

holdings of Llewellyn Haskell are disproportionately large.

The 'snapshots' taken are during the years: 1857, 1867, 1878, 1888, 1891, 1904, 1913, 1927, 1937, 1947, 1957, 1967, 1977 and 1987. The tables are dated to March 1st. of their respective years, which end-in-a-'7,' because that is when the Park assessments are established. The years 1878, 1888, 1891, 1904 and 1913 are out of the 10 year-ending-in-7-sequence because these maps of the Town of West Orange were published that year (1878, 1891, 1904) and, because Llewellyn Park's Committee of Managers published maps of proprietors during other years (1888 and 1913).

#### Tables, Graphs and Pie Charts

A series of statistical tables, graphs and pie charts will quantify the land use data of Llewellyn Park. Not only will these figures indicate the land use pattern of the Park, but also indicate the changes over time. Specifically, pie charts will indicate the proportionate share of land use cohort groups. Time-plotted graphs will indicate the growth of the numbers of Proprietors of the Park. Such information is essential to determine the activities and the effectiveness of the governmental structure of the Park on the pattern of land development.

#### Literature Review

Much of the existing literature on Llewellyn Park has

the female proprietors so relationships and will beneficiaries can not be ascertained; five, if two people have the same last name, but are not related, such as Smith, they must be treated separately; and finally, individual proprietors could be related but have different last names, such as brothers and their married sisters. Therefore, the simplest approach is to treat all the land owners as separate individuals.

Some of the land owners lived within the boundaries of the Park, and especially before 1927 were not Llewellyn Park Proprietors, while another set of property holders were Llewellyn Park Proprietors, yet their property holdings' land use was not residential. In any case for the maps before and including 1913, if a persons' property holding lies within the general boundaries of the Park, they will be, identified as a proprietor. Another major limitation of the snap-shot methodology is the lack of documentation of what occurred to the land between the study years. For example, if a parcel of land is subdivided and sold and then sold again during the ten-year period, its activity will be documented as changing only once during the past decade. It is impossible to get an accurate list of how long a parcel was owned or when it was subdivided and to determine, with any accuracy, the turn-over rates of proprietors.

Finally, the maps are sketches, so the lines are approximations. The first two maps of the Park are not to scale, but rather, they are prospectus maps, and therefore, the property



one acre. These data indicate the size of land holdings within Llewellyn Park from which general trends of land development can be determined. With a general trend established, it will be possible to forecast the future lot size.

Major limitations include typographical errors in the primary data sources, the maps, tax tables and assessments and in the changes in the accuracy of the measuring devices used to delineate acreage. With regard to Llewellyn Park Proprietor list, it should be noted that some of the individuals who live in the Park do not own their house; he<sup>9</sup> could either rent or the house could be owned by a corporation that the resident is associated with. Many women own land within Llewellyn Park, and to ascertain if these women are widowed or not is impossible, but where the data sources indicate marital status, it will be noted in the lists. If a husband and wife own separate parcels, they will be treated as two proprietors. The reasons for this supposedly double-ownership are as follows: one, usually one parcel is held for speculation purposes (for future development); two, for tax purposes (a parcel remains undeveloped) and three, the other parcel is the couples' residence. As the Park has had many proprietors from the same families, it is impossible to determine the individual relationships of individuals with the same last name. Four, there are no data available on the maiden names of

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<sup>9</sup> Women own property either for legal protection of the property, they inherited it, they bought it themselves, or because they are widows.

years: 1941 and 1988 according to the amendments to the Township of West Orange's Zoning Map. In 1989 the Zoning Map was revised to correct an omission in the 1988 Zoning Amendment. The 1988 Draft Master Plan adopted on January 11, 1989, by the Township of West Orange Planning Board contains the revision. Since the Master Plan has yet to be approved by the Township Council of West Orange, the 1989 Zoning Map revision is still just a proposal. After the Township Council adopts the final master plan later this year (1989), West Orange must, according to New Jersey land use law, review its zoning ordinances and map with respect to its newly adopted master plan and New Jersey's proposed development master plan by the year 1990.<sup>8</sup>

The format is to present fourteen sections or snapshots. These snapshots will focus on the proprietors and their land. The data will show who lived where and how much land they owned. The net change in the number of proprietors from the preceding study year allows for the determination of the growth rate of the Park's proprietors. By creating acre-cohorts, the predominant size of property holding will be evident. The acre-cohorts are: one, twenty and greater; two, between twenty and fifteen; three, between fifteen and ten; four, between ten and five; five, between five and two; six, between two and one acre; and seven, less than

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<sup>8</sup> Interview with Donald Ferguson, Director of Planning of West Orange, January 11, 1989. It is not expected that the 1989 Zoning District revision for Llewellyn Park will be amended during this future Zoning review of 1989-90.

### Property Mapping

The evolving land use pattern of Llewellyn Park will be shown by a series of land use maps, indicating property boundaries, acreage (where possible), and the property owner. This map series reflects a ten-year cycle, starting with 1857 and ending with 1987, for a total of fourteen maps. From these maps, snapshots of the Llewellyn Park will emerge and become the basis for the analysis of the land development pattern of the Park. The rationale for the ten-year intervals is the following: one, the turnover rate of Llewellyn Park proprietors' has been very low, as many of the property holdings have remained in one family for many generations; two, since the Park is entering its 132nd. year, ten-year intervals provide for a logical time breakdown; and finally, the results in fourteen maps provide a reasonable number of maps that can be used for research purposes. The greatest limitation to mapping of Llewellyn Park in ten-years intervals is the omission of land use activities occurring in the years between documentation.

The mapping of Llewellyn Park infrastructure, namely "The Ramble" (the Park's open space), sanitary sewers and water lines, roads' gas lights and lines, and bridges will also occur where necessary to show significant events. Sanitary sewers, water lines and associated coverage areas will be mapped by information provided by West Oranges' master plans of 1953, 1967 and 1988. Finally, with regard to zoning, two maps will be used from the



the Park's proprietors as the means of describing and identifying the governmental aspects of Llewellyn Park.

The graphic techniques included in this thesis will be a series of maps, graphs, pie charts and tables. The physical aspects of Llewellyn Park will be documented through various maps. The land use data of Llewellyn Park will be presented through tables, pie charts and associated time-plotted graphs.

The secondary literature review will examine the existing literature that describes, defines and analyzes the Park. Primary literary research efforts will examine the minutes and reports from the Annual Proprietors' Meetings and the Committee of Managers' meetings.<sup>7</sup> Interviews with the living members of Llewellyn Park Trustees, Committee of Managers and Ladies' Association, are required to gain a complete understanding of these minutes and reports.

### ASSUMPTIONS AND LIMITATIONS

The following sections offer greater detail on the items identified as the elements of the research methodology, including identification of the assumptions and limitations inherent in the research methods.

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<sup>7</sup> Unfortunately, there is a missing Volume of Committee of Managers Meeting Minutes from 1964 to when the present Secretary started taking the minutes, to fill this gap, individual interviews were the source.





residential suburban neighborhood ?

1. What has been the pattern of land development within Llewellyn Park since 1853 ?
2. What have been the changes in the pattern of land development within Llewellyn Park since 1853 ?
3. What was the original governmental structure of Llewellyn Park as outlined in the Deed of Trust of 1857 ?
4. What have been the changes in the governmental structure of Llewellyn Park since 1857 ?
5. What have been the changes in the governmental activities of Llewellyn Park since 1857 ?

