C. H. HUESTIS HOUSE
4 DURYEA ROAD

NOMINATION REPORT

Prepared by:
The Township of Montclair
Historic Preservation Commission
205 Claremont Avenue
Montclair, NJ 07042

May 2006
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This report has been prepared in accordance with Montclair Code Section 347-135B(1).

347-135B(1): Nomination Proposals. The party proposing for designation under this section shall prepare and submit to the Commission a nomination report for each proposed property, site or district. For individual landmark designations, the report shall include one or more photographs, the tax lot and block number of the property as designated on the Official Tax Map of the township and a physical description and statement of significance and proposed utilization of the site.

The Township of Montclair  
Historic Preservation Commission  

Edward Lippincott, Chair, Class B Member  
Ira Smith, Vice Chair, Class A Member  
Susan Brady, Class A Member  
Edward Lippincott, Class B Member  
Denis Orloff, Class A Member  
Jonathan Perlstein, Class A Member  
Kathleen McDonough, Class C Member  
Frank Rubacky, Alternate #1, Class C Member  
Andrew F. Hageman, Alternate #2, Class C Member  
Jonathan Mellon, Commission Secretary
I. Executive Summary

The Township of Montclair Historic Preservation Commission was created by ordinance in June of 1994. The Historic Preservation Commission is charged with accomplishing the protection, enhancement and perpetuation of especially noteworthy examples or elements of the township’s environment in order to:

- Safeguard the heritage of Montclair by preserving resources which reflect elements of its cultural, social, and architectural history
- Encourage the continued use of historic and/or noteworthy buildings or structures
- Foster civic pride in the history and architecture of the Township
- Promote the economic welfare of the township through the preservation of historic sites and landscapes
- Enhance the visual and aesthetic character, diversity continuity and interest in the township and its neighborhoods
- Discourage the unnecessary demolition or other destruction of historic resources
- Encourage beautification and private investment in the township
- Promote the economic welfare of the township through the preservation of its historic sites and landscapes

II. History of the Site

Built for Charles H. Huestis, a New York stockbroker, this ostentatious residence was described as a “…beautiful villa…” and, “…one of the attractive features of Upper Montclair” by Henry Whittemore in his book, The History of Montclair Township. Huestis decided to build in Montclair after he concluded that the climate had cured his case of malaria in 1886. He subsequently purchased thirteen acres and, with his neighbors, opened up Lorraine Avenue, after which he erected this magnificent home in 1888. After being occupied by the Dutcher Family (1920’s-1930’s), it passed into the hands of the McMillians (1930’s), at which time a doctor’s office was incorporated into the eastern portion of the structure.
III. Physical Description

The two and a half story house was built in 1888 in the Shingle style, and is currently located on a 35,300 square foot lot. Three picturesque chimneys penetrate the roof surface. Three dormers, two of which are crowned by modified hipped roofs, punctuate the south slope of the roof. A cylindrical turret, capped by a conical roof, dominates the left end of the principal elevation. Recessed balconies are present in the upper portion of the structure (central dormer and east elevation gable). A piazza, the roof of which is carried by reduced columns, spans this elevation (the central enclosure shields a tripartite entrance which consists of windows flanked by round-arch doors). Tripartite windows, which are surrounded by elliptical-arch, leaded-glass transoms, flank the prominent entrance. The cut-away corner at the right end is pierced by a round-arched window. The exterior is finished in wood shingles with a rubble stone foundation, and an asbestos shingle roof; although a thorough inspection of the building has not been undertaken the house appears to be in relatively good condition and has managed to retain a high level of its historic fabric.

IV. Statement of Significance

The C. H. Huestis House is the earliest and most distinguished example of Shingle style architecture in the Township of Montclair. The massing and simplification of design along with the absence of ornate detail establish the mode of the building. The undulating east wall, recessed upper floor porch, and shingle covered brackets below the pedimented window hood on the south roof are typical of this organic style. Only the
conical roof of the corner turret and the massive stone base are reminiscent of the earlier Queen Anne mode.

