

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES

HISTORIC PRESERVATION SECTION

INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 0713 8 4 6

HISTORIC NAME:	J. M. Chapman House	COMMON NAME:	Perez house
LOCATION:	10 Rockledge	BLOCK/LOT	0402/04: 36-E/21
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Perez, Ronald C. & Catherine J.		Zone/Northing/Easting
	See above		

DESCRIPTION

Construction Date: circa 1907 Source of Date: Published Reference

Architect: A. F. Norris Builder:

Style: Elizabethian Cottage Form/Plan Type: T shape

Number of Stories: 2½ + B

Foundation: Stucco

Exterior Wall Fabric: Stucco

Fenestration: 7 bays; paired single light windows w/ decorative leaded transoms, 1st floor. Paired single light casement, rear elevation. Paired diamond Roof/Chimneys: light casement 2nd floor, west.

Additional Architectural Description: Gable/exterior end chimneys north & south.

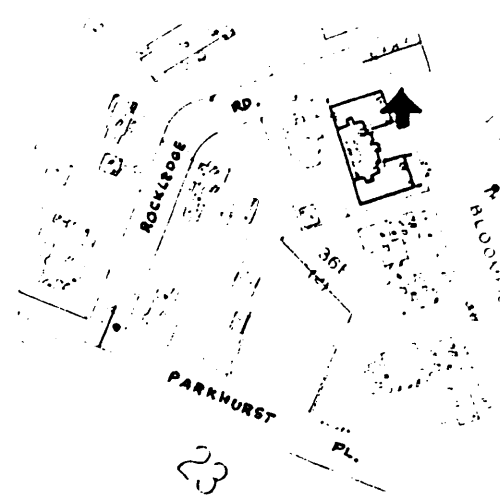
Half-timber work, end gables north & south. Buttresses on east & west corners, north elevation. Single windows flank north wall end chimney on 1st & 2nd floors w/ small multi-light casements in half-timbered attic gable. Arched entrance door, below compound stucco arch bay 2; square corner brackets in stucco below half-timbered gable, roof curves slightly to simulate thatch. Paired windows, bay 2.

Shed roof above 4th bay projection w/ high leaded stained glass window at center. Small windows flank chimney breast to the right; paired diamond light casement across 2nd floor bays.

Shed dormer w/ 4 multi-light casements breaks front roof. One story wing extends on south-west corner w/ corner parapet roof & projecting pergola at center. Side entrance below high arched corner bay, multi-light window left.

PHOTO Negative File No. R85, 13

Map (Indicate North)



OCT 1 1986

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
HISTORIC PRESERVATION SECTION, 109 WEST STATE STREET, TRENTON, NEW JERSEY 08625 (609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House is contiguous to Rockledge Road w/ terraced yard to the east; lot size: 115' x 120' irregular. Less than one acre.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Downtown Commercial Highway Commercial Other

SIGNIFICANCE:

An artist's sketch of this picturesque house appeared on the January 1906 cover of "American Homes & Gardens". J. M. Chapman commissioned the architect A. F. Norris to translate the drawing into a residence. In the June 1908 issue of the same magazine, this house is the subject of a lengthy article by Francis Durando Nichols which describes among other things the details of floating stucco on galvanized wire lath. Interior pictures describe the elaborate wood details & the many innovative design features of the house.

The residence is also pictured in Concrete Country Residences, published by the Atlas Portland Cement Co., New York, 1907.

The impact of this house from the street belies its size & intricate planning. The most spectacular aspect of this unique house is best viewed from the northeast corner of the property. Skillfully placed on a steep site, the home is unusual for its time. The L-shaped plan shows fewer & larger public rooms than were generally found in homes of this period. Unaltered through the years, most of its exterior & interior details are intact.

