

2020

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received **SEP 19 1988**  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Stoneleigh Park Historic District

and/or common

**2. Location**

street & number Stoneleigh Park, Park Avenue NA not for publication

city, town Westfield \_\_\_\_\_ vicinity of

state New Jersey code 034 county Union code 039

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>NA</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Union County Court House

street & number Broad Street

city, town Elizabeth state New Jersey 07201

**6. Representation in Existing Surveys**

NA

title None has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records

city, town \_\_\_\_\_ state

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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### Describe the present and original (if known) physical appearance

Stoneleigh Park is an early twentieth century, upper middle class, planned, residential neighborhood of thirty single family houses on approximately twenty acres of park-like property which occupies most of the land bordered by Rahway Avenue to the southwest, Dorian Road to the northwest, Westfield Avenue to the northeast, and Shackamaxon Drive to the southeast. Twenty-nine of the houses are situated on a looped drive which runs diagonally across the property. The remaining house, which was originally the home of C.B. Tremaine, one of the park's founder-developers, is located northeast of the entrance to the park on Dorian Road.

The entrance to Stoneleigh Park, near the corner of Westfield Avenue, is diagonally opposite the site of H.B. Tremaine's home (demolished) and adjacent to C.B. Tremaine's home (505 Dorian Road, formerly known as 1 Stoneleigh Park). The entrance is marked by paired, massive brick posts, with concrete ball finials, which flank the roadway. Each has a large, octagonal, iron lantern with an "S" for Stoneleigh and an iron ring for the chain, no longer there, which was formerly used to close the entrance on occasion. Slate sidewalks run between the main gateposts and smaller similar posts, without lamps, located to the outside of the larger ones. (A second entrance at the opposite end of the park was closed in 1983 to discourage through traffic which might disrupt the park's tranquility. However, there were no gateposts at that entrance.)

The macadam roadway is approximately 25' wide and is lined on both sides with mature sycamores. The original slate walk encircles the loop. Twenty-two of the houses within the park are situated facing inward toward a center island created by the looping roadway. The remaining seven houses occupy the island, facing outward. The park is lighted by carriage-type lamps placed on simple wooden posts (replacements for original globes on low brick posts). All wiring is underground.

When Stoneleigh Park was developed, the land was graded to create a park-like setting. Houses were placed at least 40' back from the road in compliance with a restriction in the deeds. Some of the structures sit on slightly raised lots. Most properties are well landscaped with a variety of shrubs and trees. Due to additional deed restrictions, there are no fences which can be seen from the street and little demarcation of property lines by means of plantings. It was the intention of Stoneleigh's developers to create a park setting which all residents could enjoy. The irregularly shaped lots of at least 100' X 200' are significantly larger than those in the immediate vicinity outside the park, thereby accentuating the park-like atmosphere.

Architecturally, the houses in Stoneleigh Park represent three periods of development. It was the Tremaines' intention that all houses be variations of the Colonial Revival style, and the ten earliest or original structures are 2½ story variations of that style which date from the first decade of the Park's existence. All display superior workmanship and are among the finest examples of the period in Westfield.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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The second group, all constructed in the 1920s, also represent the Colonial Revival style, with the exception of several built in the English Tudor style. Although some of the houses are of the same size and scale as the original group, others are slightly smaller in scale and more typical of the period in which they were constructed.

The last group, if it can be termed such at all, consists of just four houses in contemporary and Colonial Revival styles, erected in the 1940s and 1950s as infill on the remaining undeveloped lots. Stoneleigh Park is now completely developed.

Most of Stoneleigh Park's houses are unaltered or, with the exception of one, insignificantly altered. They have retained their original siding and architectural detail and remain excellent examples of suburban upper middle class housing of the early twentieth century. A detailed description of each house follows.

This nomination includes 48 contributing buildings (including outbuildings) and 2 contributing structures. Landscape architecture constitutes a contributing site.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

GROUP I:

ca. 1904-1914

The houses of this group are the key structures, with the exception of #21, which has lost some of its character due to alterations. They represent the first period of construction in Stoneleigh Park, the time when the Tremaines were actively planning and supervising the park's development. Many of these houses were the homes of their friends. Since H. B. Tremaine favored Colonial Revival architecture, most were built in that style.

505 Dorian Road (formerly #1 Stoneleigh Park): ca. 1904

Neoclassical. 2½ story, 3 X 2 bay, wood shingled house. Hipped asphalt shingle roof. Exterior end chimneys. Three hipped roof dormers on front elevation; two similar dormers on rear elevation. Modillion cornice. Eyelid dormer on north side elevation. Center entrance. Many oversize windows with 6/1 sash; movable louver shutters.

Formerly #1 Stoneleigh Park and the home of C. M. Tremaine, one of the Park's founder-developers, this house set the tone for the development. It is rich in classical detail, including a full facade end porch (south elevation) which has fluted, colossal, Ionic order columns and an attic story pediment with a semi-round window with tracery. The porch's second story, which has a railing, is accessed by one French door. The first story, which has no railing, is accessed by two French doors which flank an exterior fireplace.

On the front facade, the center entrance is protected by a gabled porch with architrave cornice with returns and supported by paired Tuscan columns. Originally, there was also a porte cochere (Removal date unknown). The entrance surround has a denticulated cornice and paired pilasters flanking leaded glass sidelights. Recessed cant bays flank the entrance.

Other features of the house include a Palladian stairwell window on the rear elevation, a small bay window on the north side elevation, a recessed corner porch with Tuscan columns (NE elevation), and a one story ell, ca. 1950, centered on the rear facade.

This house is situated on a corner lot north of the gates to Stoneleigh Park. The semi-circular drive, which approaches the entrance, is marked by concrete capped brick entrance posts, as are the front and side sidewalk

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 4 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

entrances. Other posts, a total of nine, are placed at various intervals along the property.

Those at the driveway entrance at the corner of Dorian Road and Westfield Avenue have ball finials like those that mark the entrance to the park. A 1½ story, 3 bay garage of construction similar to the house, is situated in the south corner of the property.

2 Stoneleigh Park: ca. 1904

Neoclassical. 2½ story, 3 X 2 bay, clapboard house. Hipped, asphalt shingle roof with three hipped dormers; exterior chimney at each end. Modillion cornice. Windows with 6/1 sash; movable louver shutters. Center entrance recessed under cant bay.

