

Barton Ross & Partners LLC

Architects

November 22, 2021

Katherine Miller, Chair
North Plainfield Historic Preservation Commission
263 Somerset Street
North Plainfield, New Jersey 07060

Delivered via email and hard copy

Re: Yeshiva New Academic Building, 21 Rockview Avenue, North Plainfield, New Jersey
Historic Preservation Commission – Final Certificate of Appropriateness submission

Dear Ms. Miller,

Please find enclosed our revised and final schematic design for the new Yeshiva Tiferes Boruch academic building proposed to be located at the corner of Sycamore and Linden in the Washington Park Historic District. Our team made numerous design refinements following the last HPC meeting based on comments and feedback provided by the HPC. Included are two high-quality color renderings depicting the design for the new building, including views from the corner looking north toward the property and an aerial image to show the new academic building in relation to the existing campus.

We feel the application is much strengthened and in keeping with the design guidelines established for new construction within the Washington Park Historic District. Feel free to contact us if you have any questions or require any further information. We look forward to meeting again virtually with the HPC and presenting our final plans on Tuesday, November 30, 2021.

Sincerely yours,

Barton Ross & Partners, LLC Architects



Barton Ross, AIA, AICP, LEED AP BD+C
President

cc: Rabbi Yochanan Cohen, Executive Director, Yeshiva Tiferes Boruch
Abe Auerbach, Regency Development Properties, LLC
Enc: Property history forms
Revised 11x17 Schematic Design booklet, dated November 22, 2021, by BRPA
Tree Inventory Report dated November 18, 2021, by Paul Cowie + Associates

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

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

For NPS use only
received
date entered

Continuation sheet Washington Park HD, N. Plainfield,
Somerset County, NJ Item number 7 Page 62

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21 Rockview Avenue Queen Anne
ca. 1890
Key; good condition and integrity

Originally "DALNASHEA" now Yearly Meeting Friends' Home.

An outstanding Queen Anne style home with Jacobean and Richardsonian Romanesque detailing, designed by local architect Charles H. Smith.

Irregular massing in plan and elevation; 2 1/2 story; gable roof with intersecting gables and corner turret, asphalt shingles, interior and end paneled and corbeled brick chimneys; red brick walls with red mortar on ground floor, rock faced window trim and rockfaced foundation, wooden "fish-scale" shingles on second floor with flared base; half-timbering in gables, strapwork on exposed underside of eaves, Celtic-derived serpentine ornament on tower; raised, projecting main entry portico with gable roof, bargeboard trim, over rock-faced round arch; front doors replaced; porte cochere on east side of house; two story apsidal porch on east side, with multi-paned banded windows on second floor, windows divided by columns with increasing circumference bottom to top.

Addition of an elevator tower has been successfully done to match original house - 3 stage tower with brick base, shingled and clapboarded top, gable roof with half-timbering, old windows re-used.

One-story brick additions to the south and west are part of expanded facilities for the building's present use as a nursing home, and are not visible from the main facade of the house. However they fill the grounds of the house, and contribute to the complete absence of historic character on Linden Avenue between Sycamore and Washington Avenues.

A stone wall of uncoursed granite surrounds the entire property. Raised pillars on either side of the main driveway once held a gate. The pillars are surmounted by open ironwork globes with gas jets still intact at their bases. Two large copper beech trees and an enormous sycamore tree survive from the original landscaping of the house. A parking lot for the nursing home runs directly between the modern building and Linden Avenue, without fence or landscaping.