#### RESEARCH METHODOLOGY

As the purpose of this thesis is to document the history of the land development process and governmental organization of Llewellyn Park, the basis for the research methodology is the creation of a historical framework that allows for its interpretation and analysis. In its simplest terms, this thesis' research methodology highlights the property and proprietors of Llewellyn Park. The research methodology is twofold: first, the property-aspect relies on different graphic techniques documenting and indicating the history of the physical development of Llewellyn Park; and second, the proprietor-aspect relies on reviewing existing literature sources, and interviewing



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Estimated Llewellyn Park Acreage .....	B - 2
Estimated Average Lot Size .....	B - 3
 LINE GRAPHS	 NUMBER
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1 to 2 Acres .....	L - 2
2 to 5 Acres .....	L - 3
5 to 10 Acres .....	L - 4
10 to 15 Acres .....	L - 5
15 to 20 Acres .....	L - 6
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1913 Cohort Shares .....	C - 1
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NAME

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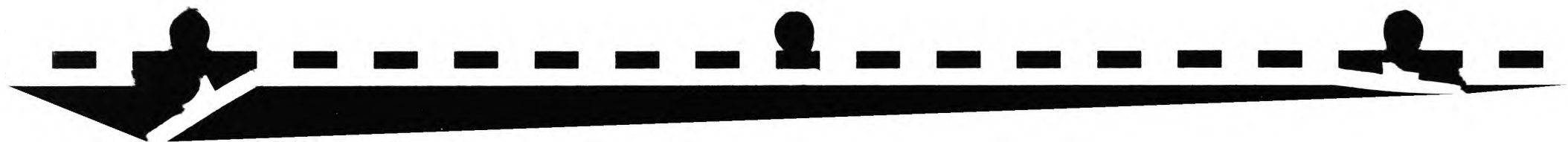
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1937.....	T-9
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MAPS

NUMBER

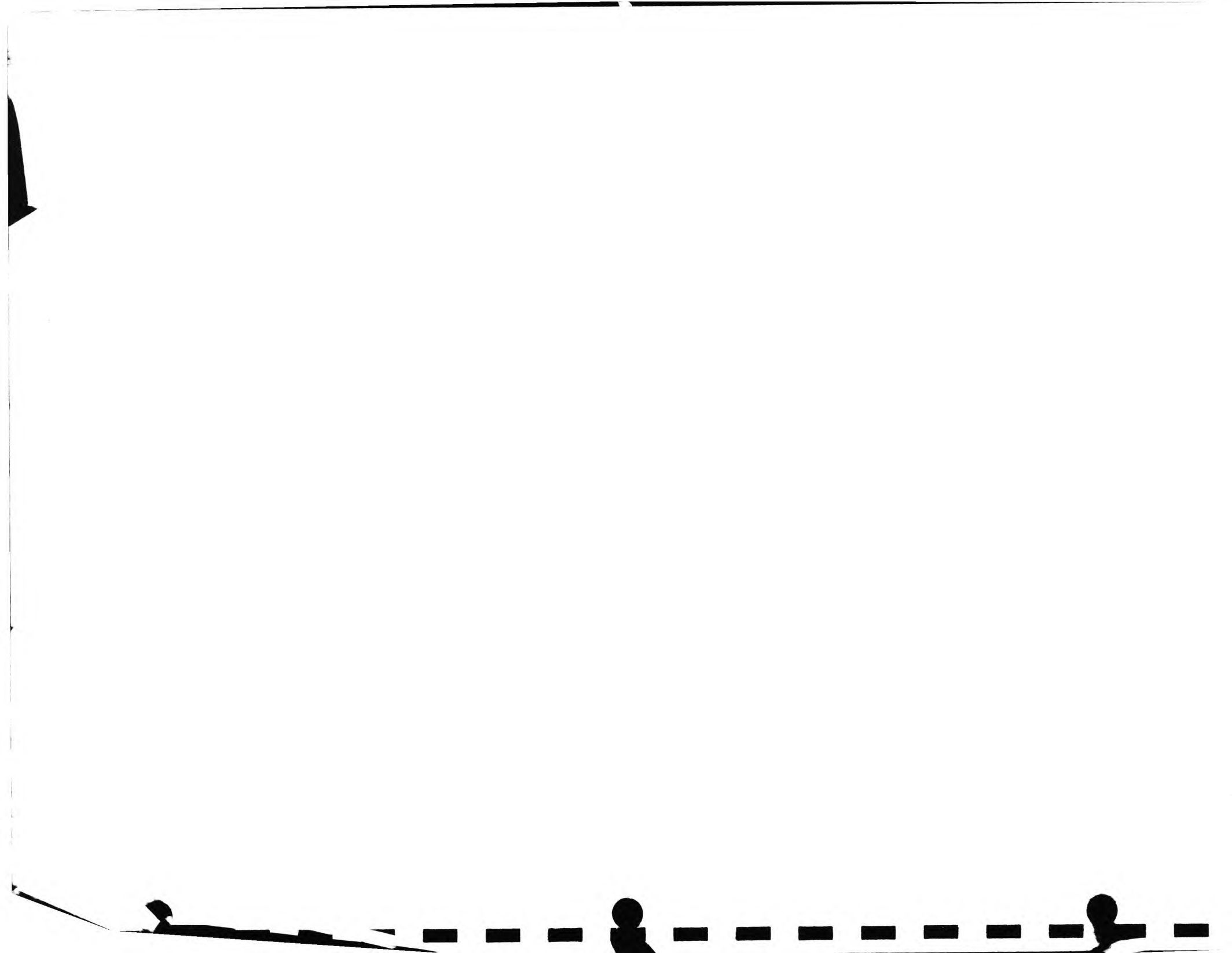
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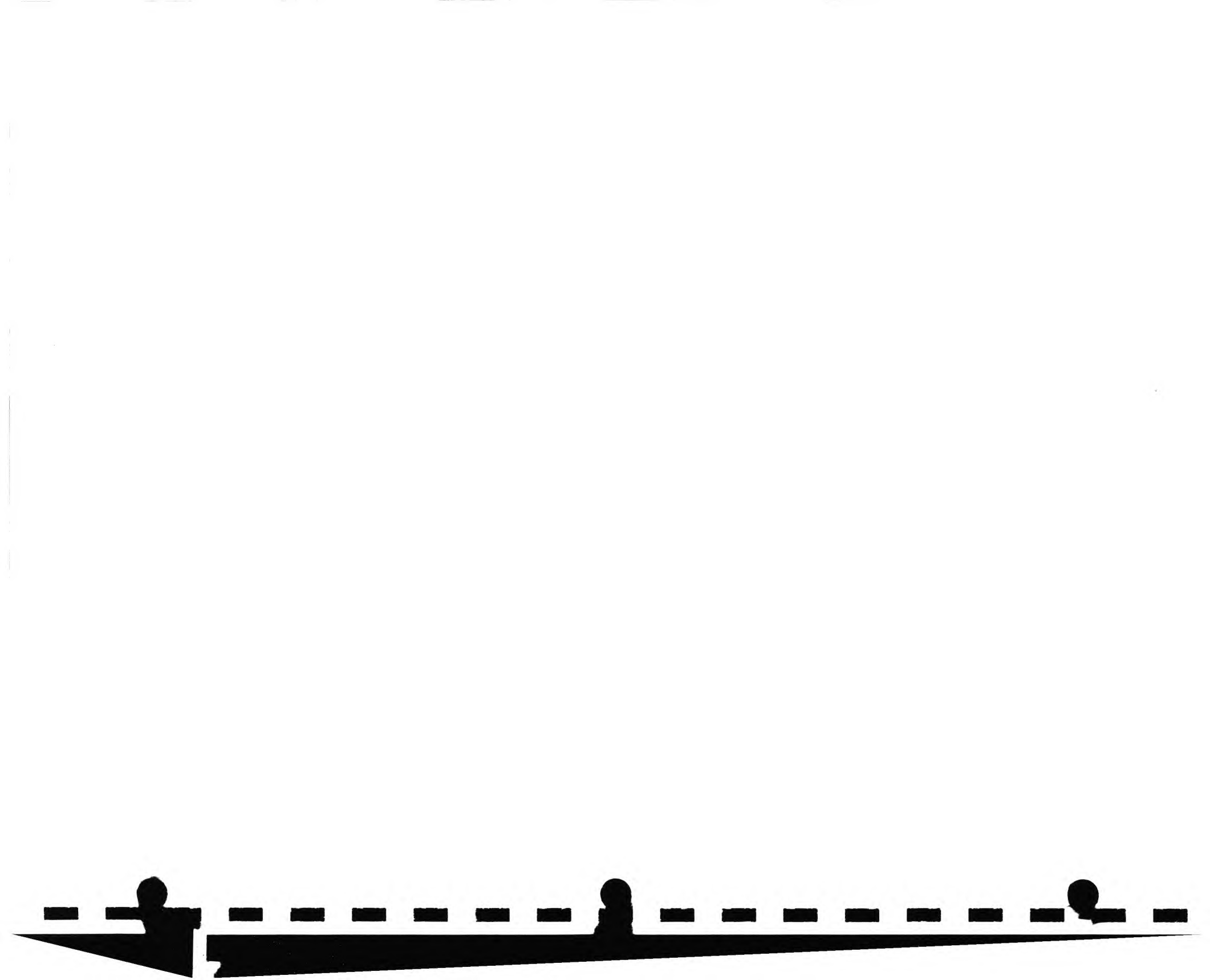
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A HISTORY OF THE DEVELOPMENT  
OF THE FIRST PLANNED AMERICAN SUBURBAN COMMUNITY:  
LLEWELLYN PARK, WEST ORANGE

By

Keith Spalding Robbins

Bachelor of Arts

Columbian College, The George Washington University, 1985

A Thesis Submitted to the School of Government and  
Business Administration of the George Washington  
University in Partial Fulfillment of the  
Requirements for the Degree of  
Master of Urban and Regional Planning

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May, 1989

Thesis directed by

Stephen S. Fuller, Ph. D.