ORIGINAL USE: Residence
PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

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

RECORDED BY: Eleanor Price
ORGANIZATION: Preservation Montclair

DATE: 6/15/81

Form revised by Eleanor Price, May 27, 1985

MONTCLAIR MRA, MONTCLAIR, ESSEX
COUNTY, NJ (Published Houses)

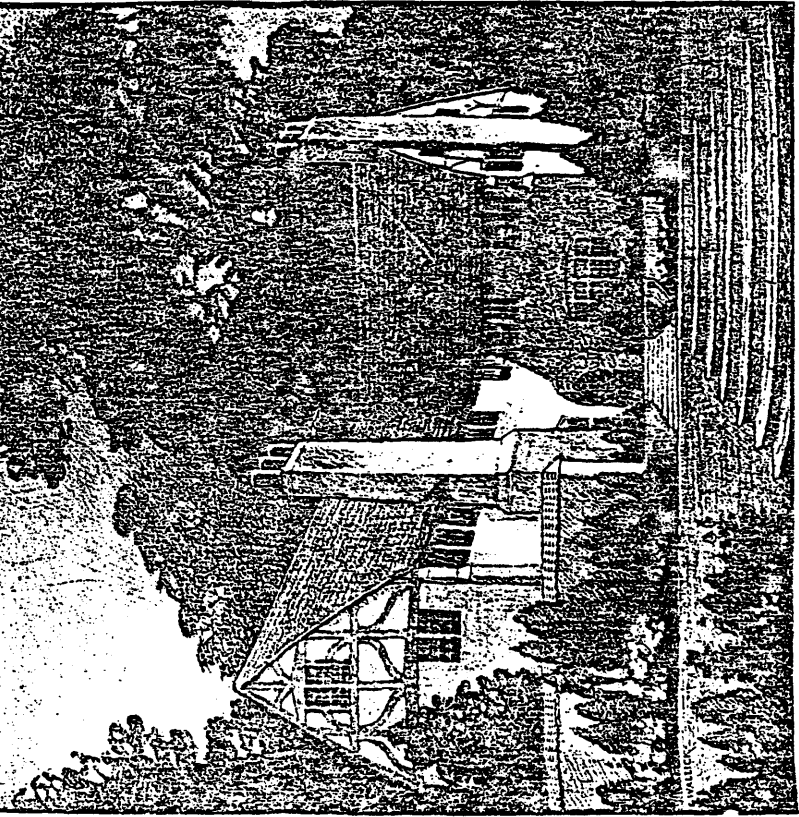
Montclair Multiple Resource Center
Volume II :: Number 1
10 Rockledge Road

Price 25 Cents

7-116

AMERICAN HOMES AND GARDENS

JANUARY 1906



MUNN & COMPANY, Publishers
Scientific American Office, 361 Broadway, New York

Residence of John M. Chapman, Esq.

Rock Ledge Road, Montclair, New Jersey

By French Davendé Nichol



THE many readers of AMERICAN HOMES AND GARDENS are quite well aware of the fact that it is not the purpose of the magazine to design houses, but to present the finished work of the best architects. The aim of the magazine at all times is to help its readers in every possible way, and the only instance of the sometimes unexpected manner in which it serves this end is supplied by the house built for Mr. John M. Chapman on Rock Ledge Road, at Montclair, N. J. Those of our readers who may recall the very beautiful cover design supplied with the issue of AMERICAN HOMES AND GARDENS for January, 1906, will immediately recognize it as the model on which the very charming house of Mr. Chapman's is based.

The cover in question reproduced to real structure, but was the imaginative work of a well-known artist. More than thirty years ago the plans and details were first with the responsibility that they could not be supplied, since they did not exist. This deficiency can now be remedied, for Mr. Chapman, through his architect, Mr. Albert F. Norris, New York, has made the original plan, and at the same time has secured a very delightful residence.

The exterior is a very careful development of the original design, as will be seen by a study of the original design illustrated on the cover, and reproduced herewith, together with a photograph of the house as it is now built.