PROPERTY REPORT

Property ID: **1722725923**

Property Name: 21 ROCKVIEW AVE
Address: ROCKVIEW

Ownership:
Apartment #: **ZIP:** 07060

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
SOMERSET	North Plainfield borough			134	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

21 Rockview Avenue, the Yearly Meeting Friends' Home (formerly "Dalnashea"), is a 2 1/2-story irregular plan building in the Queen Anne style with Jacobean and Richardsonian Romanesque detailing. Built in 1890 as the "Dalnashea", and now the Yearly Meeting Friends' Home, the building features a corner turret, corbeled brick chimneys and a round arched entry. The building has a multiple intersecting gable roof, with a curving roof over the turret, and a bargeboard on the gable end over the front entry. The central front gable roof has an attic that projects over large curved brackets. The front entrance is recessed within the building mass, and features a round arched stone entry on thick stone piers. Fenestration on the building is typically modern sash and casement windows, though some windows retain multi-light upper sashes. Turned posts flank windows on the building's west end. The building is clad in red brick walls with red mortar on the ground floor, rock faced window trim and a rock faced foundation. Scallop shingles are on the turreted tower and parts of the second story. One-story brick additions to the south and west are part of expanded facilities for the building's present use as a nursing home, and are largely not visible from the main facade of the house. A 1 1/2-story front gable brick building is visible west of the house beside a parking area.

The property's setting and architectural integrity are intact.

Setting:

Survey Name: Washington Park Historic District

Surveyor: M Helmer

Organization: Barton Ross & Partners LLC

Property ID:

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(Primary Contact)

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The property is bounded by Rockview Avenue, Linden Avenue, Sycamore Avenue and Washington Avenue, with a front entrance that faces Rockview Avenue to the north. A driveway enters the property from Washington Avenue and Rockview Avenue. A stonewall of uncoursed granite surrounds the entire property. Raised pillars on either side of the main driveway. The yard is landscaped, with large copper beech trees and a sycamore tree. A parking lot for the nursing home runs directly between the modern building and Linden Avenue, without fence or landscaping.

The Washington Park Historic District contains a well-preserved collection of distinguished suburban houses representing a wide variety of late Victorian American house styles set along winding, tree-shaded streets. Its eclectic housing stock survives in a remarkable state of preservation dating from the 1868-1917 period, reflecting middle-class aspirations of the post-Civil War period. This diversity is edged and harmonized with mature street trees, lush landscaping, and bluestone pavers along uniform sidewalks. The McCutcheon House is the District's residential focal point, while the Park Club, the houses designed by Charles H. Smith, and other impressive examples, all set on picturesque winding streets, are the features that give Washington Park its special identity as a wealthy railroad suburb of particular architectural interest. Other nearby towns had pleasant commuter enclaves, but Washington Park was an entity apart, where the complete absence of commercial and industrial development, coupled with Romantic landscape design, created a historic residential aesthetic that remains evident and survives largely intact throughout the neighborhood today.

Washington Park remains a cohesive suburban neighborhood that embodies the interplay of picturesque architecture and pastoral design typical of the late 19th-century prosperity in the state. Planned residential communities, restricted from city nuisances and incorporating the tenets of Romantic landscape design, had been known in England for some time, but were just beginning to appear in the United States. The most famous, and the earliest important example, Llewellyn Park, appeared a decade earlier in nearby West Orange.

Registration and Status Dates:

National Historic Landmark?:

National Register: 4/9/1987

New Jersey Register: 3/4/1987

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

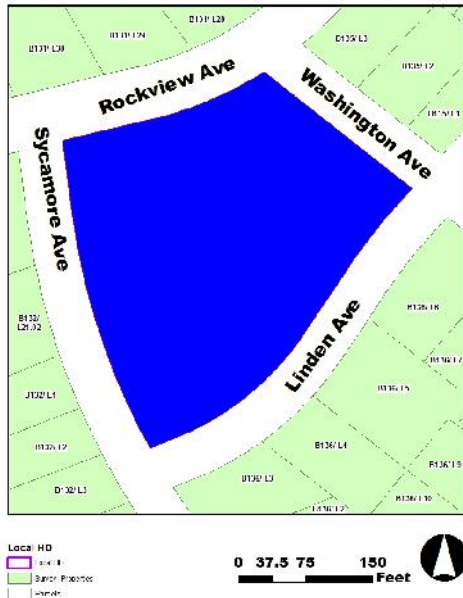
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Additional Information:

This property could be designated as a Key Contributing resource in a Washington Park Historic District.