Professor of Urban and Regional Planning

already been identified by Robert Guter in his 1986 *National Register of Historic Places Inventory - Nomination Form for Llewellyn Park*, and by Jane B. Davies' research efforts and article, "Llewellyn Park in West Orange, New Jersey, written for the September, 1975 edition of *The Magazine Antiques*. Robert Guter states the following regarding the quality of Davies' article as;

The chief secondary source used for this nomination is 'Llewellyn Park in West Orange, New Jersey,' by Jane Davies,... although not lengthy, it is by far the most scholarly and accurate treatment of Llewellyn Park to date, serving as a corrective to the sloppy research and unfounded generalizations that mar most treatments of the Park.<sup>10</sup>

#### Primary Research

An examination of the minutes of past Annual Proprietors' Meetings, financial ledger books and uncataloged pamphlet files of the Committee of Managers, is essential to determining the actions, perspectives and activities of Llewellyn Park's leadership since its founding one-hundred and thirty-two years ago in 1857. The most important limitation concerning the minutes of the meetings is the manner in which the minutes were recorded. Therefore, the minutes are subject to each recording secretary's

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<sup>10</sup> Robert Guter, *National Register of Historic Places Inventory - Nomination Form for Llewellyn Park*, Note number one, Item 9 p. 2.



different literary skills and styles and the current recording technology available at each Annual Proprietors' Meeting. Finally, as there has never been a archivist or librarian overseeing these files, it is impossible to ascertain which documents have been lost, damaged or destroyed, or never have been placed in the archives. (It should be noted that during the Summer of 1989, the Llewellyn Park Archives will be catalogued.)<sup>11</sup>

Since Llewellyn Park is a private residential community, its records have not been subject to public review nor ever been catalogued. Consequently, Llewellyn Park has not been subject to much in depth academic research. Presently, a subcommittee of the Ladies' Association is involved in the tremendous task of identifying and cataloging one-hundred and thirty years' worth of letters, maps, notes and other material in the Llewellyn Park Association Archives. Because the archives are partially catalogued, some limitations to a complete research effort are apparent.

#### Interviews

In order to develop a concise, personal history of Llewellyn Park and to overcome some of the research limitations of the archives, interviews with present and past proprietors of Llewellyn Park is essential. In addition, the interview process provides access to written materials that are not found in the

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<sup>11</sup> Phyllis Ficarotta, Chairman of the Ladies' Association Historical Committee.



archives and information that is not indicated in the meetings' minutes of both the Committee of Managers and Proprietors of Llewellyn Park. Since the term of office for Llewellyn Park's Trustees is for life, valuable insight and information regarding the past decisions, activities and events that occurred within the Llewellyn Park governmental structure can be gained only through the interview process. The great limitation to the interview process rests with the questions offered by the interviewer and the associated answers by the interviewed person. As a result, undocumented information gained through interviews must be assumed to be subject to personal points-of-view and, possibly, could be inaccurate.

#### THESIS ORGANIZATION

This thesis consists of six chapters. The first chapter contains the thesis introduction, which provides the structure for this thesis. Chapter II presents the literature review that provides background information regarding the subject matter, Llewellyn Park. Chapter III documents the history of the land development pattern of Llewellyn Park and its immediate surroundings, using the fourteen 'snapshot' maps identified in the research methodology section, as well as other pertinent graphics. Lists and charts associated with this chapter containing the lists of proprietors and the amount of their land holdings in acres will be found in the Chapter III Appendix. Chapter IV contains an

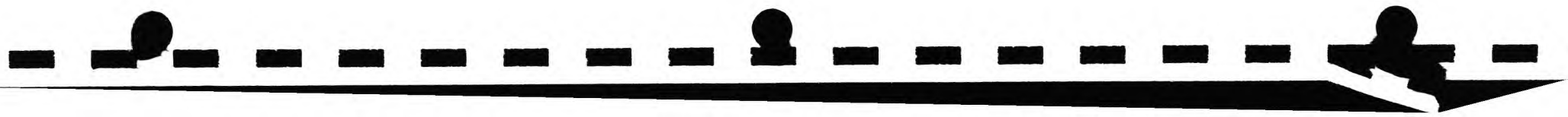


identification of the governmental organizations' activities of Llewellyn Park and some of the individual committees' activities of the Committee of Managers of Llewellyn Park. Starting with the original Llewellyn Park Deed of Trust and continuing to the present, descriptions, and locations of the projects built, of each of the standing committees. Chapter V presents the characteristics of the history of the development of Llewellyn Park and insights into how Llewellyn Park's governmental organizations have controlled Llewellyn Park's land use. Finally, Chapter VI contains the answers to the primary and subsidiary research questions and the author's comments on the state of land use development and the governmental policies in the present Llewellyn Park.