A study of the view, taken from practically the same point of perspective as the original, will show how closely Mr. Norris has kept in touch with the original, for in detail the same number and the same kind of windows are used, as well as the same doorway, which opens from the dining room to the terrace. Mr. Norris has very ably demonstrated

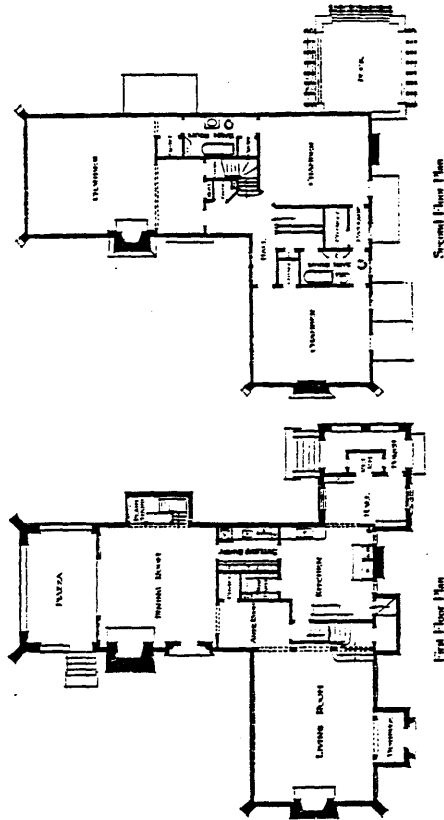
his keen perception and imagination as to what might be an interesting arrangement of rooms for the house, and has carried out his ideas accordingly, as shown by the accompanying plan.

The site upon which the house is built slopes sharply toward the east. This feature, taken together with the fact that the building is on the easterly side of the road, required very careful consideration of general lay out, to secure best results as to convenience of room arrangement and outlook therefrom, and yet avoidance of a barren or unappealing front on the street; which, as it happens, commands the least desirable outlook. In fact, the street front of the house, aside from the main entrance porch, is given over to stairs, kitchen and service entrance porch, and, by skillful treatment, these drawbacks were overcome, and the result is a pleasing entrance to the house.

The really artistic effects are, however, to be seen from the porch at the rear, because as will be found by consulting the plans, the building is arranged in such a manner as to secure full value of roof and wall surfaces and artistic groupings of windows and other openings. Here, too, the chimneys, and the corner buttresses, by their rugged yet graceful lines, convey a sense of strength, toned to harmonize with their surroundings.

Above the foundations, the building is of frame construction, the exterior walls being sheathed with rubbered sheathing boards, waterproof building paper and finished surface of Atlas Portland cement, on galvanized wire lath. The half-inch rubber gables are stuccoed in like manner, care being taken by the architect, in proper details, to insure perfectly weather-tight joints.

The novel treatment of roof shingles, as the courses approach the gables, gives a graceful skyline, not unlike that



First Floor Plan

Second Floor Plan

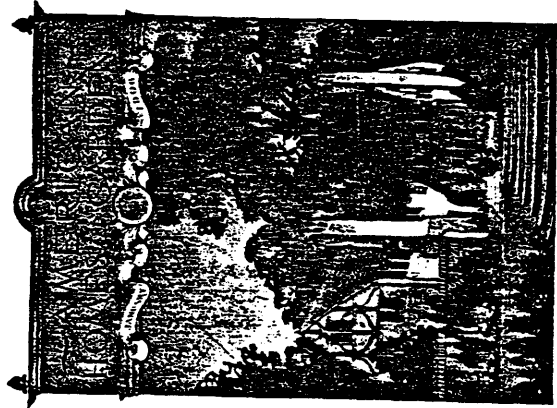
June, 1908

produced by the humble hatched rooks of England, and helps carry out the effect of the original. This treatment of roof shingling, while unexpensive, is very effective, and requires only the careful work of any carpenter of ordinary intelligence.

The building measures forty-eight feet and eight inches front by sixty-two feet from main, or street, front to the rear of the dining porch. The kitchen, hall and entrance porch projects six feet and four inches beyond the face of the main front, and seventeen feet and ten inches beyond the side of the building, making the total frontage sixty-five feet and ten inches. The heights of stories are nine feet in the bungalow, and eight feet throughout basement of basement and cellar ten feet and six inches in four story, nine feet in second and third stories.