Survey Name: Washington Park Historic District

Surveyor: M Helmer

Organization: Barton Ross & Partners LLC

Property ID:

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Bibliography:

Books

Brown, Marvin A. Somerset County Cultural & Heritage Commission. Somerset County Cultural Resources Survey, Six Volumes, 1989. Caruso, Mario with Bruce Ryno and Joann Kohler. Images of America: North Plainfield. Arcadia Publishing, 1999. Guter, Robert and Janet Foster. Washington Park Historic District National Register of Historic Places Nomination, 1987. Lombardo, Ken. The Lights of Washington Park. Friends of Vermeule Mansion, Inc. and Washington Park Historic Association, 2016. Somerset County Cultural & Heritage Commission. Historic Sites and Districts in Somerset County, New Jersey, Listed on the National & New Jersey Registers of Historic Places, 2015.

Directories

1876 - 1877 Plainfield City Directory. Fitzgerald & Co. 1879 - 1880 Directory of Plainfield and North Plainfield. R.S. Dalton & Co. 1885 - 1886 Boyd's Combined Directory. W. Andrew Boyd. 1885 - 1886 Directory of Plainfield and North Plainfield. Turner & Loser. 1889 - 1890 Plainfield Directory. H.H. Baker. 1893 Directory of the City of Plainfield and the Borough of North Plainfield, H.H. Baker. 1897 - 1898 Plainfield and North Plainfield Directory Van Winkle & Co.

Maps

1868 Map of Washington Park Villa Sites and Building Plots, North Plainfield, Somerset County, NJ, J.W. Snooper & Co. 1873 Atlas of Somerset County, New Jersey. New York: Beers, Comstock & Cline. 1882 Atlas of Union County, New Jersey. New York: E. Robinson & Co. 1894 Atlas of the City of Plainfield and the Borough of North Plainfield. F.A. Dunham. 1899 Bird's Eye View of Plainfield and North Plainfield, NJ, Landis & Hughes. 1906 Atlas of Union County, New Jersey. New York: E. Robinson & Co. 1987 Map of proposed Washington Park Historic District in the National Register Nomination, Guter & Foster.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ?

District Name: Washington Park Historic District (Local)

Status: Key Contributing

Associated Archeological Site/Deposits?

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

Conversion Problem? ConversionNote:

Date form completed: 7/5/2018

Survey Name: Washington Park Historic District

Surveyor: M Helmer

Organization: Barton Ross & Partners LLC

Property ID:

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(Primary Contact)

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BUILDING ATTACHMENT

Historic Sites #: 1722725923

Common Name:	<u>Yearly Meeting Friends' Home</u>		
Historic Name:	<u>"Dalnashea"</u>		
Present Use:	<u>Single Family Residential</u>		
Historic Use:	<u>Single Family Residential</u>		
Construction Date:	<u>1890</u>	Source:	<u>National Register Nomination 1987 (Tax Assessor date of construction listed as 1900)</u>
Alteration Date(s):	<u></u>	Source:	<u></u>
Designer:	<u>Charles H. Smith</u>	Physical Condition:	<u>Good</u>
Builder:	<u>N/A</u>	Remaining Historic Fabric:	<u>Medium</u>
Style:	<u>Queen Anne with Jacobean and Richardsonian Romanesque detailing</u>		
Form:	<u>Irregular plan</u>	Stories:	<u>2 1/2</u>
Type:	<u></u>	Bays:	<u></u>
Roof Finish Materials:	<u>Asphalt shingles</u>		
Exterior Finish Materials	<u>Brick, mortar, rock, and scallop shingles</u>		

Exterior Description: 21 Rockview Avenue is a 2 1/2-story irregular plan building in the Queen Anne style with Jacobean and Richardsonian Romanesque detailing. Originally known as the "Dalnashea", and then as the Yearly Meeting Friends' Home, the building features a corner turret, corbeled brick chimneys and a round arched entry. The building has a multiple intersecting gable roof, with a curving roof over the turret, and a bargeboard on the gable end over the front entry. The central front gable roof has an attic that projects over large curved brackets. The front entrance is recessed within the building mass, and features a round arched stone entry on thick stone piers. Fenestration on the building is typically modern sash and casement windows, though some windows retain multi-light upper sashes. Turned posts flank windows on the building's west end. The building is clad in red brick walls with red mortar on the ground floor, rock faced window trim and a rock faced foundation. Scallop shingles are on the turreted tower and parts of the second story. One-story brick additions to the south and west are part of expanded facilities for the building's present use as a nursing home, and are largely not visible from the main facade of the house. A 1 1/2-story front gable brick building is visible west of the house beside a parking area. The property's setting and architectural integrity are intact.