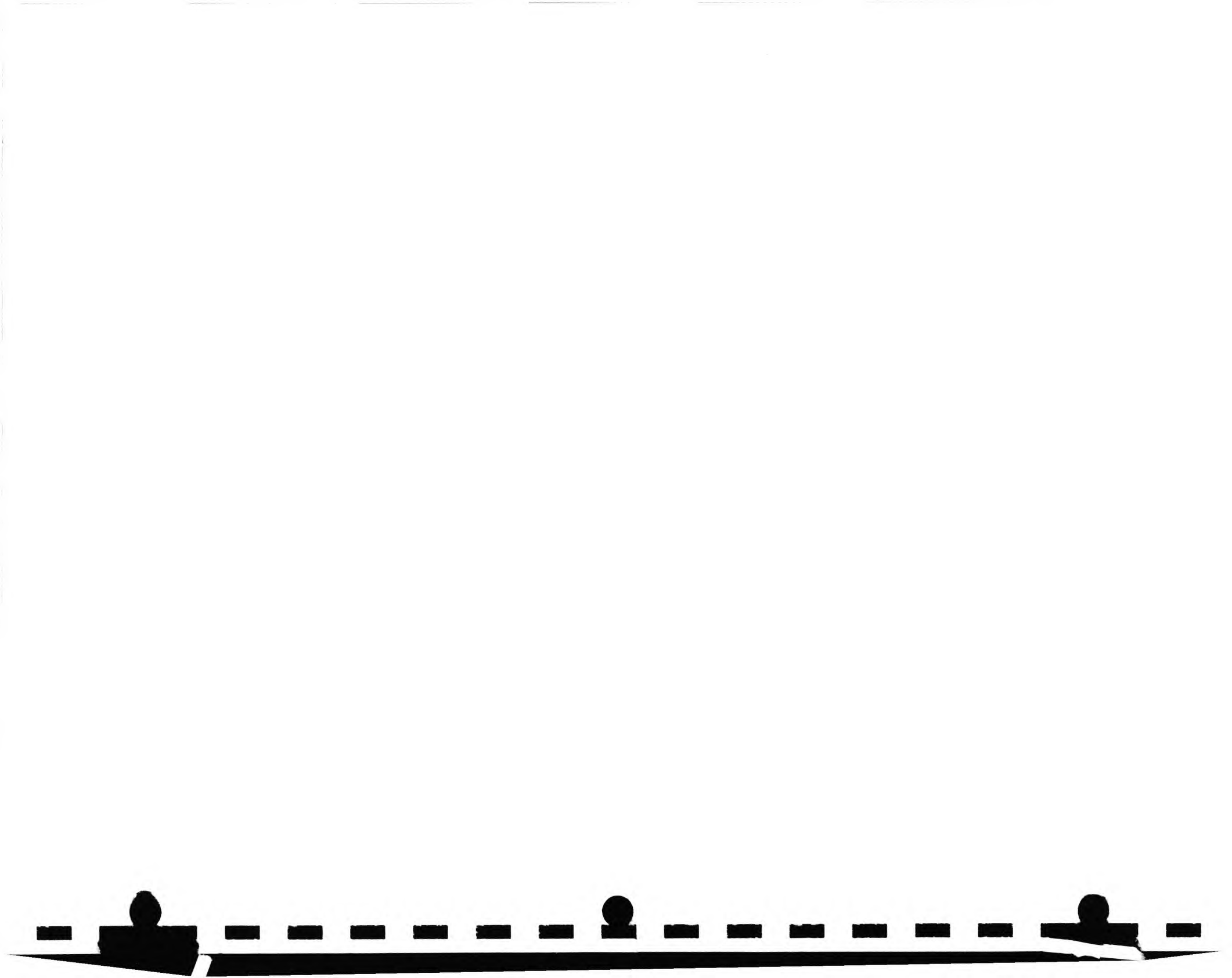
#### ACKNOWLEDGEMENTS

In order for this paper to come into 'being, many people have contributed. I would wish to thank the Trustees, Committee of Managers, Ladies' Association and the Proprietors of Llewellyn Park for their assistance, specifically: Mr. S. Whitney Landon and Mr. Harold Grotta, Trustees; Mr. Bernard Berkowitz, Chairman of the Committee of Managers; Mr. Victor Lazzaro, Treasurer of Llewellyn Park, and Dr. Gloria Gelman, Secretary of the Committee of Managers and the Proprietors. The research effort could not have been accomplished without the efforts of the Ladies Association and their Llewellyn Park Historical Committee and the National Park Service employees at the Edison National Historic





Site. Finally, I would like to thank the Proprietors of the Park for their time and insights on Llewellyn Park: Mr. Dixon Bartlett, Mrs. Bernard Berkowitz, Mr. & Mrs. Jacob Cecere, Sr., Mr. & Mrs. Jacob Cecere, Jr., Mrs. Henry B. Day, Mr. & Mrs. Jerome Day, Ms. Phyllis Ficoratta, Mrs. Harold Grotta, Mrs. Anne Holmes, Mrs. Victor Lazzaro, Mr. Arthur Miller, Sr., Mrs. G. Donald Murray, Mr. & Mrs. Charles F. Robbins, Jr., and Mrs. Edward Schickhaus.



## CHAPTER II

### LITERATURE REVIEW

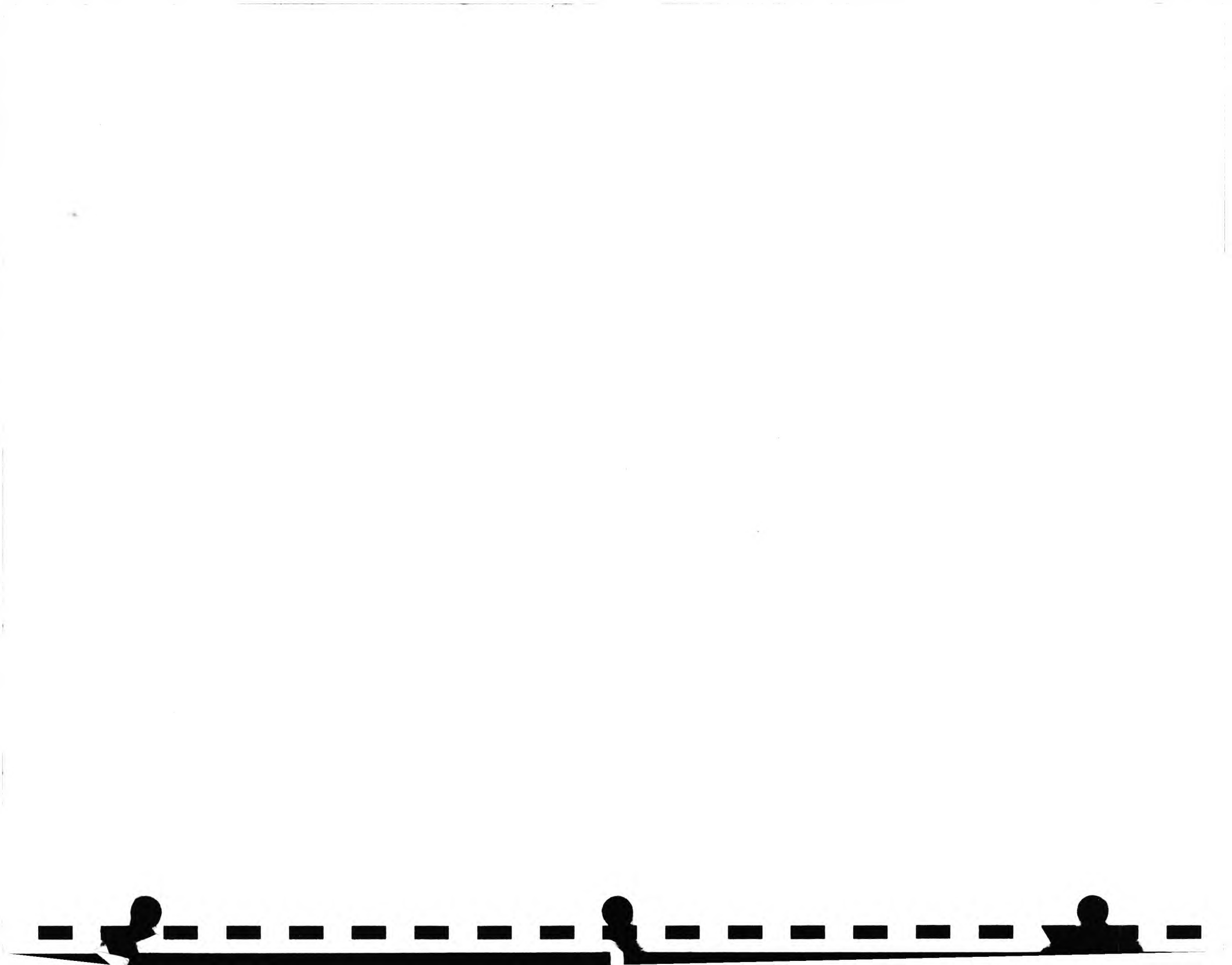
Chapter II discusses the documented history of Llewellyn Park done by the federal government, municipal government, and private individuals.

While the amount of accurate, published academic research efforts regarding Llewellyn Park is scarce, the Park has been the topic of essays and articles found in recent periodicals, newspapers and real estate publications. Also, Llewellyn Park was featured in the residential episode of the 1985 public television documentary series narrated by Robert A. M. Stern entitled, "Pride of Place." S. Whitney Landon, a long-time Park resident and Trustee of the Park, receives several requests each year from college students wishing to write term papers or class reports.<sup>1</sup> In fact this Spring, a class of Columbia University landscape architecture graduate students toured the Park. Unfortunately, too few of the students' papers have ever found their way to the Llewellyn Park Association Archives.<sup>2</sup> A review of the existing literature reveals three major points: one, the Park

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<sup>1</sup> Interview with Whitney S. Landon on January 9, 1989. In addition to being a Llewellyn Park Trustee since 1957, Mr. Landon was the first appointed member to West Orange's original Planning Board in 1930.

<sup>2</sup> Copies of Christopher Tunnard's and Alan Gowans' articles and two unidentified short essays are located in the Park's archives. Hopefully, when the archival process is complete, more articles will be discovered and cataloged.



had been documented by agencies of the Federal Government; two, the Township of West Orange has very little information on the Park; and finally, the beauty of the Llewellyn Park landscape has withstood the passage of time.

### GOVERNMENTAL PUBLICATIONS

The majority of these governmental publications are either National Park Service documents providing documentation on the Thomas Alva Edison National Historic Site and the Llewellyn Park National Historic District. West Orange's publications are the Municipal Ordinances of the Township of West Orange (old Town Ordinances, the three Master Plans and the Zoning Ordinance and its Amendments). While the Park Services document in detail many aspects of the Park, the Town's documents have little information on Llewellyn Park.