V. Proposed Utilization

The C. H. Huestis House was built for use as a single family residence, and is currently located in the R-1 One Family Zone. The proposed utilization of the house as a single family residence would allow for the site to retain its historic character.
VI. BIBLIOGRAPHY


APPENDIX A: PHOTOGRAPHS

Image 1
(on BASE form)
Image 1a (archive photo)
Elevation: 
Notes: 

Image 1b (on STRUCTURE form)

Image 2
Elevation: South
Notes: 8/2005

Image 3
Elevation: East
Notes: 8/2005

Image 4
Elevation: North
Notes: 8/2005

Image 5
Elevation: North
Notes: 8/2005

Image 6
Elevation: East
Notes: 8/2005

Image ID: 0713195 - 2.jpg
Image ID: 0713195 - 3.jpg
Image ID: 0713195 - 4.jpg
Image ID: 0713195 - 5.jpg
Image ID: 0713195 - 6.jpg
APPENDIX B: TAX MAP

C. H. HUESTIS HOUSE
4 DURYEA ROAD
BLOCK 3602
LOT 16
**HISTORIC NAME:** C. H. Ruest’s House
**LOCATION:** 4 Duryea Rd.

**MUNICIPALITY:** Montclair
**USGS QUAD:** Orange
**OWNER/ADDRESS:** Meriney, David K. & Ellen B.

**COMMON NAME:** Meriney House
**BLOCK/LOT:** 3602/16; 12-P/43

**COUNTY:** Essex
**UTM REFERENCES:** Zone/Northing/Easting

**DESCRIPTION:** South Elevation

**Construction Date:** 1888
**Source of Date:** Tax Assessor

**Architect:**
**Builder:**

**Style:** Shingle
**Form/Plan Type:** Irregular

**Number of Stories:** 2½

**Foundation:** Rubble Stone (Granite)

**Exterior Wall Fabric:** Rubble Stone (Granite); Wood Shingles (undulating - east elevation; polygonal members - second story)

**Fenestration:** 8 bays, entrance at center; D.H. windows predominate (variety of light configurations)

**Roof/Chimneys:** Gable Roof w/Asphalt Shingles; three interior chimneys

**Additional Architectural Description:** Three Picturesque chimneys penetrate the roof surface; three dormers, two of which are crowned by modified hipped roofs, punctuate the south slope of the roof; a cylindrical turret, capped by a conical roof, dominates the left end of the principal elevation; recessed balconies are present in the upper portion of the structure (central dormer & east elevation gable); exposed rafters extend timidly beyond the wall surface of the primary facade; a piazza, the roof of which is carried by reduced columns, spans this elevation (the central enclosure shields a tripartite entrance which consists of a window flanked by round-arch doors); tripartite windows, which are surmounted by elliptical-arch, leaded-glass transoms, flank the prominent entrance; the cut-away corner at the right end is pierced by a round-arch window.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size - 35,300 sq. ft.
Residence - east end of property, near Duryea Rd.; secondary structure - northwest corner.

Less than one acre.

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

This is the earliest and most distinguished example of Shingle style architecture in Upper Montclair. The massing and simplification of design, along with the absence of ornate detail, establish the mode of the building. The undulating east wall and recessed upper floor porch; the shingle-covered brackets below the pedimented window hood on the south roof are also typical of this organic style. Only the conical roof of the corner turret and the massive stone base are reminiscent of the earlier Queen Anne mode.

SIGNIFICANCE:

Built for Charles H. Huestis, a New York stockbroker, this magnificent residence was described as a "...beautiful villa..." and, "...one of the attractive features of Upper Montclair" by Henry Whittemore in his book, The History of Montclair Township. Huestis decided to build in Montclair after he concluded that the climate had cured his case of malaria (1886). He subsequently purchased thirteen acres from Joseph Lux who had opened up Lorraine Avenue. In 1887 work began on this house for Huestis. After being occupied by the Dutcher family (1920's - 1930's), it passed into the hands of the McKillans (1930's), at which time a doctor's office was incorporated into the eastern portion of the structure.

Accounts of the Huestis's purchase of the Lux property and the building of this house were frequently seen in the Montclair Times of the day. (10-16-86, 3-26-87, 10-15-87). Just after the residence was completed it was the scene of a fundraiser for St. James Church where a phonograph from Thomas Edison was the chief attraction. (Montclair Times 9-29-88).

(For Significance of the architecture see above under title "Surrounding Environment").

REFERENCES:


Whittemore, Henry. The History of Montclair Township; 1894.

For the opening up of Lorraine Ave., see Montclair Times: 10-23-86 & 12-18-86.

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

COMMENTS:

Church where a phonograph from Thomas Edison was the chief attraction.

(For Significance of the architecture see above under title "Surrounding Environment").

REFERENCES:


Whittemore, Henry. The History of Montclair Township; 1894.

For the opening up of Lorraine Ave., see Montclair Times: 10-23-86 & 12-18-86.

RECORDED BY: Gary Sachau  
DATE: 3/25/81

ORGANIZATION: Preservation Montclair

Revised by Maynett Breithaupt, Preservation Montclair, 1-31-84.

Form revised by Eleanor Price, November 14, 1984.