The most outstanding feature of this house is the semi-round entrance portico supported by two colossal Ionic order columns. Two similar pilasters have egg and dart molding trim. The entrance surround, which is similar to that at #505, has four engaged Tuscan columns, a denticulated cornice, and leaded glass sidelights. Tripartite windows flank the entrance. On the left end is a one story screened porch with classical detail, and on the left end (south elevation) is a 2½ story wing with eyelid dormer. A porch at the right rear corner has Tuscan columns and a Union Jack patterned trellis/screen. A one story, clapboard, hipped roof garage is located near the rear lot line.

This house is situated on the highest land in Stoneleigh Park. The property is terraced in front with a brick terrace wall across the front of the house approximately fifteen feet from the facade. A small greenhouse is located north of the house. This was originally the home of George B.B. Lamb.

3 Stoneleigh Park: ca. 1907

Georgian Revival. 2½ story, 5 X 3 bay brick house. High, hipped, slate roof. Two tall interior chimneys at left end (NW elevation) flanking gabled dormers. One interior chimney and one dormer at right end. Three gabled dormers on front elevation have cornices with returns and arched windows with 8/8 sash with intersecting muntins. Modillion cornice with dentil molding.

Perhaps the finest expression of the Colonial Revival style in Stoneleigh Park, this house has a center entrance with rich detail. The entrance porch has an elliptical pediment supported by four fluted Tuscan columns and two fluted pilasters. Four smaller pilasters flank elaborate leaded glass sidelights.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 5 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

Molded, stylized flowers on frieze above entrance. Paneled door. Windows have splayed brick lintels with central concrete keystones. Movable louver shutters. 8/8 sash; concrete sills. Center window at second story is flanked by narrow windows with 2/2 sash. Brick quoins at corners and concrete water table.

Screened porch with roof and deck balustrades, on right (SE) elevation toward rear, is supported by four columns and two pilasters. Similar enclosed porch on left end. Garage of similar construction to rear of house.

With #2, this house occupies the highest land in Stoneleigh Park. It was originally the home of N.S.H. Piercy.

5 Stoneleigh Park: ca. 1914

Spanish Colonial Revival. 2½ story, 5 X 2 bay (2d), front-gabled stucco house with 1 X 2 bay cross gable on right side (south elevation). Red tile roof. Interior chimney, off ridge on rear slope of cross gable. Projecting eaves with small brackets.

Facade of front-gabled section has paired flathead windows, separated by decorative paneling and surmounted by continuous wooden false lintel with central arch, in attic story. Five bays at 2d have similar treatment with wooden stringcourse running above the window heads and wooden arches over all windows except the smaller, central window. Decorative paneling in a geometric pattern is found between the outer pairs of windows. 6/6 sash. Entrance in right bay has gabled entrance porch with stuccoed posts and corner brackets. Entrance surround has 8-pane sidelights and multi-pane glass and wood paneled door. Porch wing on left side (north elevation) and similar, glass-enclosed porch on right end of cross gabled section. One story gabled garage with asphalt roof.

This house was originally the home of George D. Beattys.

7 Stoneleigh Park: ca. 1904 - 1905

Colonial Revival. 2½ story, 3 X 2 bay clapboard house. Gambrel roof with asphalt shingles. Cornice with returns. Three gabled dormers on front elevation at second story. Exterior chimney at gable end of small, stepped down wing on left side (north elevation). Wraparound porch on wing is missing original roof-line railing.

Tripartite windows flank center entrance. Entrance porch has semi-round pediment decorated with garland and festoons and supported by four Ionic-style

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

columns. Entrance has pilasters, leaded glass elliptical transom light and leaded glass sidelights. Tripartite window on right side (south elevation). 2½ story ell with gambrel roof and semi-round attic window. 1½ story garage of similar construction.

Originally the home of the Honorable William E. Tuttle, Congressman and Westfield businessman. Woodrow Wilson, a friend of Tuttle, had his photograph taken in front of this house. House has interesting first floor plan with columns separating hall, living room, and dining room.

17 Stoneleigh Park: ca. 1905

Colonial Revival. 2½ story, 5 X 2 bay clapboard house. Gable across asphalt shingle roof with center eyebrow dormer. Interior chimney, off-center behind ridge and interior chimney at left gable end slightly forward of ridge. Cornice with returns. Single windows with 8/8 sash; paneled/louvered shutters at second story and paneled shutters with crescent cutouts at first.

Center entrance has delicate fluted Corinthian-style columns, engaged to flat pilasters of the same order, supporting flat, shaped, elliptical roof. Replacement steel door with decorative molding to simulate six panel door. Open porch wing on left side (SE elevation) has trellis and classical box post. Rectangular bay window on right side. Two story ell with open three bay porch with box posts. Old brick walk with bricks set in squares. Garage is front gabled.

19 Stoneleigh Park: ca. 1911

Colonial Revival. 2½ story, 4 X 2 bay, wood shingle/stucco house. Steep, gable across, asphalt shingle roof slopes to cover porch across facade. Graduated, stepped-back, shed dormers at second and attic stories are recessed in roof to create deck/balcony at each level. Three single windows in attic dormer, and paired windows flanking smaller center window in lower dormer. Exterior, stuccoed chimney at left gable end flanked by quadrant windows. Triple window in right gable end. Windows have 8/8 and 6/6 sash and are missing original vertical board shutters.

Front porch across facade has massive tapered, stuccoed pillars. Missing is the original central pergola, supported by two columns (Date of loss unknown). French window to left of entrance in second bay. Two, single, double-hung

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

windows to right of entrance. Two story ell with enclosed, two story porch. Shingled garage with pyramidal hipped roof.

21 Stoneleigh Park: ca. 1910

Dutch Colonial Revival. 2½ story, 3 X 2 bay, wood shingle/stucco house. Asphalt shingled, gambrel roof with continuous, three bay shed dormer at second story. Irregular fenestration, including tripartite central window in dormer, paired and single sash, and undersize sash. Some paneled and some louvered shutters. Center entrance with sidelights and 6-light/paneled door. Stepped down, two story, one bay wing at left end has single shed dormer and interior chimney on ridge at left end. Interior chimney at right gable end of main block.

Alterations to #21 include enclosure of open porch on right end (north elevation) and removal of similar open entrance porch (Date unknown). Original porches had massive, stuccoed rectangular corner posts and wooden trellises. Stuccoed garage.