#### Federal Government: The National Park Service

A key source is Robert Guter's *National Register of Historic Places Inventory-Nomination Form*. The inventory is a concise description of the Park and justification for why the Park should be a historic district, while meeting the strict requirements of the nomination form. The elements of the significant sections are: one, "Evolution of the Park;" two, "Cultural Influences;" three, "Landscape Design;" and four, "Architecture." The landscape design section is a thorough review and search for the chief landscape



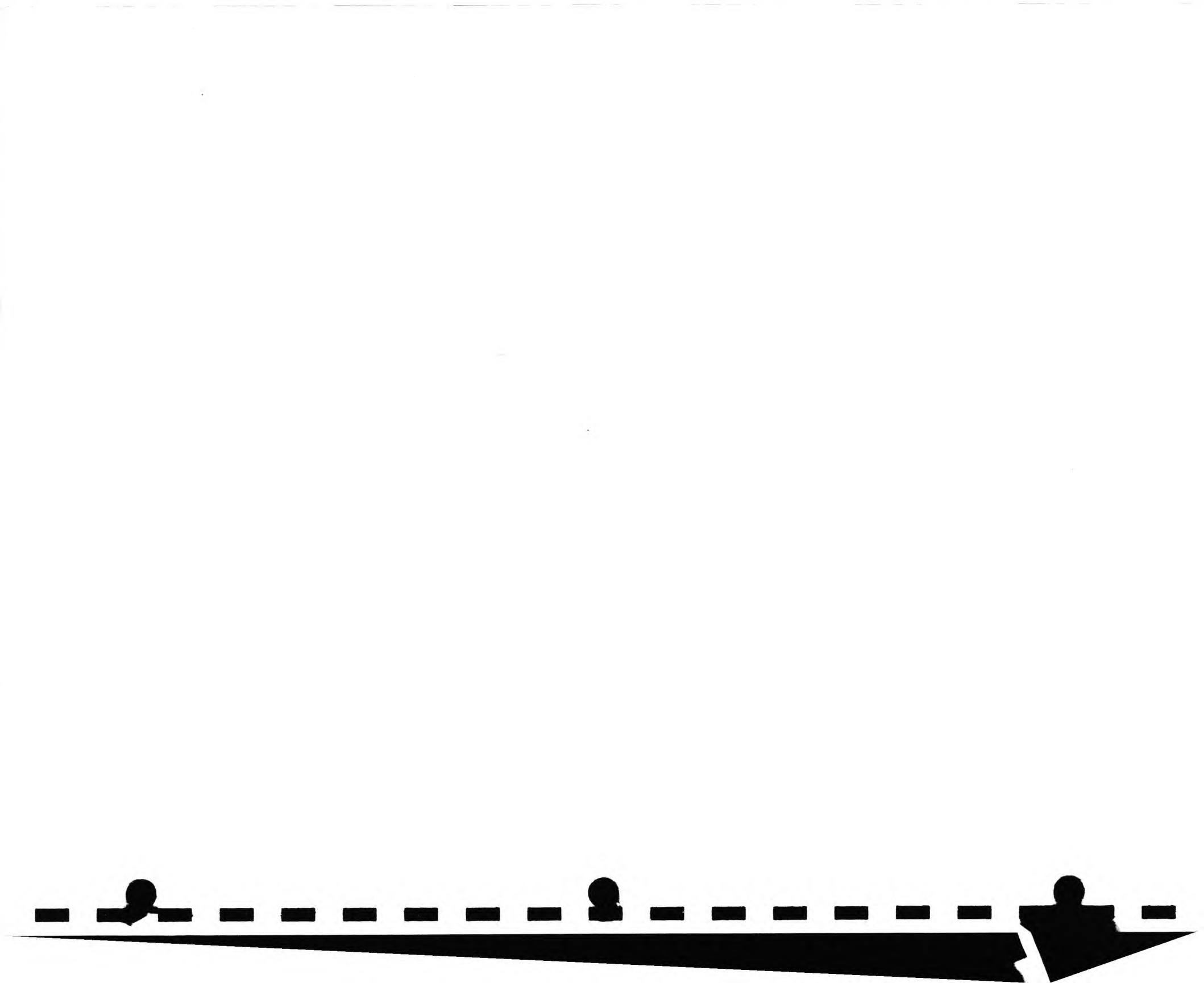
architect of Llewellyn Park who was Llewellyn Haskell. The architecture section, is very detailed with descriptions and photographs documenting all homes within the Park. The wealth of information contained within the Historic Places Inventory is great, because its text and the photographs clearly and definitively indicate why the Park qualifies to be on the Historic Register. The importance of being a National Historic District insures both state and federal protection of the Park. For as the letter written by the Acting Administrator of the New Jersey Department of Environmental Protection states to the Park's proprietors:

In accordance with N. J. S. A. 13: 1B-15.131, listing of an area ... in the New Jersey Register of Historic Places prevents the State, a county municipality or any of their agencies or instrumentalities from undertaking any project that will encroach upon, damage or destroy the property listed without the approval from the Commissioner of the Department ... [and,] Listing in the National Register insures that properties affected by undertakings that are federally executed, licensed, or financially assisted will be subject of review and comment ....<sup>3</sup>

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<sup>3</sup> F. Robert Perry. Letters written by the Acting Director of the New Jersey Department of Environmental Protection to Park residents informing them of the creation of the Llewellyn Park National Historic District, December 24, 1985 and April 8, 1986.





Thus, the extensive documentation of the Park provides essential data for meeting the requirements of Historic Preservation statutes. And with the Park gaining such Historic District status, it is protected.

The literature regarding the Edison National Historic Site is extremely detailed. As the Edison estate, called "Glenmont," is now maintained as a National Historic Site, a history of the site up to the time it became the Federal Government's property and an inventory of the household items exist. As for the name "Glenmont," it was given because the house is built on the hill above the "Glen" which is a section of Llewellyn Park.<sup>4</sup> One such inventory of "Glenmont," written by Leah Burt, is a mammoth document describing the history of "Glenmont" and identifying each item found on the estate. This documentation is essential because, the National Park Service is charged "... to [suitably] maintain the character of the home."<sup>5</sup>

The history of "Glenmont" is a fascinating tale of a Gilded-Age lifestyle of excess fueled by corruption. It is a story that one would find on a present-day T.V. talk-show or tabloid-newspaper. The building is a Queen Anne shingle style four-story mansion designed in 1880 by Henry Hudson Holly. The original owner was

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<sup>4</sup> Another house has the term "Glen" in its name. It is named "Glenbank" and is located across Glen Avenue from "Glenmont."

<sup>5</sup> Edison National Historic Site, "Statement for Management," West Orange, N.J., July 1978. p. 3.



Henry Pedder, the Treasurer of the Arnold, Constable & Company, which was a successful New York City, Fifth Avenue, retail department store. Pedder wanted his home to reflect the style of the firm and of his lifestyle, Leah Burt writes:

Henry Pedder ... was a man of considerable taste and refinement. He obtained the finest materials available and embellished his house with art. Pedder hired Pottier & Stymus, one of the foremost decorating establishments of its day to furnish the interior of "Glenmont".<sup>6</sup>

\* As for the quality of the work performed by this firm, Burt writes that *King's Handbook of New York City* described Pottier & Stymus as a firm having "... a world wide reputation for superior grades of furniture and woodwork ... as well as their artistic conceptions in interior decoration."<sup>7</sup> When all the craftsmen and artisans work was completed, entire cost for building "Glenmont" in 1885 was \$306,000.<sup>8</sup> To finance such a magnificent mansion, Pedder "... embezzled funds from his company ...."<sup>9</sup> When the company discovered its funds were missing, "... Arnold, Constable and Company reacted quickly, and had Pedder thrown in jail and

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<sup>6</sup> Leah Brodbeck Burt, *Historic Furnishings Report*, Glenmont, Edison National Historic Site, West Orange, New Jersey, p. 11.

<sup>7</sup> Ibid., p. 11.

<sup>8</sup> Ibid., p. 12

<sup>9</sup> Ibid.



repossessed "Glenmont" on July, 14, 1884."<sup>10</sup> The house remained unoccupied as Arnold, Constable & Company looked for a buyer. A realtor, Edward P. Hamilton, wrote the following to Thomas Edison on January 12, 1886:

We would respectfully submit our services, learning you consider the purchase of Real Estate, and would suggest the property recently occupied by Mr. H. C. Pedder in Llewellyn Park, Orange, New Jersey ..., it can be bought ... either furnished or unfurnished ....<sup>11</sup>

\ Thomas Edison, whose first wife died in 1884 was about to be married to Mina Miller in 1886. He offered his future wife three housing sites, two in New York City and the other in Llewellyn Park. And "Mina chose the Llewellyn Park estate ...."<sup>12</sup> On January 20, 1886, Edison purchased "Glenmont;" on February 24, 1888, Thomas Edison married Mina Miller, and that spring, they moved in.<sup>13</sup> They lived there until October 31, 1931 when Thomas Edison died. In 1935, Mina married Everett Hughes, who died four years later, but she still resided at "Glenmont" until her death on August 24, 1947.

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<sup>10</sup> Ibid.

<sup>11</sup> Ibid., p. 13.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.



