Street	Facing South	Roll 2, Frame 20
Photo 34	99-103 Pine Street	Facing South	Roll 3, Frame 21
Photo 35	Rev. Monsignor Emmanuel Capozelli Religious Education Center 102 Pine Street	Facing Northwest	Roll 2, Frame 7
Photo 36	105 Pine Street	Facing East	Roll 3, Frame 22
Photo 37	106-108 Pine Street	Facing West	Roll 2, Frame 16
Photo 38	70-84 Pine Street	Facing Southwest	Roll 2, Frame 11
Photo 39	107 Pine Street	Facing East	Roll 2, Frame 12





**Baldwin Street School. First unit erected 1912-13. First addition 1923-24**  
 Corner of Glenridge Avenue and Baldwin Street  
 Elementary School. Grades: Kindergarten through 6th



**Baldwin Street Community House. Erected 1929**  
 Corner of Baldwin Street and Highland Avenue  
 Home, U. M. A. and Community Center, A. S. N. Y.

Close-up of frame 025:32884

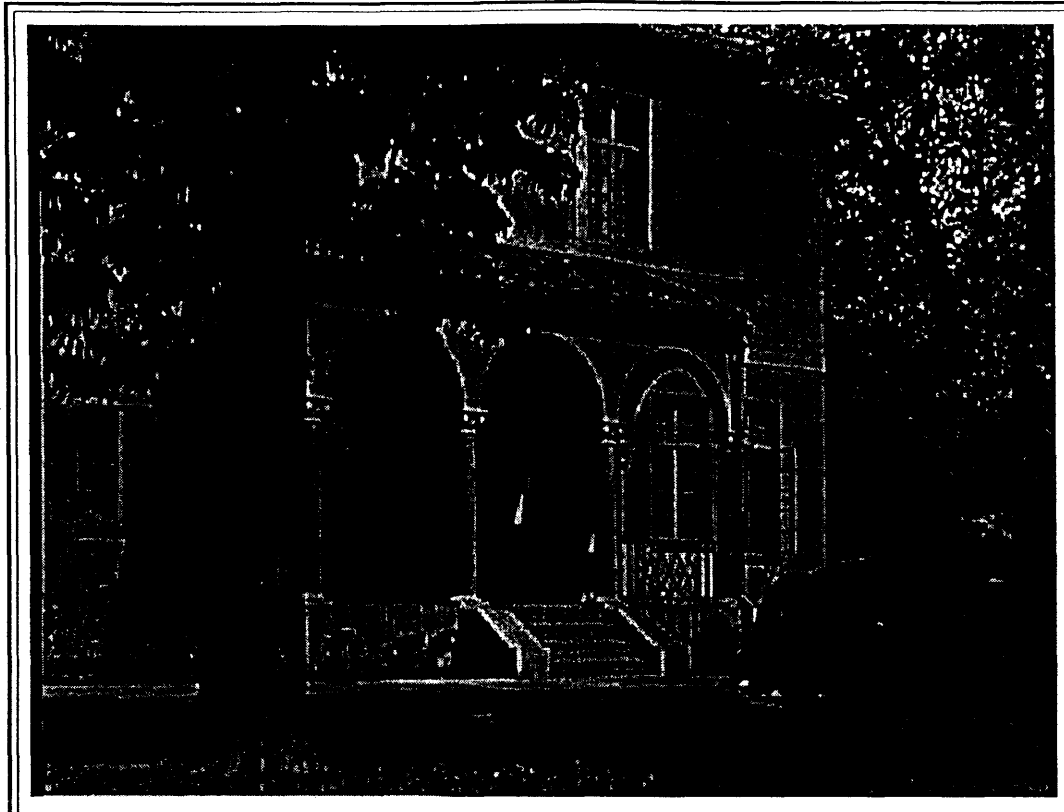


p9936 Buildings & Institutions Social Service Baldwin Street Community House (Minnie A. Lucey House) People Children group portrait (Library Patrons at the Branch Library located at the community House) Photo by Lewis W. Hine (From Library Photos Binder 1)

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Minnie A. Lucey House c. 1930  
272 Baldwin Street

Close-up of frame 025:24120



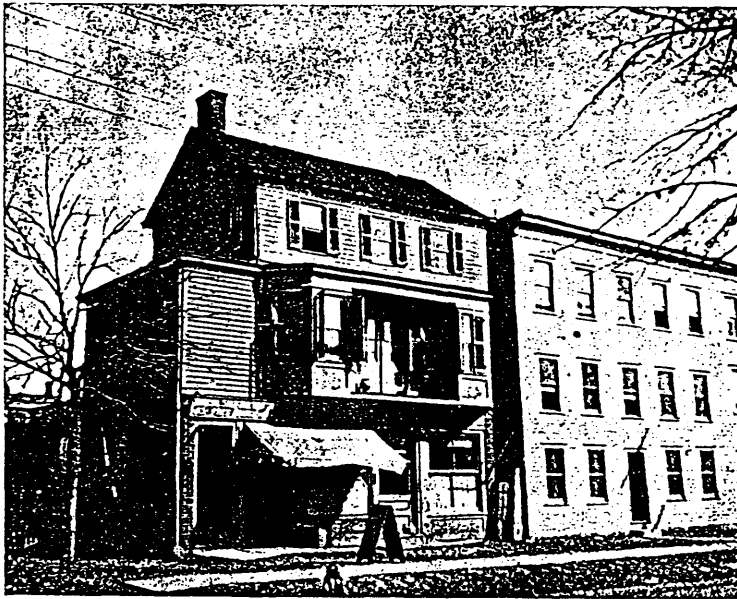
p1071 Buildings & Institutions Schools Public Elementary Baldwin Street  
Community School (Minnie A. Lucey House) Holmes & Von Schmid  
Architects

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*Minnie A. Lucey House c. 1930  
272 Baldwin street*

## BETTER HOUSING FOR PEOPLE OF SMALL MEANS.

Closely related to the subject of parks and play areas is the housing of people of small means. The problem at bottom is to furnish to every child and adult fresh air, sunshine, and something of out-door beauty with opportunity for its convenient enjoyment. Montclair is not homogeneous. While its population consists mainly of New York business and professional men, seventy-five per cent. of the four thousand families going regularly to New York, there is also a considerable population of Italians and negroes, attracted by the opportunities that are offered