23 Stoneleigh Park: ca. 1905

Colonial Revival. 2½ story, 3 X 2 bay, wood shingled house. Steep, asphalt shingled, high-breaking gambrel roof with flared eaves over recessed porch across facade. Exterior, brick chimney on ridge at left gable end. Two tiny, shed, attic story dormers at break line in roof. Pilasters at corners of massive gabled center dormer at second story, which has cornice with returns, semi-round arched molding in gable peak, and French doors, flanked by sidelights and engaged, slender Tuscan columns, to balcony with bowed railing with corner finials. Central dormer is flanked by smaller, gabled dormers, each with round-arched window.

Recessed porch across facade has paired Tuscan columns at center entrance and single Tuscan columns next to massive box posts at the corners. Windows with 8/8 sash flank the center entrance which has leaded glass sidelights and slender, engaged Tuscan columns. Leaded glass rectangular transom light. Vertical-paneled door. Tripartite window on right side (NE elevation). One story ell. Garage of similar construction. Originally the home of J.S. Foster.

31 Stoneleigh Park: ca. 1904

Colonial Revival/Shingle Style. Massive, 2½ story, 5 bay(2d), wood-shingled house whose facade, sympathetic to the curve of the road, bends. Asphalt

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

shingled gambrel roof has flared eaves. Three interior chimneys. Central, brick, semi-round tower, with conical roof, flanked by small shed dormer, beneath small eyebrow dormer, and massive, 1½ story pedimented dormer to the right and pedimented and shed dormer to the left. Pedimented dormers have semi-round window at attic story. Dormer on left has three windows at second, while dormer at right has three windows, one of which, in addition to a door to a balcony, is recessed beneath the pediment. 6/1 sash. The brick tower has three, paired, 1/1 replacement sash under rectangular transom lights at the first story and the original, diamond pane, leaded casement windows and transom lights at the second story. To the right of the tower is a recessed wraparound porch, supported by Tuscan columns, which continues to porte cochere in rear. Entrance, immediately to the right of the tower.

GROUP II:

ca. 1920s

These houses represent the second period of construction of Stoneleigh Park. It was during this period that the Stoneleigh Park Association was formed. These houses can be considered contributing structures. Although 2½ stories in height, many are more modest in scale than the original houses. In addition to the Colonial Revival style, English Tudor Revival houses represent this period. One is Italian Renaissance.

8 Stoneleigh Park: ca. 1926

Colonial Revival. 2½ story, 5 X 2 bay, wood shingled house. Gable across, asphalt shingle roof. Exterior brick chimney at left gable end flanked by quadrant windows in attic story. Modillion cornice. Central dormer with Palladian window. Windows have 6/2 sash; movable louvered/paneled shutters. Center entrance has six panel door with leaded sidelights; sunburst panel above door. Gabled entrance porch with box posts. Flanking, one story wings. Right wing has cant bay on side (south elevation). Two car garage of similar construction.

9 Stoneleigh Park: ca. 1922

Italian Renaissance. Two story, 3 X 2 bay stucco house. Hipped roof with asphalt shingles. Exterior chimney, right end (south elevation). Wooden cornice with paired brackets. Central entrance pavilion with tripartite window above arched recessed entry supported by Tuscan columns. Classical entrance surround

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 9Stoneleigh Park HD, Westfield,  
Union County, New Jersey

has broken pediment with urn finial. Sidelights flank paneled door. Paired windows with 1/1 sash in recessed arched openings flank entrance. Molded string-course across facade below second story windows. Flanking one story, parapeted wings. French doors at second level to right wing. Wings have casement windows. Two car garage of similar construction.

11 Stoneleigh Park: ca. 1926

Colonial Revival. 2½ story, 5 X 2 bay, clapboard/painted brick house. Gable across, asphalt shingled roof. Exterior chimney on ridge at right gable end. Modillioned cornice with returns. Windows have 8/1 and 6/1 sash; many have paneled shutters with pierced anchor decoration. Pent roof across facade broken by center, gabled entrance porch supported by fluted columns. Entrance surround has elliptical, leaded glass transom light and sidelights; six panel door. Paired windows with segmental arched surrounds flank entrance. Flanking one story parapeted wings: open porch on right (south elevation) and solarium on left (north elevation). Fluted pilasters at wing corners. Garage of similar construction.

12 Stoneleigh Park: ca. 1929

English Tudor Revival. 2½ story, 3 X 2 bay wood shingle/brick house. Steeply pitched, asphalt shingle, gable across roof with continuous three bay shed dormer at second story. Stepped down, 1½ story wing on right side (south elevation). Exterior/interior chimney at right gable end of main block. Enclosed, gabled brick entrance, right bay, has Tudor-arched, vertical board door. Front facade windows at first story are casements in bands of two and four. Other windows have 6/6 sash. Wood shingled garage.

13 Stoneleigh Park: ca. 1928

English Tudor Revival. 1½ story, 5 X 2 bay, rough-textured stucco house. Irregular plan. Two skylights in steep, hipped, multi-gabled asphalt shingled roof. Interior chimney on ridge. Eight-pane casement windows in bands of two, three, and four. Vertical board shutters. Graduated, tri-gable centered on front facade with entrance in first (lowest) projecting gable. Some false half timbering to right of vertical board door. Clapboard in largest and uppermost gable. Garage of similar construction.

15 Stoneleigh Park: ca. 1927

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 10

Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

Colonial Revival. 2½ story, 3 X 2 bay, wood shingled, garrison style house. Gable across, asphalt shingled roof with two gabled dormers. Exterior brick chimney at left gable end. Paired, 6/6 sash; louvered/ paneled shutters. Window box beneath central windows at second story. Large pendants at corners of garrison style overhang. Center entrance has cornice, pilasters, and sunburst panel above recessed, six panel door flanked by sidelights with leaded glass. 1½ story, two bay wing on right side (west elevation) has recessed, flat roofed dormer and porch across facade. Garage of similar construction.

16 Stoneleigh Park: ca. 1928

Colonial Revival. 2½ story, 5 X 2 bay house with stuccoed first story and wood shingled second story. Gable across asphalt shingle roof. Cornice with returns. Exterior chimney on ridge at left gable end. 6/6 sash with louvered shutters at second story and paneled shutters at first. Pent roof across facade broken by gabled entrance porch. Classical entrance surround with fluted pilasters and leaded glass sidelights. Frieze above door has Adam-style medallion with swag flanked by bas relief urns. Flanking, one story, shed-roofed wings include solarium on left side (east elevation) and porch on right (west elevation). Pseudo-Palladian window in right gable end and quadrants in left gable end. Garage of similar construction.