In 1946 Mina Edison sold "Glenmont" to the Thomas Alva Edison company for \$175,000, "with the stipulation that the property should always be a tribute to her first husband."<sup>14</sup> And with Mina's death in 1947, her children, Charles Edison, then the Ex-Governor of New Jersey, Mrs. Madeline Sloane and Theodore Edison discussed the future of their parent's house and father's laboratory. On June 24, 1947, the Proprietors of Llewellyn Park had special meeting to discuss the future of "Glenmont." The minutes state, "Governor Edison said that there were no definite plans for "Glenmont".<sup>15</sup> The minutes record some ideas of creating a university where the laboratories would become "a Nassau Hall" with "Glenmont" becoming the university president's house.<sup>16</sup> As for the concept of future development of "Glenmont", the Governor stated that he "... would oppose any move which would result in hurting the traditions of the Park."<sup>17</sup> The meeting ended with the proprietors passing a resolution, part of it read:

Resolved, ... that the property owners of Llewellyn Park wish to record with Governor Edison, and through his kind offices with the present and future Trustees of the Edison Foundation, their belief that the use of "Glenmont" as a

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<sup>14</sup> Ibid., p. 14.

<sup>15</sup> Minutes of Proprietors' Meetings 1947-1961, Volume 4, p. 7.

<sup>16</sup> Ibid., pp. 8-9.

<sup>17</sup> Ibid., p. 7.





memorial, open to the public, even with restricted or controlled admissions, would be destructive of the purposes for which the Park was created nearly a hundred years ago.<sup>18</sup>

From 1947 to 1955, the Company used "Glenmont" for public relations activities relating to the company. But with a change of corporate policy, coupled with the property's deed restrictions and high maintenance costs, "Glenmont" became a 'white elephant.' Thomas Alva Edison, Inc. donated "Glenmont" to the federal government on December 6, 1955, making "Glenmont" "a non-federal owned National Park Site."<sup>19</sup> This letter of agreement stated "... that Glenmont is to preserved and administered for the inspiration and benefit of the people of the United States."<sup>20</sup> On July 17, 1956, the Company donated the Edison laboratory to the United States Government, and three years<sup>1</sup> later, on July, 22 1959, "Glenmont" was also donated to the federal government.<sup>21</sup>

The attitudes of Llewellyn Park's proprietors had softened since 1947, and the proprietors agreed to let "Glenmont" become a National Park site open to the public. On August 3, of 1959, a Statement of Agreement between the Trustees and Committee of

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<sup>18</sup> Ibid., p. 10.

<sup>19</sup> "Statement for Management," p. 2.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.



Managers of Llewellyn Park and the Department of Interior was approved. A section of this original agreement stated: "Glenmont will be open to public visitation not more than six days a week; and not be open to such visitation on Sundays."<sup>22</sup> Some of the conditions of the agreement have changed over the years, for example, presently, "Glenmont" is open on weekends. And "Glenmont"'s acreage has increased by annexing two neighboring lots that are now used for visitor parking.<sup>23</sup> In 1962, a small parcel of land was donated to the Federal Government to complete the area of the site.<sup>24</sup> Finally on September 5, 1962, the laboratory and "Glenmont" were organized into the Edison National Historic Site.<sup>25</sup> With much of the house's Victorian-era furnishings preserved and the grounds and ancillary buildings intact, "Glenmont", the estate of Thomas Alva Edison, is managed by the National Park Service in a manner that is beneficial to the Park.

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<sup>22</sup> National Park Service and the Trustees of Llewellyn Park, "Memorandum of Agreement," Item number 2. Presently, Llewellyn Park Proprietors' Annual Meetings are held in Glenmont and the National Park Service pays its proportionate Llewellyn Park taxes and assessments.

<sup>23</sup> Ibid., pp. 7-8.

<sup>24</sup> "Statement for Management," p. 23. Public Law 87-628, 78th Congress, S. 2916, September 5, 1962. This small parcel connected the lands on the other side of Honeysuckle Avenue, it is block and lot number 101.01-16.01.

<sup>25</sup> Ibid.



### Municipal Government: The Township of West Orange

While the Federal government documentation of Llewellyn Park is quite extensive and detailed, the Township of West Orange's documentation of the Park is limited in amount and content. Specifically, the Town's three master plans contain little information regarding the Park.<sup>26</sup> The 1953 and 1966 Master Plans describe the sanitary sewer and water supply lines and the zoning districts within the Park. The 1988 Draft Master Plan follows this same format and adds a small section of Llewellyn Park as it relates to the history of West Orange.<sup>27</sup> Because of a lack of information, the Township has a very limited knowledge or understanding of the traditions and importance of Llewellyn Park.

### THE BEAUTY OF LLEWELLYN PARK

Since its inception, Llewellyn Park's natural beauty has been described by academics, architects, landscape architects and laymen. In 1860, the *New York Illustrated News* urged New Yorkers to "... get over to Llewellyn Park and fill themselves with

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<sup>26</sup> T & M Associates, *1988 Draft Master Plan Township of West Orange*. While, it can be assumed that the 1953 and 1966 Master Plans met the professional standards of their day; the Planning Board adopted draft of January 11, 1989 contains typographical errors and mapping errors with regard to the Park. Llewellyn Haskell's name is written as, "Haskell" on page 5; Thomas Edison's estate is "Glenmont" not "Glen Mount" as it is stated on page 7; the streams and pond in "The Ramble" are not identified as such in Figure 6; consequently, the streams and skating pond are not identified as Wetlands in Figure 7; and finally, the upper portion and "Cliff Walk" sections of "The Ramble" are not identified as undeveloped land in Figure 14.

<sup>27</sup> Ibid., p. 5.



the beauty and glory of its woods and magnificent prospects."<sup>28</sup> In 1864, Theodore Tilton described the Park as "... unique, beautiful and romantic."<sup>29</sup> In 1866, Mrs. James McKim, the mother of the famous architect, described the Park as: "The Park is beautiful and the views are wonderful."<sup>30</sup> The Delaware, Lackawanna and Western Railroad published a book in 1872, for the purpose of selling its real estate holdings in Northern New Jersey and to create a demand for its passenger rail service. The book's description of Llewellyn Park reads: "... we can go no-where without delight, without new scenes of enchantment, new vistas of grandeur or of beauty ...."<sup>31</sup> An early Park resident, E. M. Dixon wrote, "the great trees were always a remarkable feature of the beauty of the Park ...."<sup>32</sup> While about 100 years later, Suburban Life Magazine, described the Park as "... a veritable fairyland of beeches, oaks, stately tulips trees, wildflowers, and beautiful

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<sup>28</sup> "County Seats and Parks" *New York Illustrated News*, June 23, 1860.

<sup>29</sup> Jane Davies, p. 144.

<sup>30</sup> Jane Davies, p. 147.

<sup>31</sup> J.K. Hoyt, *Pen and Pencil Pictures along the Delaware, Lackawanna and Western Railroad*, p. 57.

<sup>32</sup> E. M. Dixon, "Reminiscences of Early Days in Llewellyn Park," *Pageant in Honor of the One-Hundredth Anniversary of the Birth of Llewellyn S. Haskell, the Founder of Llewellyn Park*, p. 14.





shrubs ...."<sup>33</sup> David Dibner, in the 1976 AIA of New Jersey's official publication, *Architecture: New Jersey* writes, "in fact, it appears that the passing of almost a century and a quarter has increased the natural beauty of the landscape."<sup>34</sup> The natural beauty of the Park still retains an element of surrealism for David Steiner, a Park resident in 1980, described the Park as, "It's like my Shangri-La."<sup>35</sup> Finally, Jane Davies' concludes that, "much of the romantic beauty of Llewellyn Park still remains in spite of the many changes that have taken place during the past hundred years."<sup>36</sup> Thus, it is possible to conclude from the descriptions of Llewellyn Park since its inception in 1857, that its landscape has retained many of its beautiful attributes.

### CONCLUSION

A review of the existing literature reveals certain major points. The amount of accurate, published academic research efforts regarding Llewellyn Park is scarce and extremely specialized, although the Park has been the topic of many architectural landscape and real estate publications and

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<sup>33</sup> Arden Melick, "Age Cannot Wither, Nor Change Invalidate, Llewellyn Park's Nostalgic and Unspoiled Beauty," *Suburban Life Magazine*, Volume 37 Number 7, September 1965.