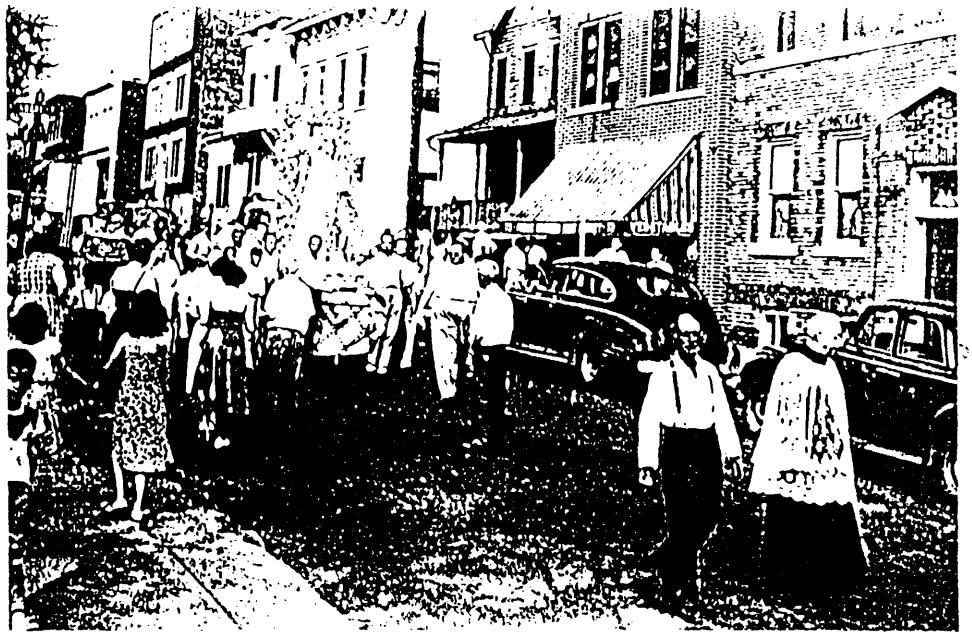


WORKING MEN'S HOMES IN MONTCLAIR.

for work. It is pleasant to think of these people employed in the country; but when one sees their homes, they appear little better off than in the slums of a great city. This condition is a standing reproach. Montclair can easily have model tenements for its working population, not only in the sections in which they now live, but especially in more open situations on the outskirts of the town where cheaper land would make small gardens and market gardening possible and profitable. It should not be difficult to obtain funds for such a purpose, and, as experience has demonstrated, the enterprise can be placed on a good business basis.

61-63 Glenridge Ave<sup>73</sup> (corner of Pine St.)  
Facing Northeast c. 1909

Source: John Nolen. Montclair: The  
Preservation of Its Natural Beauty and Its  
Improvement as a Residence Town.



Bay Street at corner of Grant c.1940

grew by leaps and bounds. Vincenzo and Donato DiGeronimo, for instance, came from Lacedonia, Italy in 1904, the same year that Sebastian and Mary Sandora moved with their ten children from Newark to Montclair. One of their twin daughters, Mary, married Vincenzo in 1909, and had fifteen children. Six years later, Mary's twin, Rose, married Vincenzo's brother — a marriage which yielded thirteen children. The DiGeronimo brothers remained in Montclair, surrounded by their wives' family, and united for thirty eight years in their joint ownership and operation of a tailor shop on Orange Road. Between the two DiGeronimo families, there were twenty-eight children, of whom twenty-four survived infancy; the family ties were strong enough to keep sixteen of those children in Montclair, where they live today.

In 1903, the Bishop assigned an Italian-speaking assistant to Immaculate Conception Parish to aid its pastor, the Reverend Joseph Mendl, in reaching his burgeoning community of foreign-born parishioners down the hill. After that assistant's departure two years later, Father Mendl increased his clerical staff by two priests, both of Italian heritage, who could hear confessions and preach in that language.

These attempts to bridge the gap between the Italian community and its church were not entirely successful, however, and in 1907, after petitioning the diocese of Newark, the Italian community finally was given its own parish and pastor, Reverend Paul Lisa. Father Lisa supervised the fund-raising campaign to build their own church, Our Lady of Mt. Carmel, within walking distance of most of its members.<sup>14</sup>

Not only was the Church coming to the aid of the new residents; Montclair's town government was also helping them adjust to American life. In 1915, Miss Minnie A. Lucy, a dedicated social worker, was assigned to the faculty of the Baldwin Street School. The parish of Mount Carmel counts her among the most influential of leaders in the community:

Her main concern was to aid the mothers of the area in the care and hygiene of their children. Miss Lucy required each woman attending her classes to bring a baby to prove their need of her lessons. Several girls were known to borrow babies to attend, so popular were the classes. Miss Lucy improvised a nursery in the library of the school to prevent any other little ones from being left alone at home.

Members of the Minnie A. Lucy Club

The celebration of the feast of St. Sebastian

Fairing Northeast

Source: A Goodly Heritage

David Nelson Allsaway  
and Mary Travis  
Army



Enza Rubino, Joseph Bucco 1924.

Street view of Glenridge Ave, about 1930.



Glenridge Avenue c. 1930 Faery West

Midland Avenue. In spite of the hardships, the new residents remained in good spirits, and in the evenings when they sang around their campfires, the neighbors for blocks around would come out of their houses to enjoy the singing.<sup>45</sup> The appearance of the newcomers seemed quite exotic to the long time residents used to more subdued dress and habits. Gladys Segar in her commentary, "Montclair in the Elegant 80s," described the daily worker routine in romantic terms:

These men were roused early and with pick-axes over their shoulders were ready to start out to walk to the place of their day's work at about the time a crimson sun came over the horizon. Their leader was some unknown Caruso. In the hush of a newborn day rose his high tenor voice, then a refrain in which all joined to the accompaniment of tramp, tramp, tramp of marching feet. The scene was dramatic, the music of rare beauty.<sup>46</sup>

A Montclair woman of the 1880s was quoted as saying:

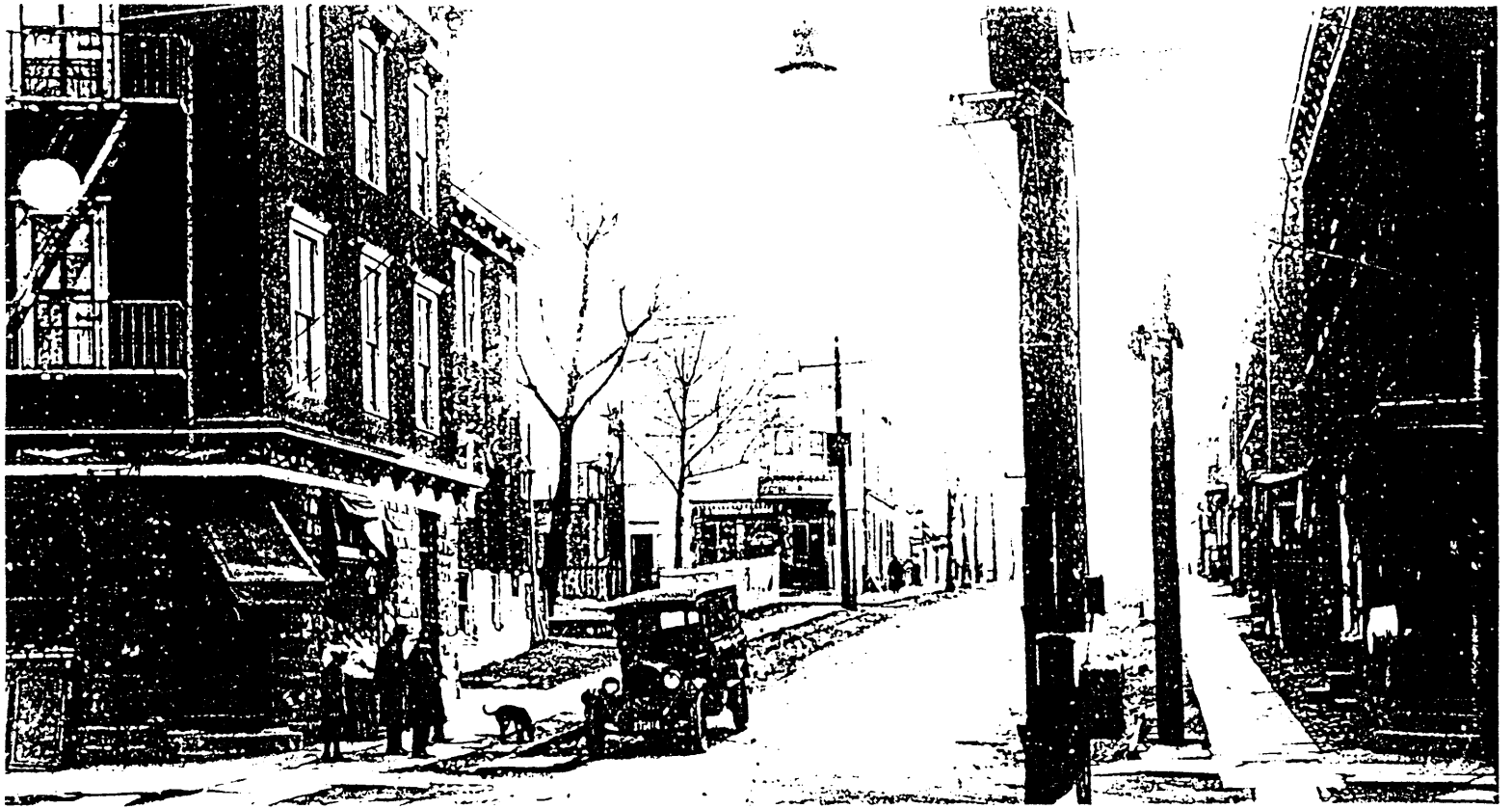
Foreign population was negligible in the 80s. I recalled with what astonishment I first saw Italian laborers digging on Bloomfield Avenue. Some wore bright magenta handkerchiefs tied about the neck, and a few of them had gold earrings in their ears. Their flashing dark eyes, unfamiliar language and natural excitability struck me with force. They were hard workers, too.<sup>47</sup>

Conditions for the workers were not all as romantic as the commentators would have us believe, however. The Italian community settled in the vicinity of Pine and Bay Streets, as well as south of Bloomfield Avenue near Glenfield Park. This area, located near the site of the old mills which were built along Toney's Brook, had long been the site of modest housing for mill workers and their families. Although the mills were gone or converted to service establishments for the growing suburb (bakeries, fuel, and lumber companies), the little houses remained to serve the new tenants—people short on cash but long on ambition. For the most part, those who settled in workers' housing faced conditions that by Twentieth Century standards would be considered primitive: cold water flats, houses with dirt floors for a basement and no indoor plumbing, and heat provided by a single coal stove in the kitchen.