18 Stoneleigh Park: ca. 1928

English Tudor Revival. 2½ story, 4 X 2 bay, stucco house. Exterior/interior chimney. Irregular plan. Multi-gabled, asphalt shingle roof includes massive, three bay front gable with false half timbering in attic story, windows with 6/6 sash in groups of two and three, and entrance with semi-round hood, supported by large brackets, in right bay. Garage of similar construction.

20 Stoneleigh Park: ca. 1927

Colonial Revival. 2½ story, 5 X 2 bay, rough-textured stucco/brick house. Gable across, asphalt shingle roof with twin, massive front gables. Cornice with returns. Semi-round windows in attic story of front gables; two single windows with 6/6 sash in second story of each. Massive, 5-window cant bays recessed beneath front gables at first story flanking center entrance. Semi-round entrance porch supported by four Tuscan columns and surmounted by simple, low railing. Six panel door flanked by leaded glass sidelights. Asymmetrical, one story flanking wings. Small wing on left side (south elevation) with sliding glass door to front deck is not original to house. Sliding glass doors (ca.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 11 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

1985) above entrance to main block are also not original. Brick, three bay garage wing on right side (north elevation) has two small front gables with semi-round windows and trellis across facade. Herringbone pattern brick walk.

24 Stoneleigh Park: ca. 1926

Colonial Revival. 2½ story, 3 X 2 bay, shingled house. Gable across, asphalt shingled roof with three pedimented dormers which have round-arched windows with 6/6 sash with intersecting muntins. Cornice with returns. Exterior brick chimney on ridge at right gable end. Facade has 6/6 sash, paired at second, and in bands of three flanking the center entrance at first. Gabled entrance porch has cornice with returns and is supported by Tuscan columns. Full-length, single pane sidelights flank six panel door. Small, one story, flat-roofed wing on left side (south elevation) has low parapet. Garage of similar construction.

25 Stoneleigh Park: ca. 1928/1960

Dutch Colonial Revival. Two story, 3 X 2 bay, wood shingle/brick house. Gambrel, asphalt shingled roof with three shed roofed dormers. Brick chimney on ridge at left end. Cornice with wide, plain frieze. Center, gabled entrance porch supported by Tuscan columns. Full length, leaded glass sidelights flank six panel door. Group of three windows each side of entrance. Flanking, one story, shed-roofed wings. Two story, gabled ell with exterior chimney (ca. 1960) is set at right angle to house at rear right (south) corner.

26 Stoneleigh Park: ca. 1927

English Tudor Revival. 2½ story, 4 X 2 bay, clapboard house. Steeply pitched, stepped down, wood shingle roof with two, flat-roofed, through-the-cornice dormers. Brick chimney on ridge. Stucco in gable peaks. Eight-pane casement windows in bands of two, three, and four. Projecting, gabled entrance with vertical board door, with small, vertical window, in second bay. Porch wing on right end (NW elevation) has deck-topped hip roof. Garage of similar construction.

27 Stoneleigh Park: ca. 1925

Dutch Colonial Revival. 2½ story, 4 X 2 bay, wood shingle/brick house. Asphalt shingled gambrel roof with continuous, four bay shed dormer across facade at second story. Interior chimney forward of ridge on left side. Gabled center

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 12

Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

entrance hood supported by massive brackets. Door has simple classical surround with pilasters and cornice. Triple window with 6/1 sash to left of entrance; band of four casement windows to right. Gabled extension to right end (north elevation) has elliptical, tripartite leaded transom over band of six casement windows; lancet window at second. One story wing on left side (south elevation) has picture windows and glass brick corners; not original. Shingled garage.

28 Stoneleigh Park: ca. 1929

English Tudor Revival. 2½ story, 3 X 2 bay stucco/brick/clapboard house. Steeply pitched, asphalt shingled, multi-gabled roof. Small, recessed, gabled dormer. Large, central gable with vertical bands of false half timbering and band of three casement windows at second story. Recessed center entrance shielded by pent roof and flanked by small casement windows. Semi-round arched door surround. Generally, irregular fenestration with casement windows. Exterior stucco/brick chimney on facade to right of entrance. One story clapboard wing on right end (northeast elevation). Attached garage.

29 Stoneleigh Park: ca. 1928

Colonial Revival. 2½ story, 3 X 2 bay, clapboard house. Gable across, asphalt shingled roof with exterior chimneys on ridge at each gable end. Gabled center entrance porch has cornice with returns and is supported by paired box posts. Semi-round sunburst panel above six panel door which is flanked by leaded glass sidelights. Windows have 8/8 and 6/6 sash and louvered shutters. Flanking, one story wings with hipped roofs; the one on the left side (west elevation) is probably not original to house or may have formerly been a porch. Garage of similar construction.

30 Stoneleigh Park: ca. 1927

Colonial Revival. 2½ story, 5 X 2 bay, wood shingled house. Gable across, asphalt shingled roof with three pedimented dormers. Exterior chimney on ridge at right gable end. Modillioned cornice. Windows have 6/1 sash and louvered shutters. Paired windows flank center entrance. Gabled, multi-paned, glass-enclosed entrance porch is supported by paired, slender Tuscan columns. Elliptical transom light and leaded sidelights surround six panel door. Flanking, shed-roofed wings.

GROUP III

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

---

ca. 1941-1959

This group of four houses does not represent a period of the Park's development. Instead, these structures were built as infill on the remaining lots during the Forties and Fifties. Although of high quality construction and, therefore, non-intrusive, they are generally non-contributing due to lower heights.

4 Stoneleigh Park: ca. 1959

Cape Cod Style. 1½ story, 3 X 2 bay, wood shingled house. Gable across roof has asphalt shingles which simulate wood shingle. Three, recessed, gabled dormers. Flanking brick wings with exterior chimney at end of right wing. Recessed porch across facade has wrought iron supports. Recessed entrance in right bay has paneled reveals. Bowed bay window to left of entrance. Irregular fenestration has 8/8, 6/6, and 4/4 sash, as well as casement windows. Non-working, elongated shutters on wings. Garage in left wing. Multi-color slate sidewalk.