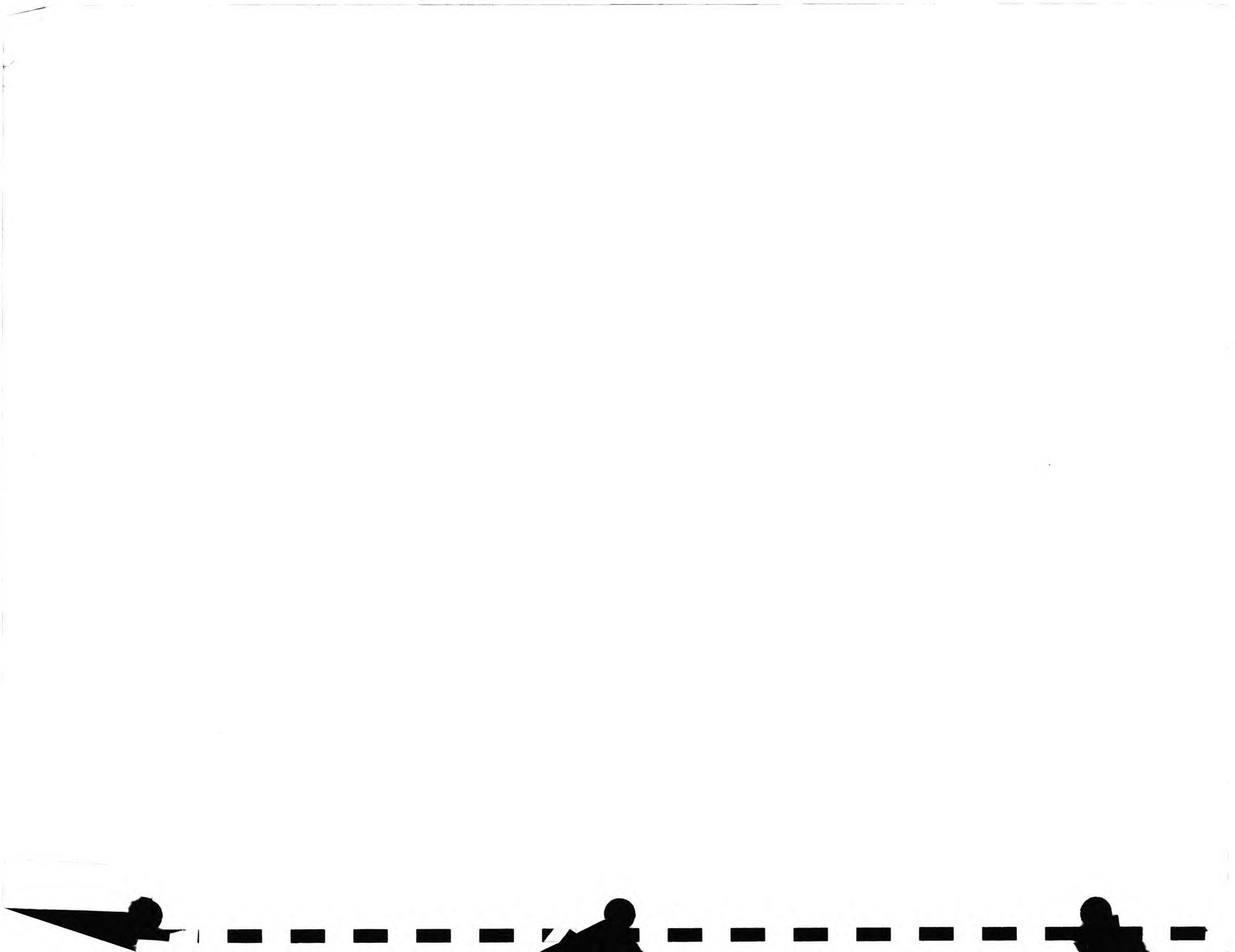
<sup>34</sup> David R. Dibner, FAIA, "Llewellyn Park Revisited," p. 19.

<sup>35</sup> Ellen Rand, "A Haven for Anachronistic Gain," *New York Times*, December 31, 1980, New Jersey Section, p. 11.

<sup>36</sup> Jane Davies, p. 155.



descriptive essays. While federal government agencies, namely the National Park Service, have done extensive and reliable research on the Park, the Township of West Orange's documentation efforts, most notably the Township's past and present master plans, are very limited and in one case extremely inaccurate. The natural environment and landscaping of the Park has remained unusual and beautiful since its founding. The recent efforts of federal government agencies, not the municipal government, have helped preserve the natural beauty and traditions of Llewellyn Park that have been cherished and admired by its proprietors in relative seclusion.



## CHAPTER III

### THE LAND DEVELOPMENT EVOLUTION: FROM COUNTRY VILLAS TO SUBURBAN HOMES

Chapter III provides the background, context and history of the founding of Llewellyn Park, and contains the description of the land development pattern of the Park. This chapter has a four-part format: one, an account of the founding of the Park; two, an identification of the factors that influenced the design of the Park; three, an account of the design details of the Park and four, the history of the pattern of land development of the Park. The first three elements of the chapter provide essential background information and establish a framework that provides an understanding to the pattern of land development of Llewellyn Park. From the last element of the chapter, it is possible to ascertain how well Llewellyn Park has retained its original features through its one-hundred and thirty years of existence.

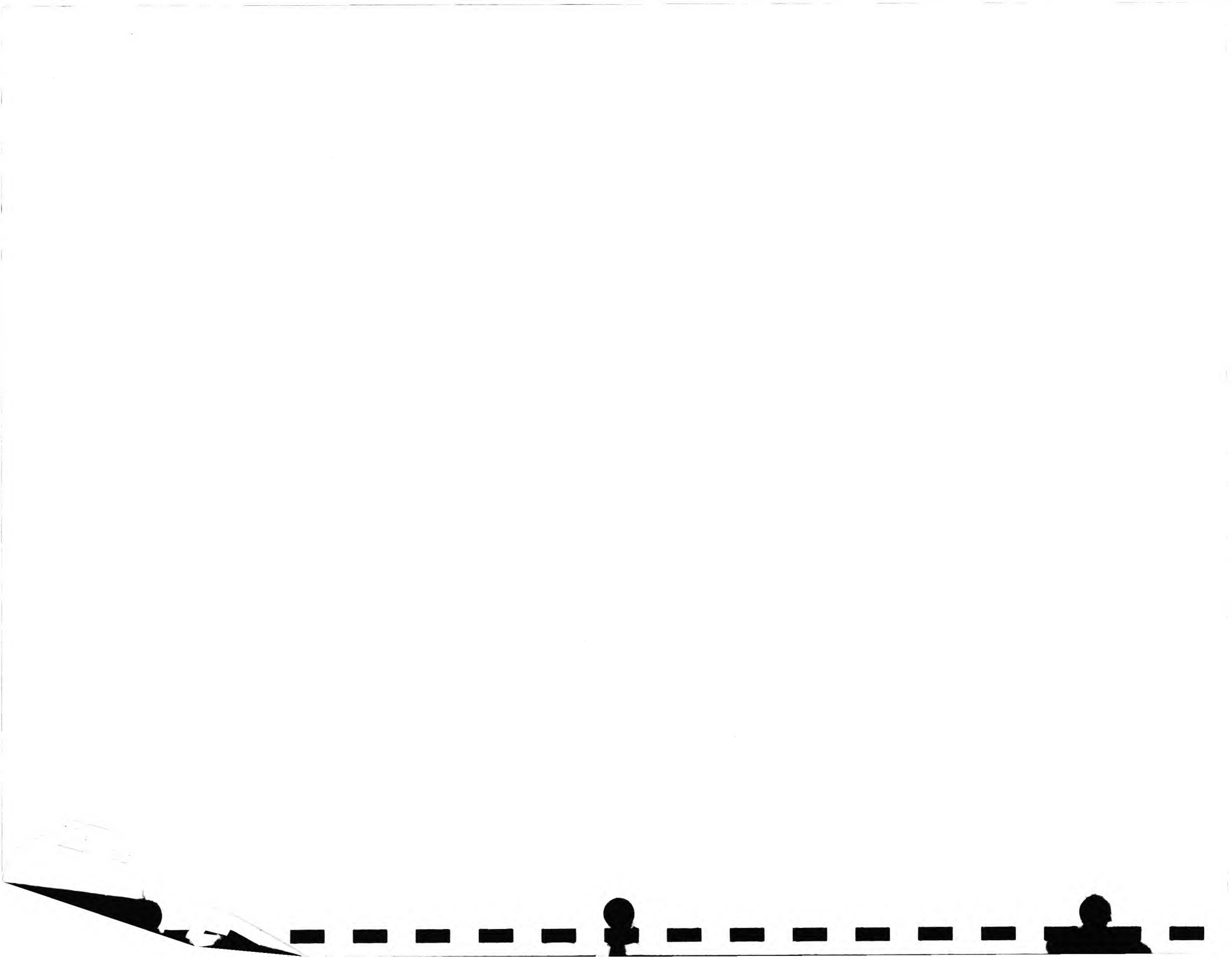
### THE FOUNDING OF LLEWELLYN PARK

#### Early History

"Residential Colony Owes Its Birth To Rheumatic Sufferer,"<sup>1</sup> stated the West Orange Chronicle's supplement on the 100th Anniversary of the founding of Llewellyn Park. While the