About 1890, the Fusco and Picola families had purchased property near the

Source: A Goodly Heritage

David Nelson  
Alloway and  
Mary Travis  
Army



*Bay and Glenridge Ave.*

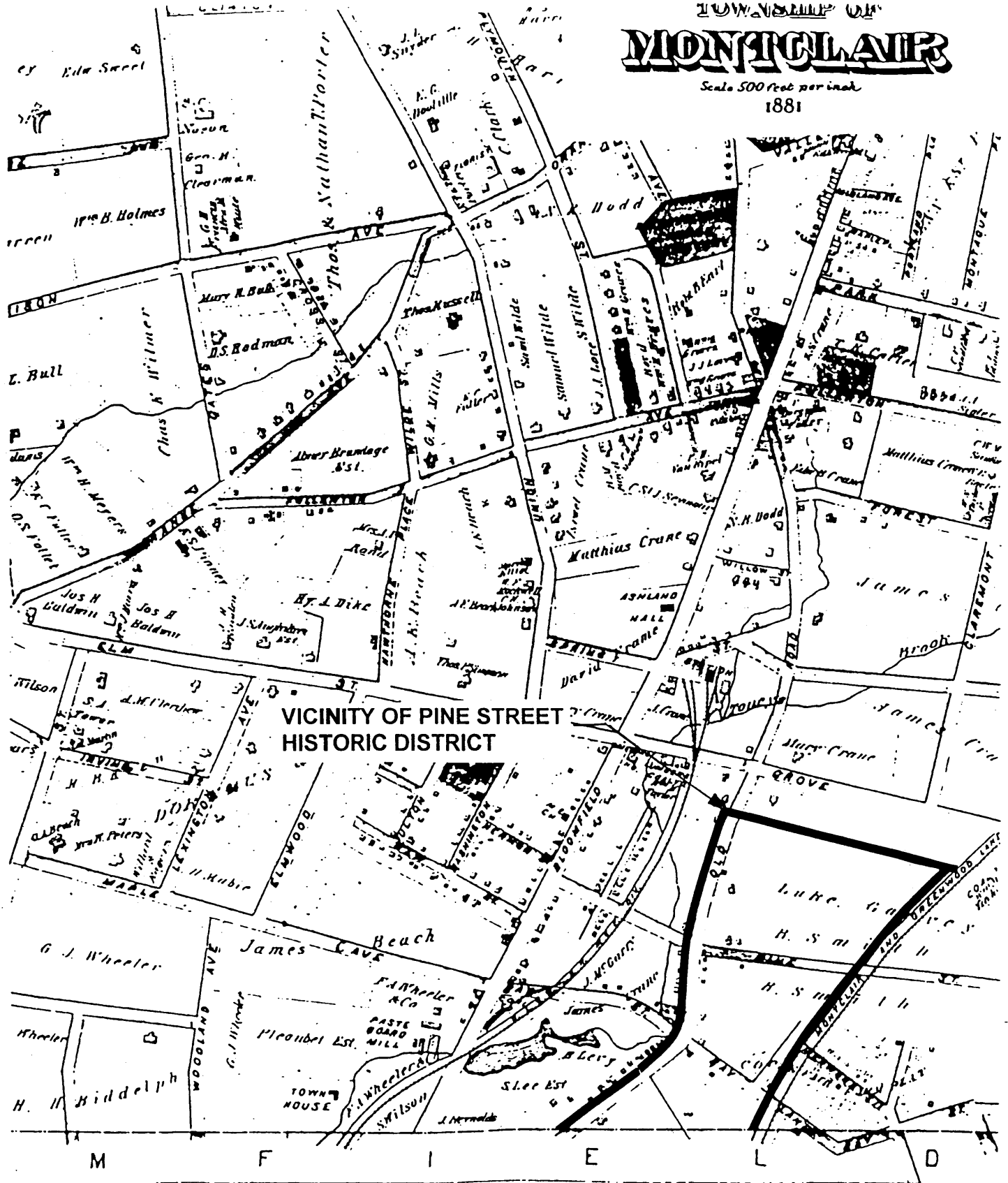


*The Quarry, Upper Montclair.*