Interior Description: The interior was not accessible.

Setting: The property occupies the entire area bound by Rockview Avenue, Washington Avenue, Linden Avenue, and Sycamore Avenue encompassing 2.0985 acres, with a front entrance that faces Rockview Avenue to the north. The property is also identified as 112 Linden Avenue. A stone wall of uncoursed granite surrounds three sides of the property and approximately one-fourth of the side along Linden Avenue from the intersection at Washington Avenue. A driveway enters the property from the corner at Washington Avenue and Rockview Avenue, as well as another driveway from the front on Rockview Avenue. Raised pillars on either side of the main driveway on Rockview Avenue once held a gate. Mature trees are distributed around the property, and include large copper beech trees and a sycamore tree. The one-story additions for the nursing home and the accompanying parking lots fill the grounds of the property and contribute to the complete absence of historic character on Linden Avenue. A parking lot for the nursing home is located directly between the modern building and Linden Avenue, where a row of evergreen trees were installed as screening. A 2007 real estate listing for the property notes that the "magnificent 15,000 sq7 ft. Queen Anne mansion has 17 senior residence rooms and 17+ baths" as well as the "former 25 bed nursing home" with kitchen, offices, and 6 detached senior apartments.

Survey Name:	<u>Washington Park Intensive Level Survey Of Historic Resources</u>	Date:	<u>09/28/2018</u>
Surveyor:	<u>Katrina L. Tucker</u>		
Organization:	<u>Barton Ross & Partners, LLC</u>		

ELIGIBILITY WORKSHEET

Historic Sites #:1722725923

History: Charles H. Smith was the architect for the house at 21 Rockview Avenue. It was constructed in 1890 for Charles W. McCutchen and known as "Dalnashea." His daughter, Margaret Wilson McCutchen deeded the property to the Yearly Meeting Friends' Home in 1950 as a home for the elderly. Since 2007 the property has been owned by Yeshiva Tiferes Boruch Inc., which operates private elementary and secondary schools.

From "The McCutchen" webpage at <http://www.plainfieldquakers.org/mcutchen.htm>

The property bounded by Rockview, Washington, Linden and Sycamore Avenues in the Borough of North Plainfield, Somerset County, New Jersey, prior to 1880 comprised 8 lots. Charles W. McCutchen acquired the first 3 lots April 26, 1880, and 4 more lots in 1882 and 1885. He acquired lot No. 3 facing Washington Avenue and extending along Linden Avenue November 2, 1903. The main part of the "Big House" was constructed during 1886, and the family moved in Christmas Eve. Charles W. McCutchen lived until July 27, 1930 and his Will of January 8, 1930 bequeathed all of his property to his wife, Mary I. McCutchen. At her death November 12, 1948, the property was bequeathed to her daughter, Margaret Wilson McCutchen, who deeded the premises to Yearly Meeting Friends Home, a New Jersey Corporation, September 28, 1950.

With property title secured and permits obtained for operation from local and State regulatory bodies, the Board of Managers embarked on the work necessary to obtain the funds and arrange for the building alterations, the addition of an elevator, construction of fire escape and other facilities required to make the 64-year-old house suitable for a home for from 25 to 30 elderly people, depending on the room occupancy. Members of the McCutchen family had called their home "Dalnashea" (Vale of Peace). Soon the Board of Managers decided the Friends Home should be named "The McCutchen" to commemorate the name of the donors.

...

[t]he first Guest arrived September 15, 1951.

...

The Board of Managers report to Yearly Meeting July 29, 1952 states there were 16 guests residing at The McCutchen.

...