10 Stoneleigh Park: ca. 1948

Cape Cod Style. 1½ story, 3 X 2 bay, wood shingled house. Gable across, wood-shingled roof with two gabled dormers. Entrance in right bay has two-light, four-paneled door flanked by non-working, elongated shutters. Most windows have 6/6 sash; louvered shutters. Two bay wing on right side (SW elevation). Garage wing on left side is attached to house with breezeway. Multicolor slate walk.

14 Stoneleigh Park: ca. 1941

Colonial Revival. 2½ story, 3 X 2 bay, clapboard/stoneface (facade), garrison style house. Gable across, asphalt shingled roof. Exterior chimney at right gable end. Overhanging second story (front facade) supported by large brackets. Stoneface, first story. Entrance in left bay has classical surround with pilasters, triglyph-metope frieze. Cant bay to right of entrance. 6/6 sash with louvered shutters. 1½ story, two bay wing on left side (south elevation) has two, gabled, through-the-cornice dormers. One story porch wing on right side. Multicolor slate sidewalk.

22 Stoneleigh Park: ca. 1954

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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 14 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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Modern Ranch/Bungaloid. 1½ story, 5 X 2 bay, brick and stoneface house. Steeply pitched, multicolor slate, hipped-gabled roof. Center chimney. Aluminum-sided shed dormer with three casement windows. Front facade at first story has recessed porch, with box posts and low brick wall, left two bays. Entrance in left (first) bay has vertical board door. Massive, tripartite window, which consists of oversized single pane flanked by double casement windows, to right of entrance. Garage in right bay.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1904-1929 **Builder/Architect** Various

### Statement of Significance (in one paragraph)

Stoneleigh Park (ca. 1904) is a fine example of a small, picturesque, upper middle class residential development of the early twentieth century. Planned by H. B. Tremaine, president of the Aeolian Company, and his cousin, C.M. Tremaine, it has designed to take advantage of the natural beauty of the site and to preserve a peaceful suburban setting for the homeowners, who were commuting New York executives and affluent Westfield businessmen and civic leaders. Stoneleigh Park continues to reflect the social and economic prominence of its original homeowners, as well as the town's commitment to the upper middle class lifestyle.

#### Westfield: A Suburban Commuter Community

Westfield originated as the "West Fields" of Elizabethtown in the latter part of the seventeenth century, and it remained a small, rural community for close to two hundred years. Although there was some development after the construction of the Elizabethtown and Somerville Railroad (c. 1836), which became the Central Railroad of New Jersey in 1849, development was insignificant and there was little business or industry to draw new residents. This situation changed markedly as the result of several advertising promotions, begun about 1880, mainly those of the Central Railroad whose intention was to increase ridership on its rail line. These campaigns touted Westfield as having a prime location on the rail line just minutes from downtown New York City. Soon, Westfield's location relative to New York's was emphasized in numerous publications. In W. Woodford Clayton's History of Union and Middlesex Counties (1882), Westfield was described as a beautiful village with a Central Railroad depot located only eighteen miles from New York, making it "desirable for many doing business in the neighboring cities." By 1889, there were twenty-two trains making daily stops in Westfield. R.M. Hooker's illustrated pamphlet, Westfield, N.J. (1893), reiterated Clayton's description and concluded that because the Central Railroad had constructed an "architectural gem of a station," the company must be interested in Westfield.

#### The Origin and Development of Stoneleigh Park

It was inevitable that these promotional campaigns of the late nineteenth century would lead to much real estate speculation and development in Westfield, and in fact several gracious neighborhoods of large, late Victorian houses had sprung up on both sides of the rail line, and many New York executives decided to take up residence in the developing community. However, there were those who feared that the desire of some to profit from the sale of small building lots would erode the large lot, suburban beauty which was emerging in Westfield.

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property approx. 20

Quadrangle name Roselle Quad

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>8</u>	<u>5</u> <u>5</u> <u>4</u> <u>9</u> <u>6</u> <u>0</u>	<u>4</u> <u>4</u> <u>9</u> <u>9</u> <u>1</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>5</u> <u>5</u> <u>5</u> <u>2</u> <u>8</u> <u>0</u>	<u>4</u> <u>4</u> <u>9</u> <u>9</u> <u>3</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>5</u> <u>5</u> <u>5</u> <u>4</u> <u>8</u> <u>0</u>	<u>4</u> <u>4</u> <u>9</u> <u>9</u> <u>1</u> <u>2</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>5</u> <u>5</u> <u>5</u> <u>2</u> <u>0</u> <u>0</u>	<u>4</u> <u>4</u> <u>9</u> <u>8</u> <u>8</u> <u>2</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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### Verbal boundary description and justification

See continuation sheet

### List all states and counties for properties overlapping state or county boundaries NA

state	code	county	code

# 11. Form Prepared By

name/title Linda B. McTeague, Preservation Planning Consultant

organization For Stoneleigh Park Association date  

street & number 1208 Pierpont Street telephone (201) 382-3223

city or town Rahway state New Jersey 07065

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature *Karen C. Senneker*

title Assistant Commissioner for Natural & Historic Resources date September 15, 1988

### For NPS use only

I hereby certify that this property is included in the National Register

*Linda McClelland* date 10/28/88  
Keeper of the National Register

Attest:   date    
Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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Stoneleigh Park is the "eminently pleasing result of a successful attempt to combat undesirable encroachments," said Alden Fearing in the April, 1907 issue of Country Life in America. His article, "Making Your Own Neighborhoods: How a man or a group of men may save their property from depreciation and select their neighbors - - - Practical lessons from Stoneleigh Park," deplored the fate of those who have built a house in the country only to find their properties depreciated when profit hungry developers subdivide surrounding property into small lots in order to maximize profits, a very real problem before the adoption of zoning by American communities.

This was the problem faced by the Tremaine family. Harry B. Tremaine, a New York businessman extensively enlarged and remodeled an old house on the southwest corner of Dorian Road and Westfield Avenue around the turn of the century. Tremaine envisioned a quiet, gracious suburban lifestyle, and when the Drake estate opposite his property was offered for sale, he must have prevailed upon his cousin and business associate to join him in suburban bliss, for Charles M. Tremaine purchased a 100' lot on which he constructed a "more than unusually attractive cottage of a somewhat different type of modified Colonial." (Fearing) H.B. Tremaine, president of the Aeolian Company, a well known organ and piano manufacturing concern, also convinced the company treasurer to locate in the neighborhood. However, soon after the completion of C.M. Tremaine's house, the cousins learned that the remainder of the Drake estate was to be sold as 50' lots. There was also concern that apartment houses would be built on the site. Reacting immediately to that news, C.M. purchased an additional 50' of frontage in order to protect himself from encroachment and created a small, sunken garden on the plot.