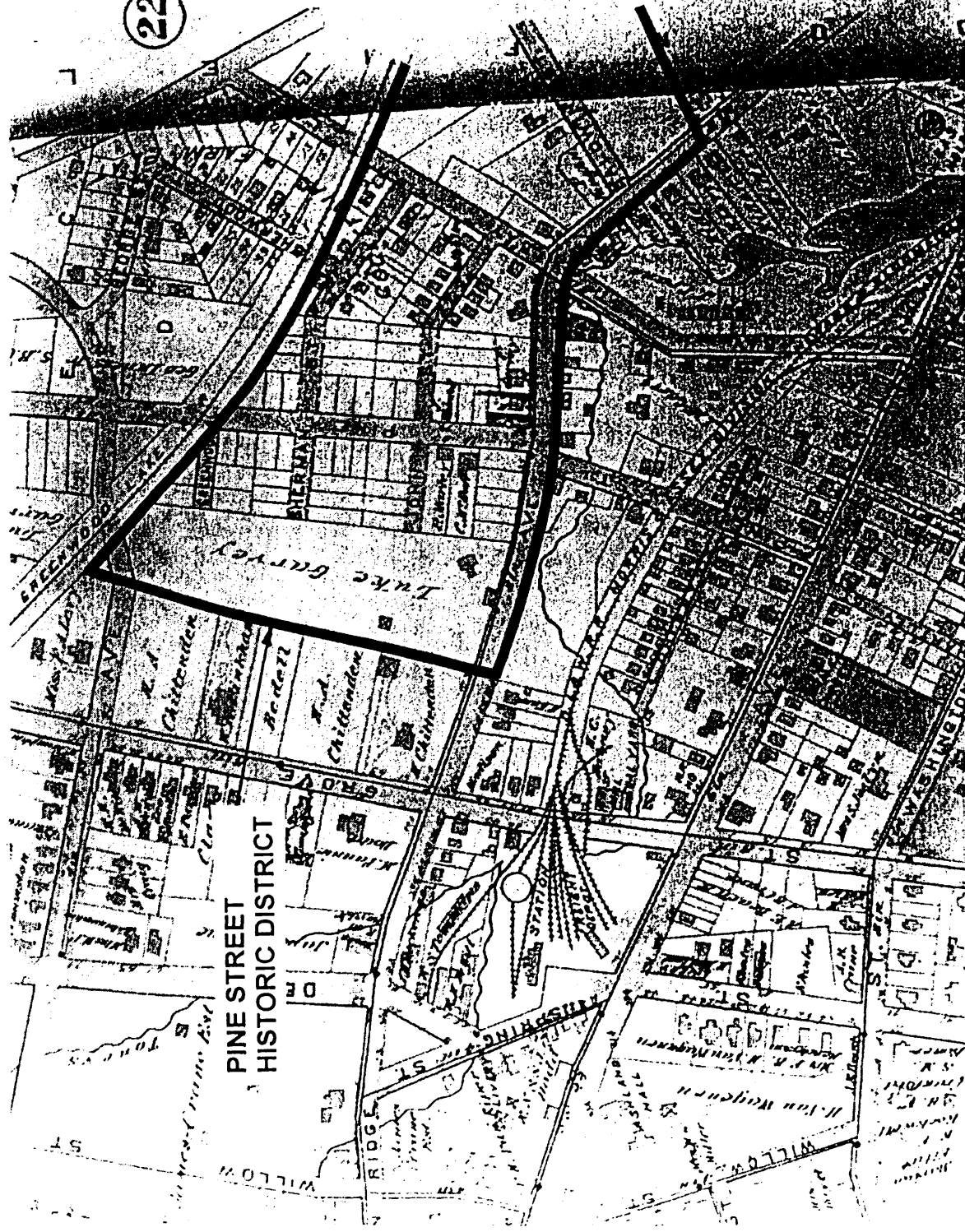


TOWNSHIP OF  
**MONTCLAIR**

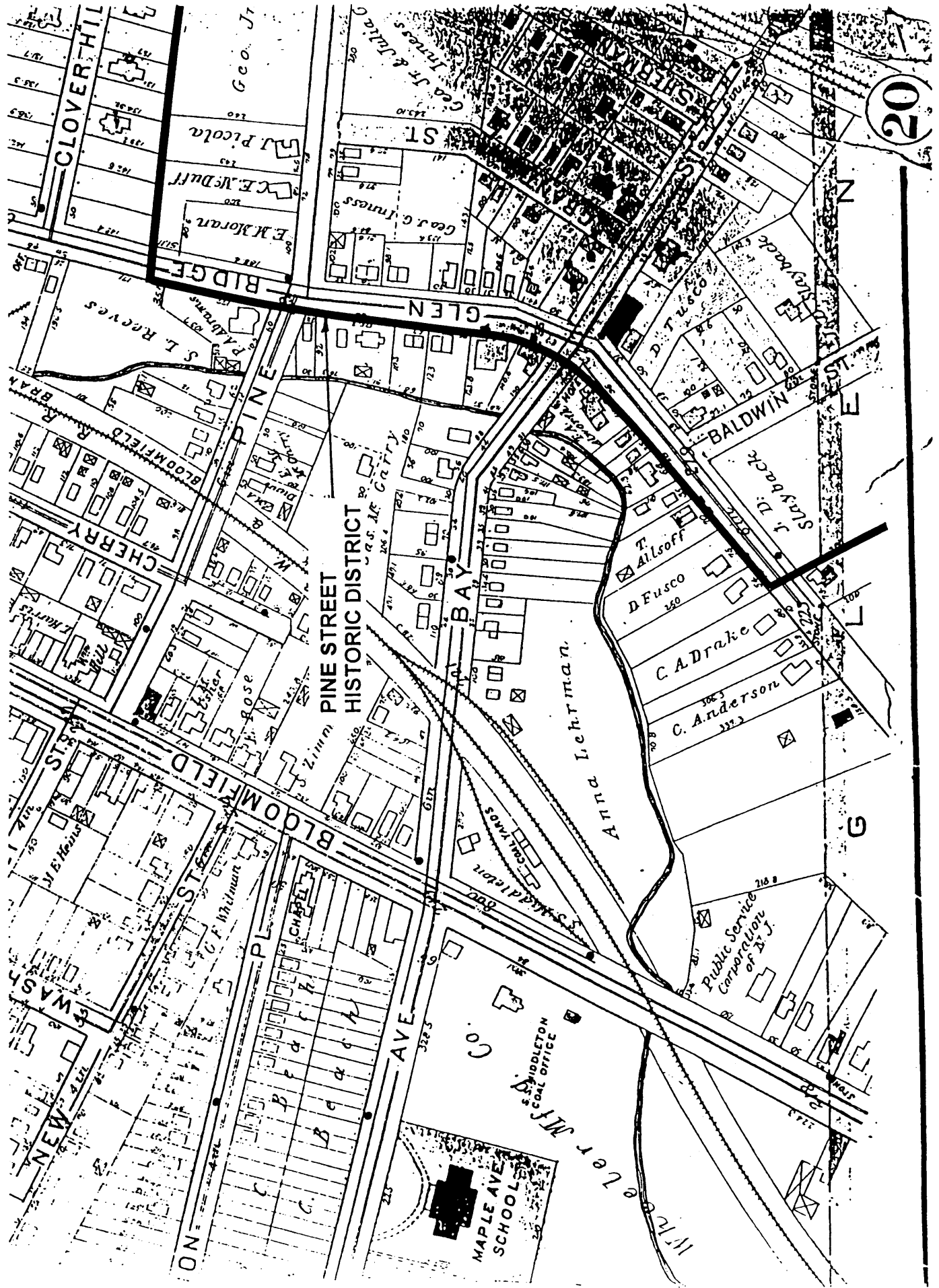
Scale 500 feet per inch  
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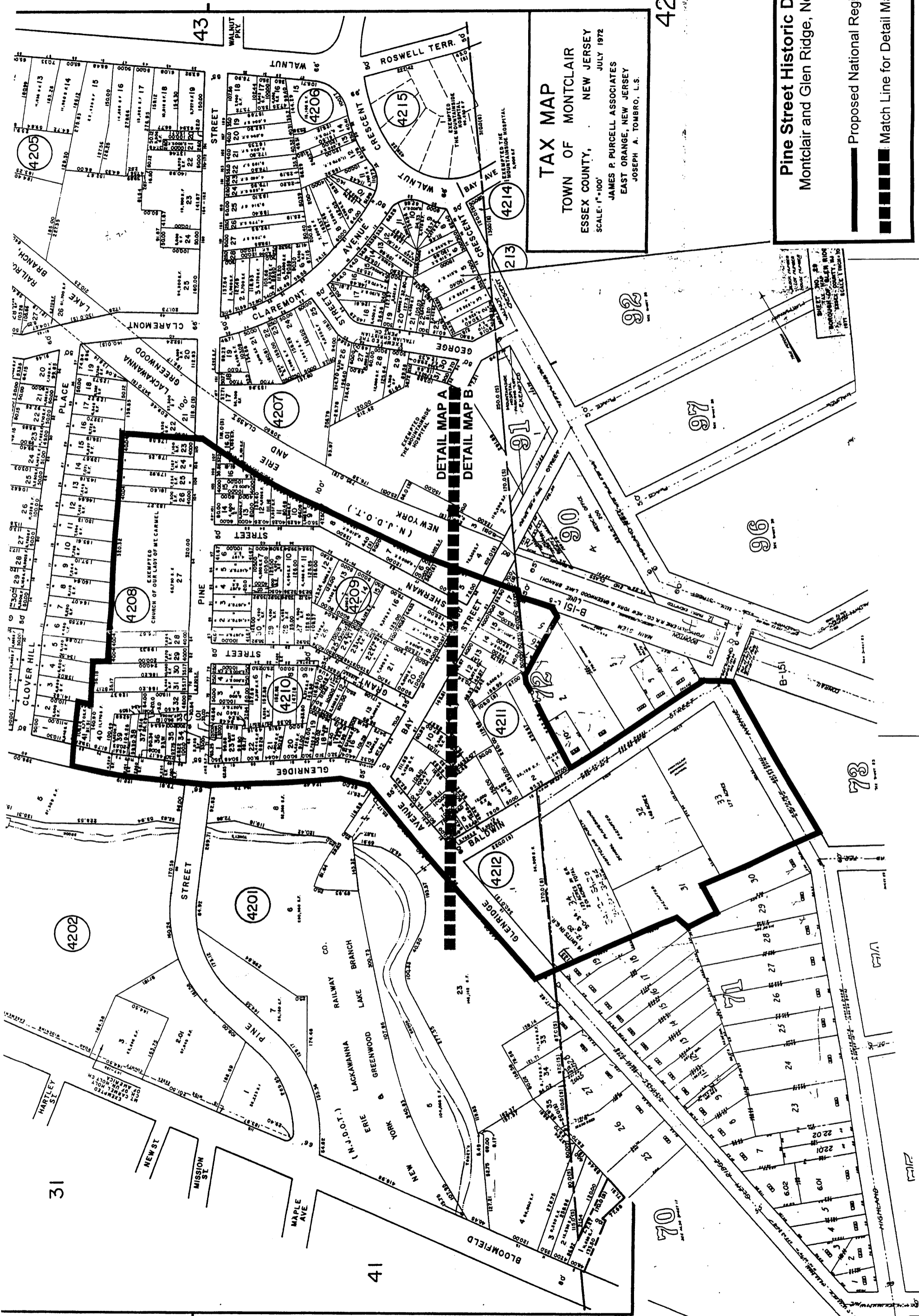