The Board of Managers report to Yearly Meeting, summer of 1953 states that the family numbered 22. . . . Practical capacity occupancy was attained in the summer of 1954, and for the following several years the Boarding Home operated at full occupancy. . . .

Over the years members of the Board of Managers and Friends recognized the need of an infirmary or nursing home to provide extended care for residents of the Boarding Home, . . .

...

[The] Nursing Home was completed and the first patient admitted June 3, 1965.

The obituary of Margaret McCutchen, from the Plainfield Public Library Archives on the Plainfield Garden Club website:

Margaret McCutchen, 79, Dies; Did Civic Work

Miss Margaret W. McCutchen, 79, who long had been active in civic and charitable work here, died yesterday (May 1, 1961) in her home at 1333 Watchung Ave.

Miss McCutchen was born in her family's North Plainfield homestead, 21 Rockview Ave., Sept. 8, 1881, daughter of the late Charles W. and Mary I. S. McCutchen. Her father was in the export flour business, with Holt and Company, in New York. He was one of the organizers of the Plainfield Community Chest and the Plainfield Trust Company (now the Plainfield Trust State National Bank).

...

After the death of her mother in 1948, Miss McCutchen gave the old family residence in Rockview Ave. to the Religious Society of Friends to be used as a home for elderly people.

ELIGIBILITY WORKSHEET

Historic Sites #: 1722725923

Significance: Charles H. Smith was the architect for the house at 21 Rockview Avenue, which is an outstanding Queen Anne style home with Jacobean and Richardsonian Romanesque detailing. It was constructed in 1890 for Charles W. McCutchen and known as "Dalnashea." Although not an original developer, C.W. McCutcheon and his family owned about as much land in Washington Park as did William White. A principal in Holt & Co., New York flour exporters, McCutcheon was an organizer of the Plainfield Community Chest and the Plainfield Trust Company. His daughter, Margaret Wilson McCutchen deeded the property to the Yearly Meeting Friends' Home in 1950 as a home for the elderly. Since 2007 the property has been owned by Yeshiva Tiferes Boruch Inc., which operates private elementary and secondary schools.

The property occupies the entire area bound by Rockview Avenue, Washington Avenue, Linden Avenue, and Sycamore Avenue encompassing 2.0985 acres. As the architectural centerpiece of the District, McCutchen's "Dalnashea" warrants individual listing in the National Register of Historic Places.

Eligibility for New Jersey

and National Registers:

Yes

No

National

Register Criteria:

A

B

C

D

Level of Significance

Local

State

National

Justification of Eligibility/Ineligibility: Washington Park is a planned railroad suburb that embodies the interplay of picturesque architecture and landscape design typical of late-19th-century taste. This neighborhood has one of the county's finest collection of Victorian-Era architecture, including Gothic Revival, Italianate, Second Empire, Queen Anne, Dowingesque, Shingle and American Four-Square styles, among others. Its eclectic housing stock survives in a remarkable state of preservation, reflecting middle-class aspirations of the post-Civil War period. The inventor of the ball bearing, Fredrick O. Ball, lived in the district. Many of the specimen trees and shrubs planted by early property owners survive.

Narrative Boundary Description: Property dimensions 330' x 277'. During the course of the survey, various property deeds were researched and collected by the project team and are on file with the Borough.

For Historic Districts Only:

Property Count: Key Contributing: x Contributing: Non Contributing:

For Individual Properties Only:

Survey Name: Washington Park Intensive Level Survey Of Historic Resources Date: 09/28/2018

Surveyor: Katrina L. Tucker

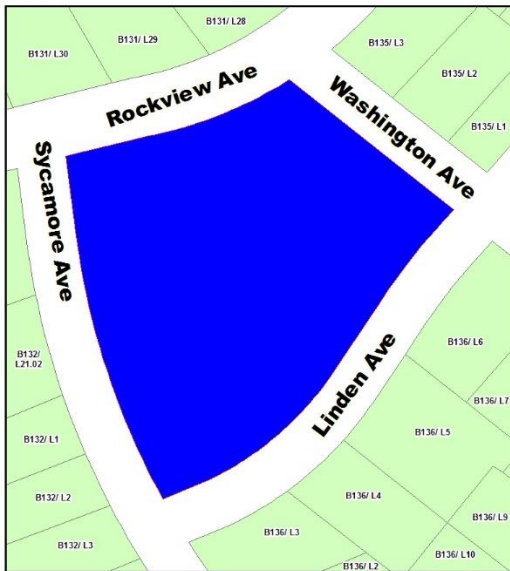
Organization: Barton Ross & Partners, LLC