The approaches to the front steps of both the main and service entrances are laid with concrete. The front main entrance, owing

AMERICAN HOMES AND GARDENS

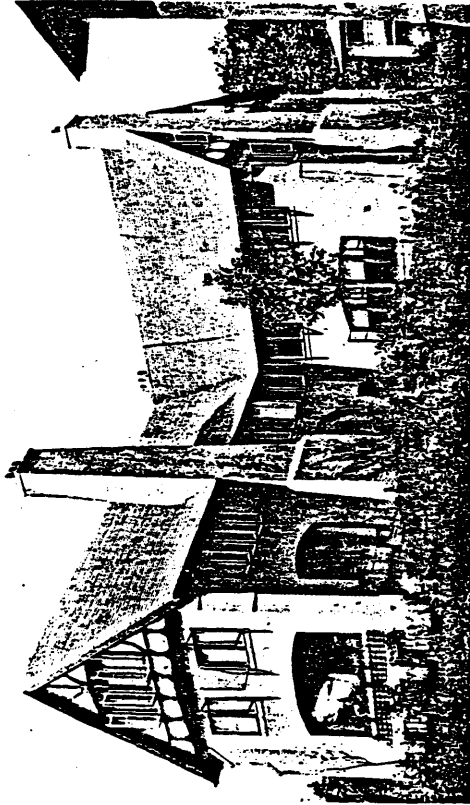


Cover of "American Homes and Gardens" for January, 1906

to its northerly exposure, is a large alcove or recess off the living-room, adapted to transformation into a vestibule during the winter months by the introduction of removable inner doors.

The living-room is comfortably large and well lighted. At one end is the mantel and fireplace of brick in severely plain lines. Opposite the fireplace, the main staircase occupies the whole of the other end of the room, but by clever treatment it is just sufficiently screened from view to lend privacy to the stairway and yet aid to the apparent length of the living-room. The service stairs join the main stairs in such manner that the kitchen is fully screened from view.

The living-room, vestibule and main staircase are trimmed with red oak, stained dark brown, with beam ceiling to match the trim, as also do the columns and arches screening the staircase. Between the living and dining-rooms is an ante room, with an outer door opening on to the gar-

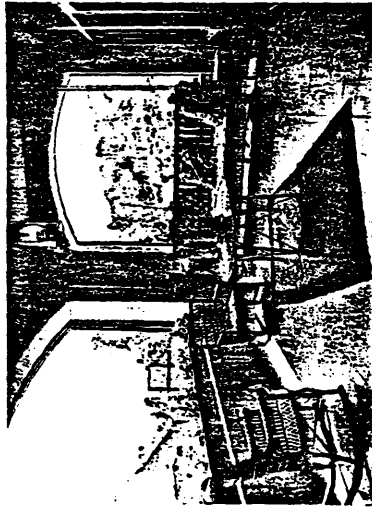


The Exterior of the House is a Very Careful Development of the Original "American Homes and Gardens" Cover Design

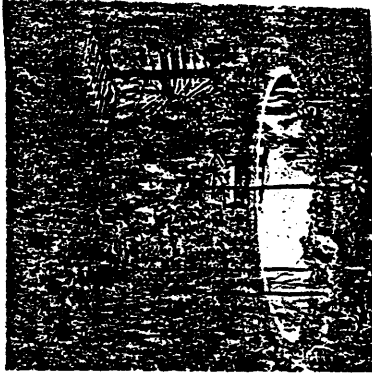
AMERICAN HOMES AND GARDENS

June, 1928

340



The Porch Has a Pleasant Outlook into the Garden and Over the Surrounding Country

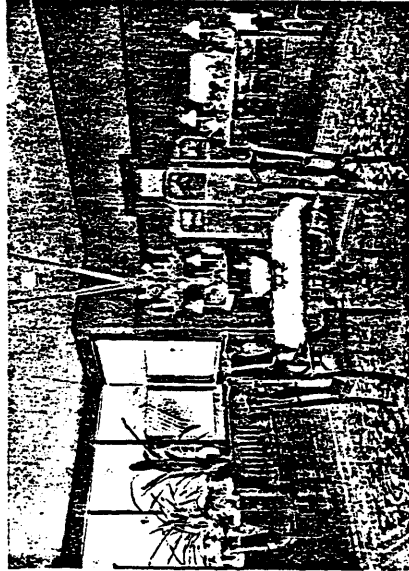


The Garden and Pool as Seen

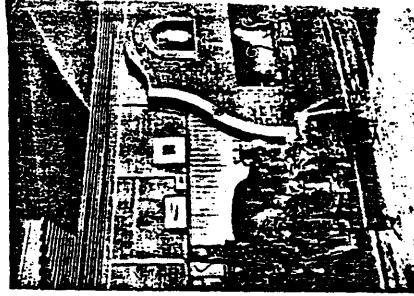
den and with closet for coats, wraps, etc. From here is a passage conveniently connecting the living-room with the kitchen, and yet completely shutting off both view and sounds of the kitchen.