Robinson's Atlas of Essex County, 1890  
E. Robinson, New York



A.H. Mueller Atlas of Essex County, 1906



**TAX MAP**  
 TOWN OF MONTCLAIR  
 ESSEX COUNTY, NEW JERSEY  
 SCALE: 1"=100'  
 JULY 1972  
 JAMES P. PURCELL ASSOCIATES  
 EAST ORANGE, NEW JERSEY  
 JOSEPH A. TOMBRIO, L.S.

**Pine Street Historic District**  
 Montclair and Glen Ridge, New Jersey

— Proposed National Register Boundary  
 - - - Match Line for Detail Maps

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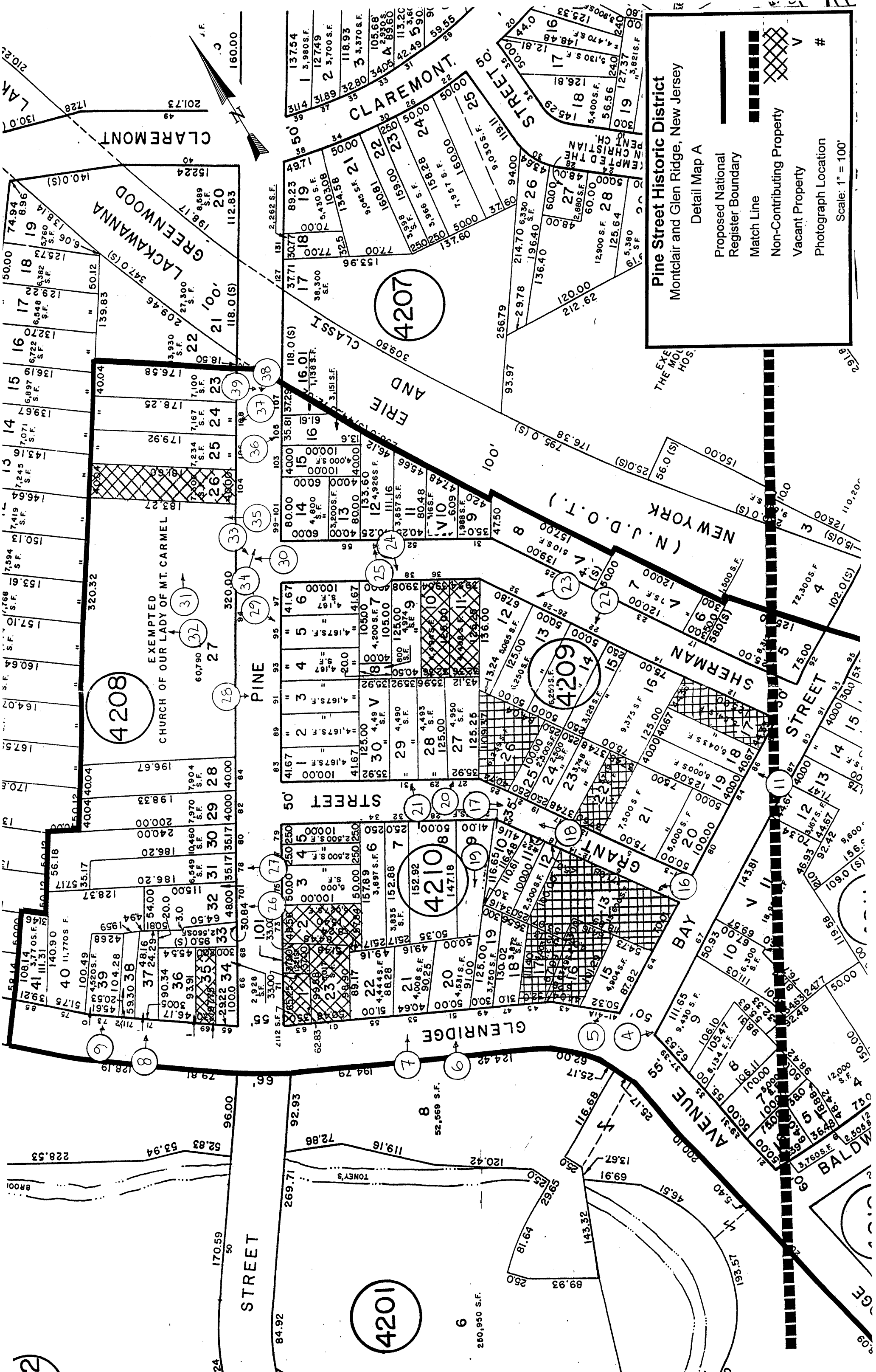
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**Pine Street Historic District**  
 Montclair and Glen Ridge, New Jersey

Detail Map A

- Proposed National Register Boundary
- Match Line
- Non-Contributing Property
- Vacant Property
- Photograph Location
- #

Scale: 1" = 100'