In order to further protect their investments, H.B. Tremaine purchased the entire Drake estate of approximately twenty acres and the cousins devised the Stoneleigh Park plan. A roadway, constructed diagonally across the acreage, was split to create a center island. Entrances were created at each end of the park, complete with brick posts with chains which could be drawn across the roadway and sidewalks to keep out unwanted traffic on occasion. All wiring was laid underground and globe lamps were installed on low brick posts. The average Stoneleigh Park lot size was established at 100' X 200' and they were offered for sale with the following deed restrictions: (1) Only private residences with outbuildings appurtenant to a gentleman's residence could be constructed, (2) houses erected on the property must cost no less than \$5,000, and (3) no business establishments could be built.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 3 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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According to Elizabeth Tremaine Pierce, daughter of C.M. Tremaine, as soon as her uncle, H.B. Tremaine, had created the Stoneleigh Park roadway, installed the underground wiring, and graded the land, he let his friends know that building lots were for sale. Those who built houses in Stoneleigh Park established a tightly knit, almost familial, community where the children addressed most adults as "Aunt" or "Uncle." They were among the most affluent of Westfield's residents and were active in the most respected social and civic organizations. The Tremaine cousins were expert tennis players and studied art and music, pursuits typical of Stoneleigh's denizens. Stoneleigh Park homeowners were of the class that could afford to travel abroad, which they did frequently. One, the Honorable William Tuttle, kept a diary of his eight month trip around the world. Known as "Old King Coal" because he owned a coal and lumber yard, Tuttle was a two-term Democratic Congressman from a strongly Republican district. Close to President Woodrow Wilson, whom he entertained at his home at 7 Stoneleigh Park, Will and his brother Arthur were active in many local organizations, including the Stoneleigh Park Association.

From its inception in 1904, Stoneleigh Park has been a neighborhood of high prestige with a strong sense of identity. Although the minimum cost of the first houses had to be at least \$5,000, most were constructed at a price that far exceeded that figure. An early booklet of photographs titled "Stoneleigh Park, Westfield, N.J.," shows fashionable ladies and gentlemen strolling through the park and well dressed children playing with their pets or riding in a pony cart.

In order to maintain the quality of the neighborhood, the Stoneleigh Park Association was formed in the 1920s and additional restrictions were added to the deeds.

Examination of the Union County Historic Sites Inventory, the result of a comprehensive survey completed in the mid-1980s, supports a claim that Stoneleigh Park is unique in the area. Although the western portion of the county was extensively developed for commuters in the early twentieth century, Stoneleigh Park is the only example of a completely enclosed, exclusive community with deed restrictions that is controlled by an incorporated homeowners' association. It is similar, although on a smaller scale, to Essex County's Llewellyn Park in West Orange, which was developed in the latter half of the nineteenth century.

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1 See Continuation Sheets for deed restrictions and current preservation activities of Stoneleigh Park Association.

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

# **National Register of Historic Places Continuation Sheet**

Section number   8   Page   4  

Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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The Stoneleigh Park Association remains active and vigorously enforces the deed restrictions and promotes the preservation of the landscape design and the architectural integrity of the houses. Today, Stoneleigh Park is an exceptional example of pre-zoning neighborhood planning and a showcase of early twentieth century Colonial Revival architecture.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 5 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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1904 DEED RESTRICTIONS

1. The above premises shall be used only for private residences with outbuildings appurtenant to a gentleman's residence.
2. No house shall be erected on any part of said premises costing less than \$5,000.
3. No part of above premises shall be used for any store, factory, saloon, hotel or any business establishment whatsoever.

1924 DEED RESTRICTIONS

1. No animals are to be harbored or left in the above described piece or parcel of property except horses, dogs, and cats, and these only on condition that they are for the occupants' own private use or enjoyment.
2. No dwelling, house, or building or structure of any kind is to be built or erected so that any part or parts shall be less than 40' from the line of general park sidewalks adjoining this said piece or parcel of property.
3. No building or structure whatsoever shall be erected on this said property except for use as a dwelling house or a stable and such other buildings as are usual and necessary for a gentleman's place.
4. No dwelling house shall be erected or constructed on this said property which shall cost actually less than \$7,000 for one house alone.
5. The dwelling house erected or constructed on this said property must face the general park roadway adjoining or passing in front of said property.
6. No fences or walls are to be constructed either on said property or adjoining its boundary line except by express consent and authority of the proprietors, their heirs, or executors.
7. No trees shall be planted or allowed to grow, either on the said property or along its boundary lines, which shall be located so that they form a line either straight, curved, or otherwise without express consent and authority of proprietors, their heirs, or executors.

1926 DEED RESTRICTIONS

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 6

Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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These restrictions remain the same as those of 1924 with the exception of the minimum value of homes to be built which has risen from \$7,500 to \$11,000.

CURRENT PRESERVATION EFFORTS

- 1974-There are two small islands in the roadway at either end of the Park where shrubs and plants are grown and maintained by residents. Our association successfully petitions the town of Westfield to install Belgian block curbing to further enhance the esthetics of these islands.
- 1974-People from other areas have begun parking their autos in our neighborhood. Our association successfully petitions the town to prohibit parking in Stoneleigh Park, thereby preserving the peace and tranquility of our neighborhood.
- 1979-Cable television developers offer their services to residents of Stoneleigh Park. There are no overhead wires or cables in the area and the association denies service to those residents in the center island. Several years later the electric company had to make repairs in the underground cables and at this time the television lines are installed beneath the road.
- 1980-The town council is considering a permit for a helicopter landing site near Stoneleigh Park. Our association formally voices its concern and the permit is denied.
- 1983-Our association successfully petitions the town of Westfield to close the Rahway Avenue entrance to the Park and restrict the flow of unnecessary traffic.
- 1984-Our association unanimously votes to support the establishment of historic districts in Westfield. A formal letter is read to the council and the measure narrowly passes.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 2 Stoneleigh Park HD, Westfield,  
Union County, New Jersey