CONTINUATION SHEET

Historic Sites #:1722725923



2018 Aerial View

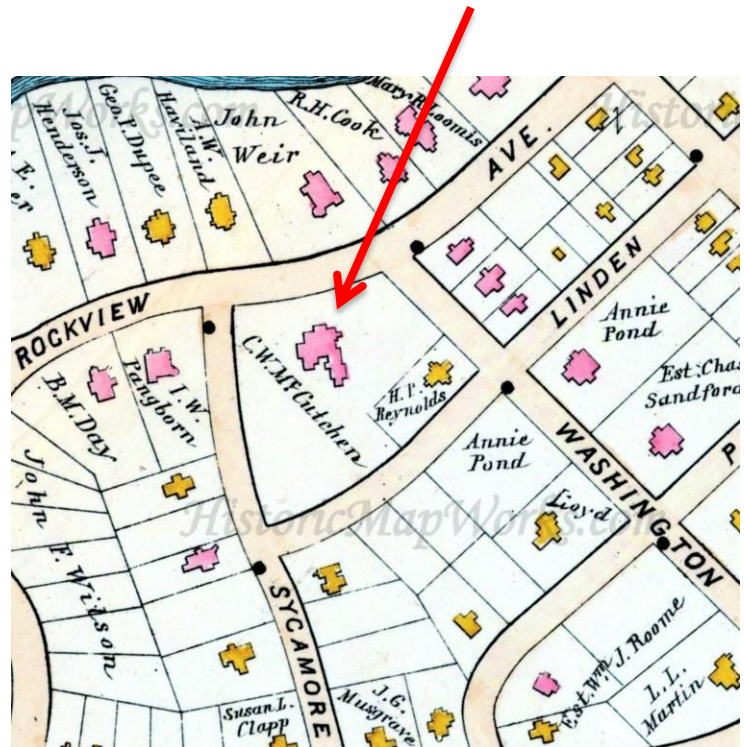


Local HD
Local HD
Survey Properties
Parcels

0 37.5 75 150 Feet



Location Map



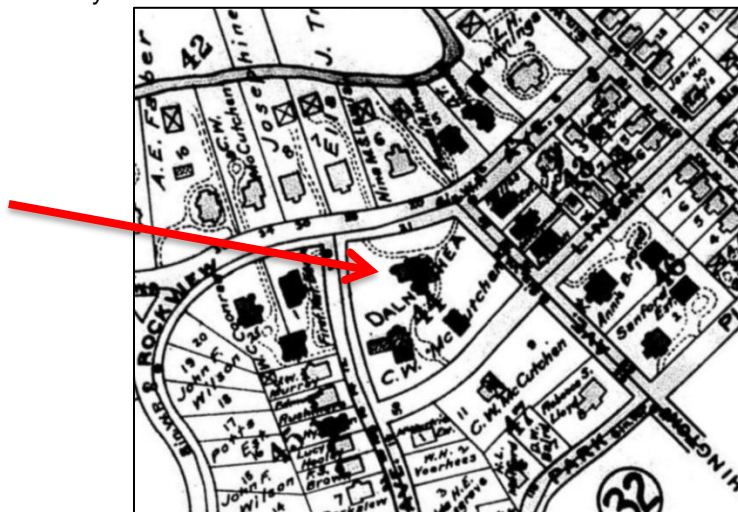
1894 Atlas

CONTINUATION SHEET

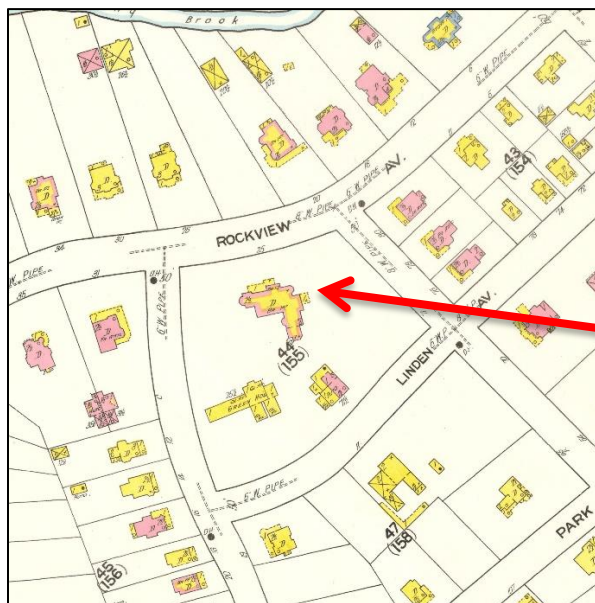
Historic Sites #:1722725923



1899 Birds Eye



1906 Atlas



1910 Sanborn Map

CONTINUATION SHEET