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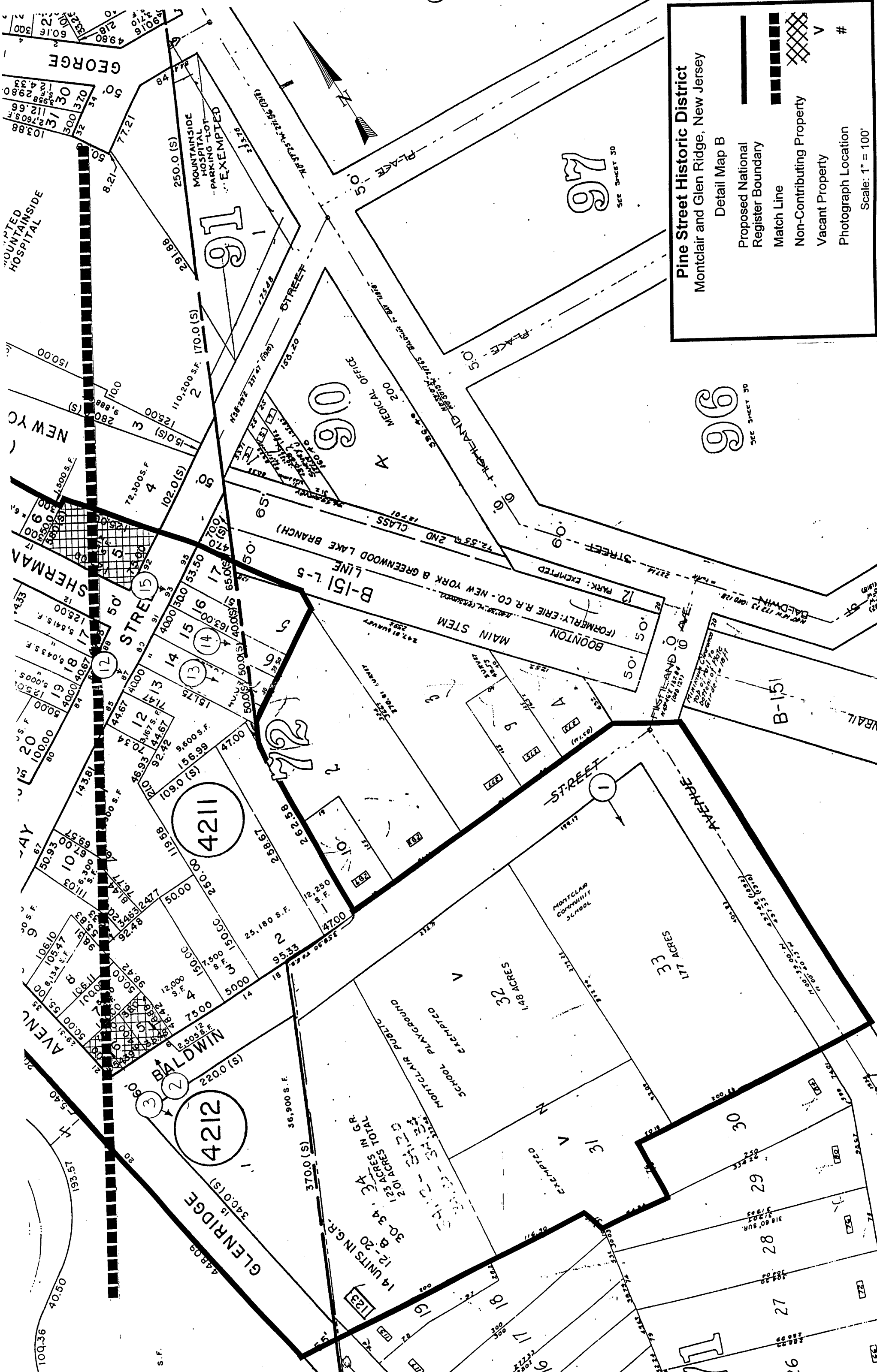
CHURCH OF OUR LADY OF MT. CARMEL  
 EXEMPTED

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




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**Pine Street Historic District**  
Montclair and Glen Ridge, New Jersey

Detail Map B

	Proposed National Register Boundary
	Match Line
	Non-Contributing Property
	Vacant Property
	Photograph Location