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

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 2

Stoneleigh Park HD, Westfield,  
Union County, New Jersey

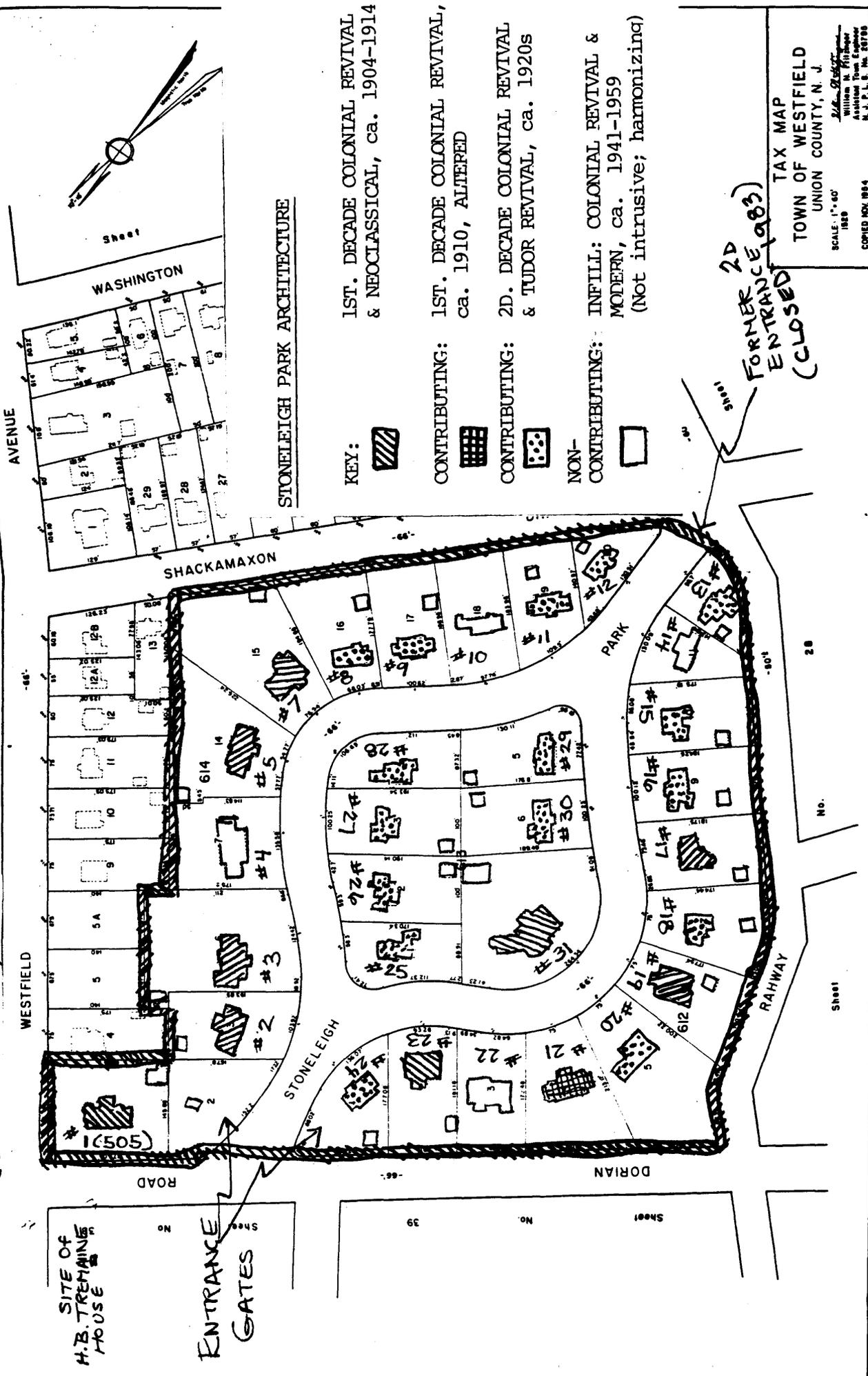
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Verbal Boundary Description and Justification (Cont.)

The Stoneleigh Park District consists of all Blocks 612 and 613, most of Block 614 (including lots 1, 2, 3, 6, 7, 14, 15, 16, 17, 18, 19, and 20), and the roadway known as "Stoneleigh Park". It encompasses approximately 20 acres and represents the original boundary of Stoneleigh Park.

STONELEIGH PARK  
WESTFIELD, NJ  
(Union County)

29



- KEY:
-  1ST. DECADE COLONIAL REVIVAL & NEOCLASSICAL, ca. 1904-1914
  -  CONTRIBUTING: 1ST. DECADE COLONIAL REVIVAL, ca. 1910, ALTERED
  -  CONTRIBUTING: 2D. DECADE COLONIAL REVIVAL & TUDOR REVIVAL, ca. 1920S
  -  NON-CONTRIBUTING: INFILL: COLONIAL REVIVAL & MODERN, ca. 1941-1959 (Not intrusive; harmonizing)

FORMER 2D ENTRANCE (1983) (CLOSED)

TAX MAP  
TOWN OF WESTFIELD  
UNION COUNTY, N. J.  
SCALE: 1" = 60'  
1989  
COPED NO. 0844  
William H. Fitzgibbon  
Architectural Firm, Inc.  
N. J. P. L. E. No. 0218

100. F131. S447 RUTGERS UNIVERSITY

JUL 24 1964

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# Suburbanite

A MONTHLY MAGAZINE FOR THOSE  
WHO ARE AND THOSE WHO WANT TO  
BE INTERESTED IN SUBURBAN HOMES

Published by Passenger Department, Central  
Railroad of New Jersey

Vol. II.

FEBRUARY, 1905

No. 11

## TABLE OF CONTENTS

	PAGE		PAGE
The Snowshoe	3	Asbury Park and What It Is Doing	13
"Beautiful Snow"	6	Going Into Debt for a Home	15
Ice-boating—Winter's Most Wonderful Sport	8	Editorial Notes	18
Westfield, N. J., and Its Latest Development, Stoneleigh Park	11	The Poor Rich in New York	20



The Country  
at Spring Time



A Home at Westfield  
Fronting the Entrance of the new Stoneleigh Park

## Westfield, N. J., and Its Latest Development, "Stoneleigh Park"

By R. WAGNER CHANNING

"God made the Country—  
Man made the Town."