The dining-room is unique in form, accessories and ornamentation, with large fireplace, suitable for an old-fashioned back log, nearly double the size of the room. This porch is so arranged that in summer it may be enclosed with screens, while in cold weather sash may be substituted for the screens, and radiators are provided for heating it. It has a nine by nine inch red quarry tile floor. Steps lead from the porch to the garden, as does also a doorway in the dining-room. A butler's pantry, finished in white enamel and with dressers, table leaf closet, towel dryer, and sink, connects the dining-room with the kitchen.

Opposite the fireplace a stairway leads from the dining-room to a room twenty feet and four inches by thirty-three feet and one inch in the basement. This staircase is enclosed with ash, and has a stand or platform over it in the dining-room for plants, etc., and a built-in seat. The dining-room walls are wainscoted eight feet high. The woodwork is red oak stained chestnut-brown. The walls above are sand finished, tinted a deep, dull red. The large room in the basement to which this staircase leads is called "the Bungalow." It serves admirably for a music or amusement room. There is a dumb-waiter from the bungalow to the butler's pantry. This room has



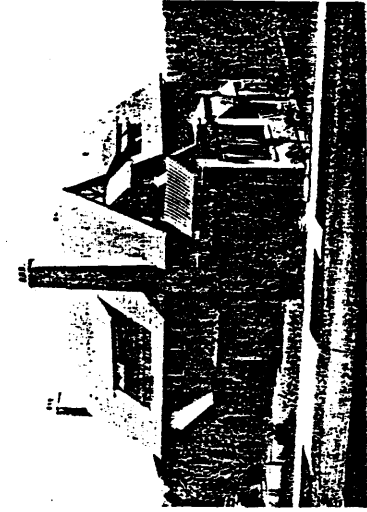
The Dining-room is Unique in Form, Accessories and Ornamentation



The "Bungalow" in the Basement



Seen from the Porch

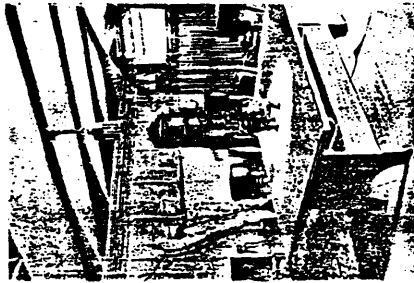


The Entrance Front of the House. Showing Outdoor Sleeping room Over the Rear Lobby

a brick mantel, with a fireplace even larger than the one in the dining-room. The heating here is secured by series of pipes at the ceiling and near the walls. This was necessary in order to allow the condensation to flow back readily to the boiler in the cellar. To screen these pipes from view and yet secure full heating efficiency, a trellis of wooden slats was arranged in such manner as to give an arched arch effect to the ceiling, lending all the more to make the name "Bungalow" appropriate. The Bungalow woodwork is cypress, stained a medium dark brown. A wainscot five feet high extends around the rooms, and the walls above are covered with figured matting. The general scheme is Japanese.

A basement hall, with outside entrance, extends the full width of the Bungalow and between it and the laundry and cellar. In addition to the Bungalow staircase there is another stairway from the first story to the laundry and cellar, directly under the main stairs. A clothes chute extends from the second story to the laundry. The kitchen has all the conveniences, such as gas and coal ranges, sink, dresser, etc., and a servants' hall and well-lighted and ventilated refrigerator closet. The kitchen walls are tiled five feet high, and the workbench is enameled white. The walls are painted and supplied a light buff—in fact it is a model kitchen.

The house is thoroughly lighted by electricity, and is also equipped with a complete system of electric bells and house telephones. The steam-heating plant is thoroughly up to date, being what is known as the "Vapor Vacuum System."



How It Used as Amusement Hall



The Stair Rise Out of the Living-room, which is the Feature of the House