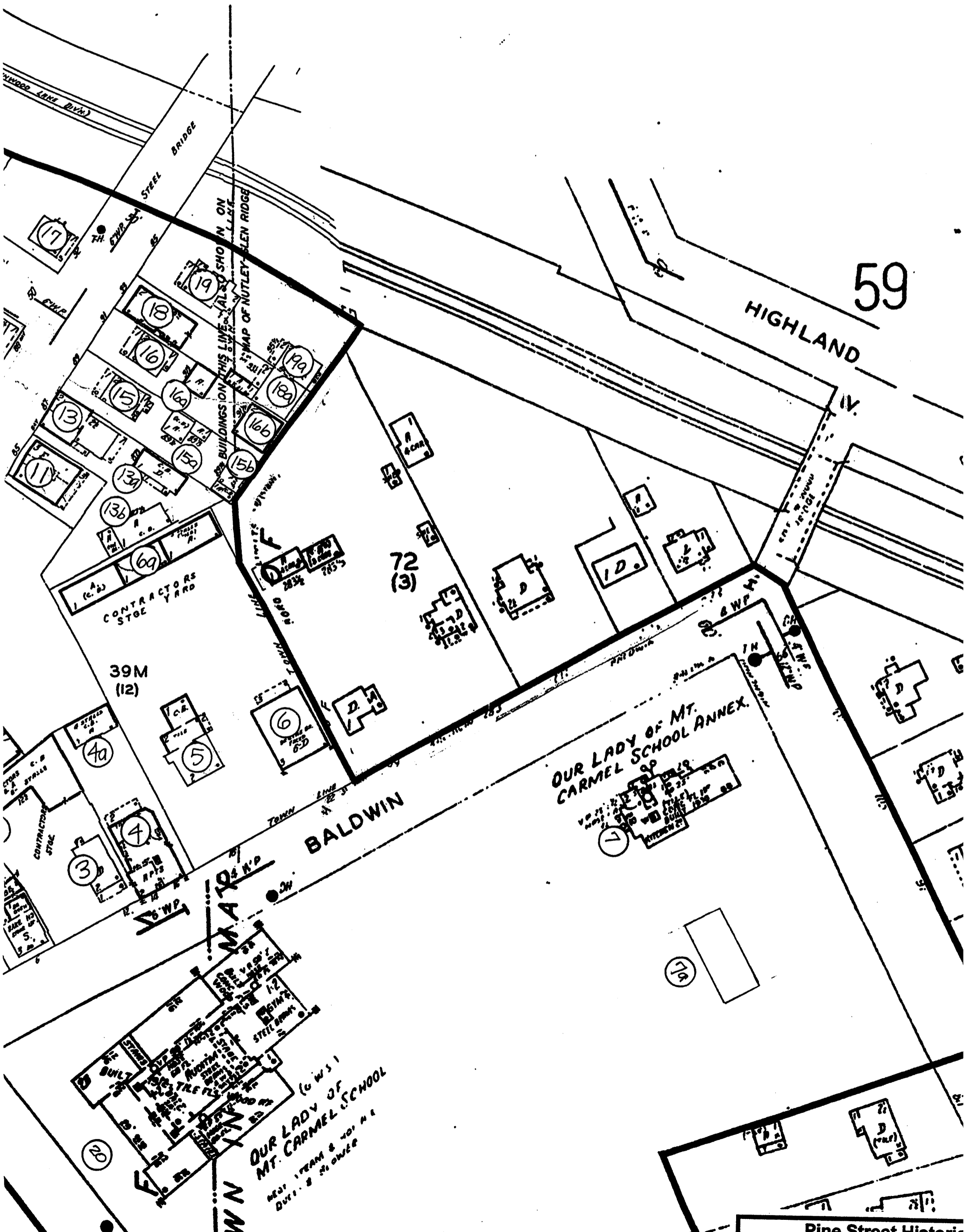
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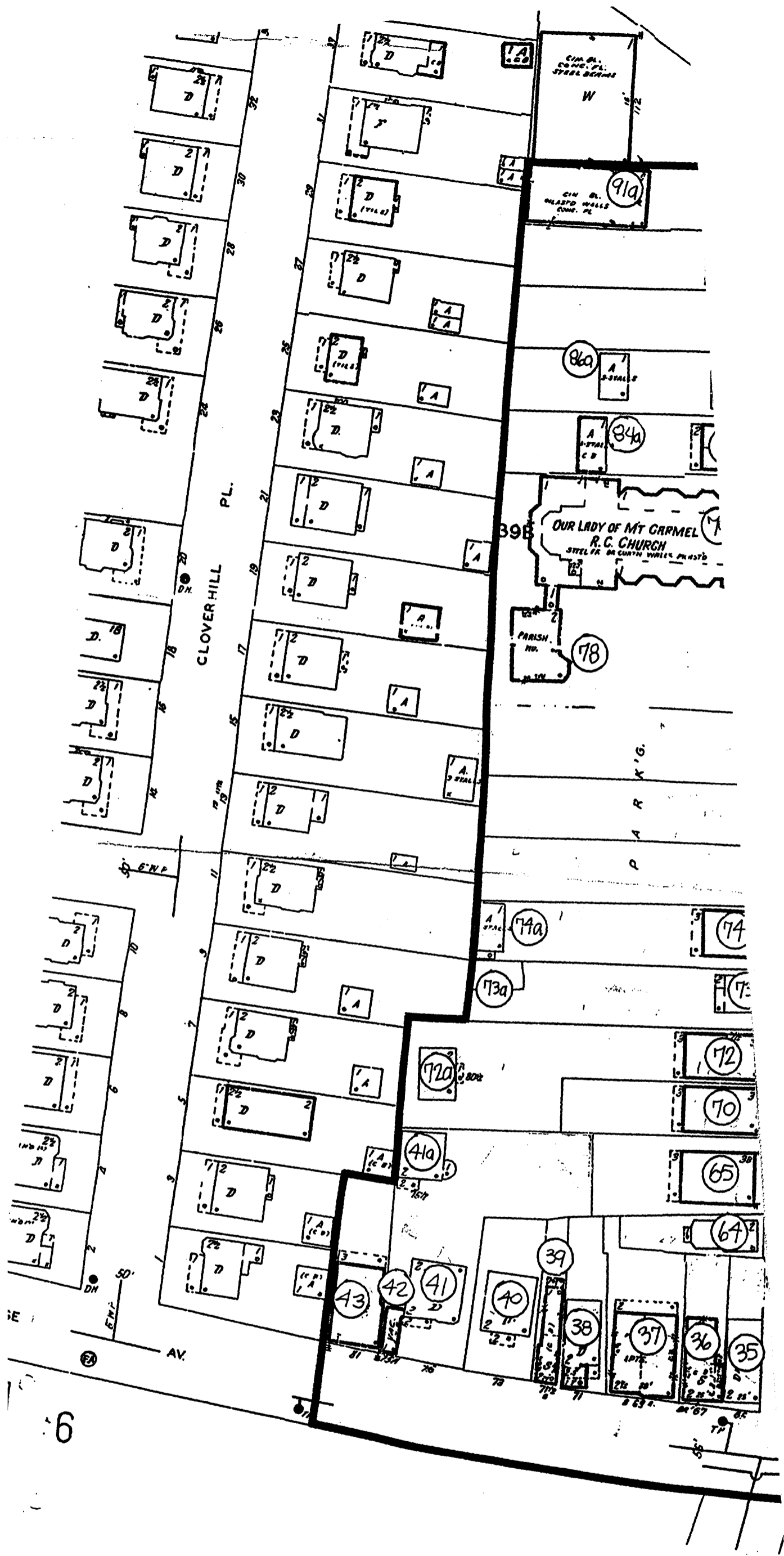
GEORGE  
SHERMAN  
BALDWIN  
GLENRIDGE  
NINE  
MOUNTAIN SIDE HOSPITAL  
NEW YORK  
MONTCLAIR PUBLIC SCHOOL  
MONTCLAIR COMMUNITY SCHOOL  
BONNIN (FORMERLY ERIE R.R. CO. - NEW YORK & GREENWOOD LAKE BRANCH)  
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HIGHLAND

IV.

OUR LADY OF MT. CARMEL SCHOOL ANNEX.

**Pine Street Historic District**  
Township of Montclair and Borough of Glen Ridge  
Essex County, New Jersey  
**Numbered Resource Map**  
Source:  
Sanborn Maps  
Montclair, N.J. - 1986  
Glen Ridge, N.J. - 1963  
Scale: 1" = 73'±