PERHAPS the most beautiful and commendable instinct of humanity, and the one most potent in influence for the uplift of the race, is that for the home. Many a hard-headed business man, apparently lacking in all sentimentality, has an undercurrent of tenderness and even of romance entirely due to this primeval affection. And it is significant that the sweetest home memories are associated with the country—the old farmhouse, or the old homestead on the shaded village street.

While the exigencies of life require an ever-increasing percentage of population to live in cities, it is noteworthy that there is a strong counter movement, increasing in volume and power yearly, in favor of suburban and rural homes. One of the busiest men in the metropolis, the president of a great corporation, owning both a city and country home, once told the writer of this article that he left business behind when he left his office and that if it were not for the demands of his family he would gladly spend the whole year's home hours at his beautiful country seat, despite the daily journey to and fro. He is a type of thousands.

Apart from natural advantages and

beauties, certain things are required by the modern home-seeker. Accessibility and comfortable methods of transportation perhaps come first. These are adequately provided for by the Central Railroad of New Jersey. Its famous "no tunnel" route skirts the beautiful New York Bay for several miles and has a larger proportion of pleasant features in its environment than is usual with railroads running between large cities and suburban communities. Its perfect road-bed, luxurious rolling stock and frequent train service combine with these to furnish the commuter at moderate rates with as ideal a service as one could reasonably demand.

Crowding hard upon this question of accessibility come the conveniences and improvements which are a necessary part of modern refined life. With many the question of school advantages comes first. For others, the church question is of supreme moment. But not less important to the intending builder of a rural home is the matter of neighbors and neighborhood. It is well recognized that one may live on a city street beside neighbors good, bad or indifferent for many years without knowing them or being known. But this immediately ceases with the advent of lawns and flowers and spacious porches and the myriad other accompaniments of suburban life.

The founder of Stoneleigh Park has had all these things in mind. In the first place it is located in the highest and naturally most attractive portion of the beautiful old town of Westfield, N. J., famous among similar places for its fine streets, its excellent schools of all grades, its ably-manned pulpits, its golf and social clubs, its splendid "diamond" and no less efficient "nine."

Within forty-five minutes run of the New York side of the Hudson River, Westfield has attracted to itself within recent years a rapidly increasing population of intelligent and socially desirable residents, a large number of whom own their homes. Yet there is nothing in Westfield suggestive of crowding. Everywhere one feels the charm of "room to breathe." But, if necessity arises, frequent train service soon carries one to New York, Philadelphia, Newark or Elizabeth for an hour's shopping.

The seeker after a congenial rural environment desires to avoid the necessary evils of city planning and construction. The many demands of urban life create a feverish spirit of haste. Remembering the geometric axiom that "a straight line is the shortest distance between two points," the planners of city streets lay them out in geometric squares and oblongs—an excellent provision for rapid transit and as an aid to memory, quite necessary where large areas must be traversed, and where property is of comparatively great value. But imagine rivers changing their courses at right angles! And woods and clumps of trees regularly disposed in squares and lozenges! Or hills and valleys showing the influence of plummet and rule!

So a wisely-planned rural community will follow the lead of nature. In this respect Westfield has something unique in its restricted section, "Stoneleigh Park," planned with an eye to the avoidance of these necessary evils of city construction—rectangular plots and narrow sidewalks. The latter are of exceptional width—20 feet—and of uniform construction. The roadways are macadam from curb to curb. The home-sites are of various shapes due to the graceful lines of the streets, so arranged as to give front and rear entrances to most of the plots. Sewerage, light and an excellent water supply are all provided for; and necessary but not burdensome restrictions as to the character of the houses to be erected and the disposition of barns and carriage houses so that they may not be undesirably prominent features of the community, and yet so situated as to be more conveniently located than is usual—these and other desirable features are not only incorporated in all deeds, but are a part of the agreement made between the purchaser of the park and the owner of the large estate of which it was a portion, the estate surrounding the park on three sides. Handsome stone gateways are planned for at the two entrances which are diagonally opposite each other, and across the way from one is the beautiful residence of Mr. H. B. Tremaine, president of the Æolian Company, of which an illustration is shown on page 11.

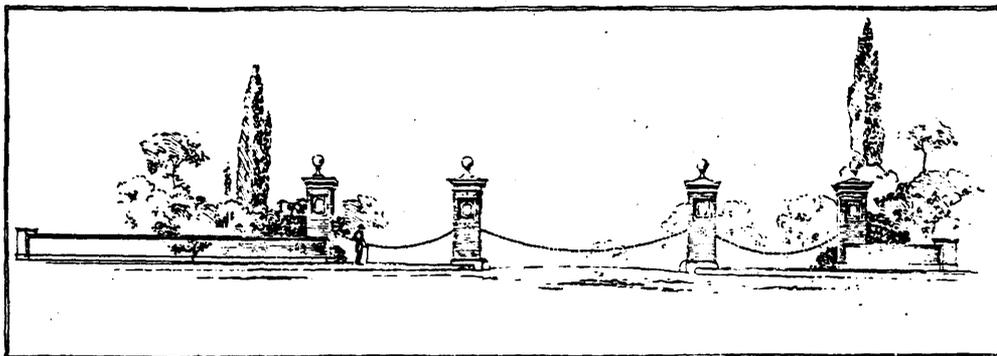
Quite as important as its surroundings is the character of the house erected.

Many a noble landscape has been marred by the hideous or grotesque emanations of the architect's brain. It is somewhat difficult to say with certainty which has the more painful effect upon the sensitive observer—the monotonous regularity of rows of houses of the same pattern, or the heterogeneous collections so often seen, especially in rural communities.

There is an old adage to the effect that "unity in variety is the soul of beauty." The founder of Stoneleigh Park suggests that a practical application of this truthful observation would be to adopt as the controlling type the Colonial idea in house building. Several of the sites have already been purchased, and their owners

have all had the plans for their houses drawn in sympathy with this suggestion. They are to be erected as soon as Spring conditions permit. Severely yet nobly simple, this style of architecture is capable of endless variety in development, and its general adoption would enhance the unique character of this new enterprise in the much exploited field of home-making.

Within five to ten minutes' walk from the railroad station, and offering the many attractions and advantages already mentioned, prospective home-makers cannot do better than to examine into its many claims as an ideal site both for residence and as a profitable investment.



Sketch for an Entrance to  
Stoneleigh Park, Westfield, N. J.