Historic Sites #:1722725923

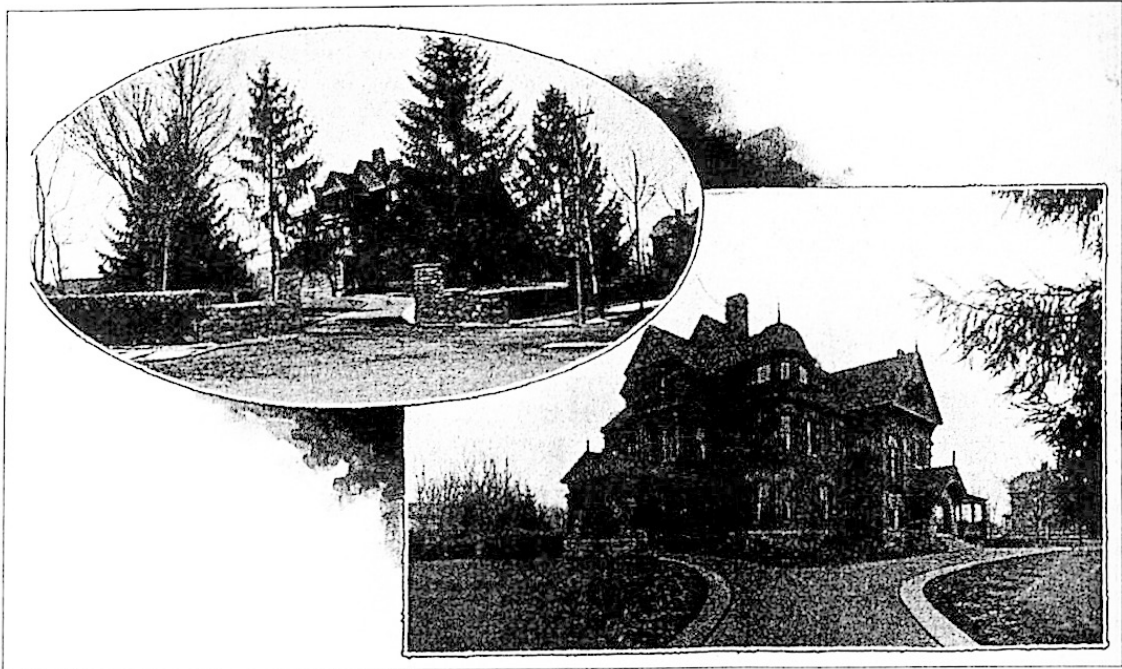


2018 photos

Survey Name: Washington Park Intensive Level Survey Of Historic Resources
Surveyor: Katrina L. Tucker
Organization: Barton Ross & Partners, LLC

Date: 09/28/2018

North Plainfield's Washington Park Historic District
Intensive Level Survey of Historic Resources



21 Rockview Avenue, Originally "DALNASHEA" now Yearly Meeting Friends' Home