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<sup>1</sup> "Legend Sparks 100th Birthday Of Llewellyn Park," *West Orange Chronicle*, Thursday, May 23, 1957, Feature Supplement, p. 13.



newspaper's article title is an oversimplification, it is an important part of the legend of the founding of the Park. In the mid-nineteenth century, water and air quality standards were nonexistent, and the condition of the water and air in urban areas was notorious for being a conduit for typhus and other highly contagious and deadly diseases. The Llewellyn Haskell family, who were then living in Kearny, N.J., along the Passaic River, suffered greatly from the unsanitary and unhealthy conditions of their environment. After the tragic deaths of four of his five children, Llewellyn Haskell was in search of a healthier, cleaner and drier location with its own source of fresh, unpolluted water. Pierson describes Haskell's dilemma and solution as the following:

Mr. Haskell ... hoping to find relief in a dryer atmosphere from his rheumatic complaint ... on a bright June day of 1852, listen[ed] to Alexander Davis, an Orange architect, and lover of the great outdoors, expatiate on the ruggedness and healthfulness of the mountain county west ... A few days later, he visited the mountain region ... and was lost in reverie over the surroundings of Turk Eagle Rock ... it was a tonic to his enervated constitution.<sup>2</sup>

Haskell's tragic experiences in Kearny, were never forgotten. In numerous sources in the 1850s and 1860s, Haskell described the Park as, "... being in proverbially the healthiest region so near

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<sup>2</sup> David Pierson, *A History of the Oranges to 1921*, p. 308.





the city; in its beauty of situation, which must be seen to be appreciated; [and] in its abundant supply of pure soft spring water."<sup>3</sup> In addition to its better environmental conditions, Eagle Rock in Orange offered a panoramic view of about 100 miles from Sandy Hook, New Jersey, to New York City and the Highlands of the Hudson River. Davies writes, "The view was generally acclaimed as unequalled this side of the Catskills."<sup>4</sup> The view today is still awe-inspiring.

By February of 1853, Haskell made his first land purchase from Albert Mathews, a farmer on the top of the mountain.<sup>5</sup> His initial holdings were about 40 acres at the top of Eagle Rock.<sup>6</sup> The architecture of his house was most unusual; it was a renovated farm house with two circular-tower additions, one of native basalt, or trap-rock, and one of wood. The exterior of the house was covered with "... vertical strips of mossy-tulip tree bark."<sup>7</sup> Alexander J. Davis described the factors influencing the house's

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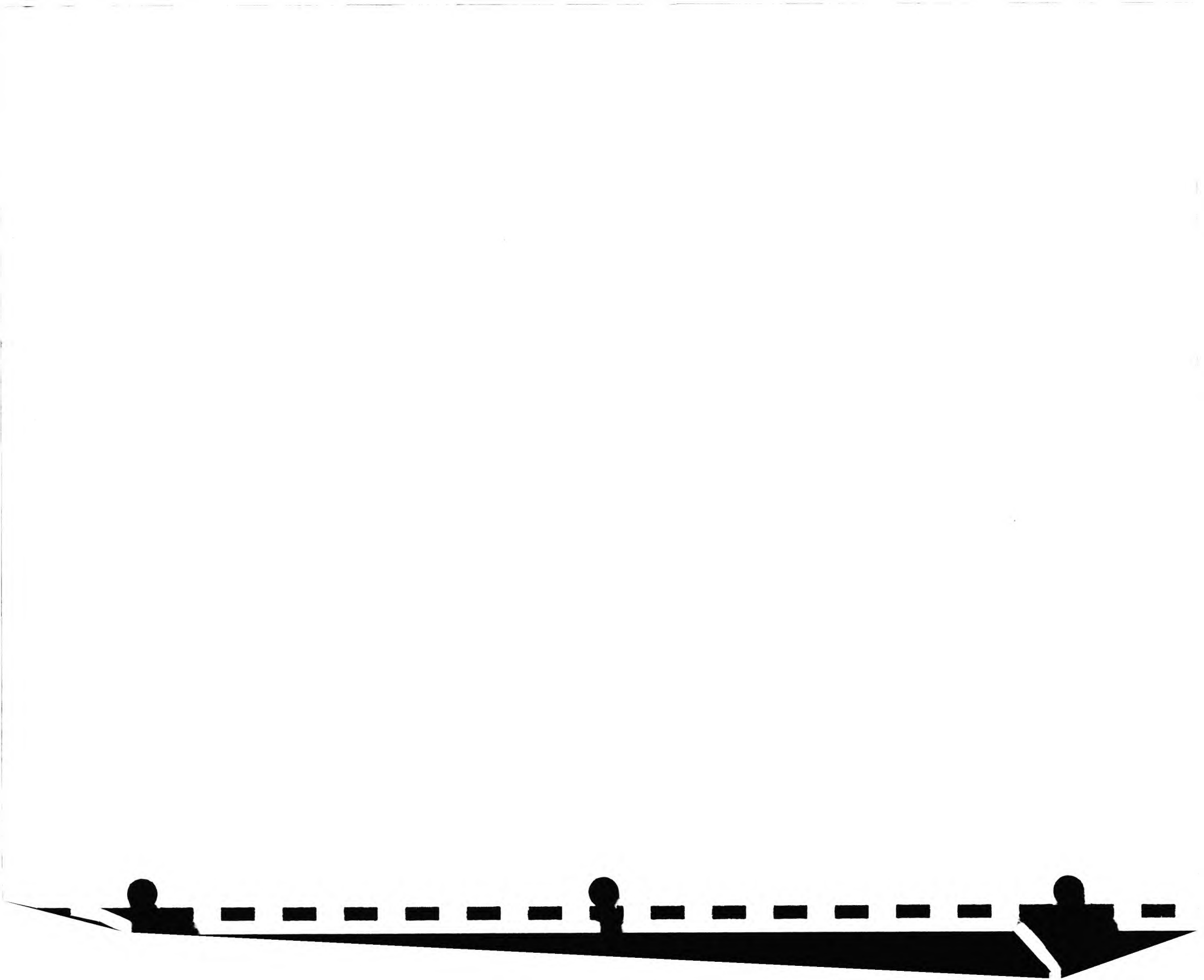
<sup>3</sup> "Llewellyn Park: Country Homes for City People." It is a prospectus sheet describing the benefits of living in Llewellyn Park. From here after, it will be referred to as "Country Homes for City People."

<sup>4</sup> Davies, p. 143.

<sup>5</sup> S. Whitney Landon Files.

<sup>6</sup> Davies, p. 142. Her research indicated that Haskell's initial purchase was of forty acres, yet other sources, indicate that it was only twenty acres. It is a moot point because Haskell soon bought much more land.

<sup>7</sup> Ibid.



design concept as, "The broken rocky surface of the land, and the character of the scenery is of the wildest kind and the house was made to harmonize therewith."<sup>8</sup> Haskell named his mountain top estate the "Eyrie." In addition to his house, fifteen acres were landscaped in the "natural style as pleasure grounds" and another twenty-five acres were left as woodlands.<sup>9</sup> A. J. Davis was equally pleased with the site, and he built his own mountain-top villa, a gothic-castlesque building, across the street, Eagle Rock Avenue, from Haskell's "Eyrie" and named his house "Wildmont."<sup>10</sup> The design concepts and elements used in the layout for both Haskell's and Davis' estates<sup>11</sup> would be repeated in the design concepts and elements of other buildings within the Park and in the landscape of Llewellyn Park.

By 1857, Haskell had purchased approximately 350 acres of farmland and woodlands spread across the eastern slope of the First Watchung Mountain from Orange to West Bloomfield.<sup>12</sup> At

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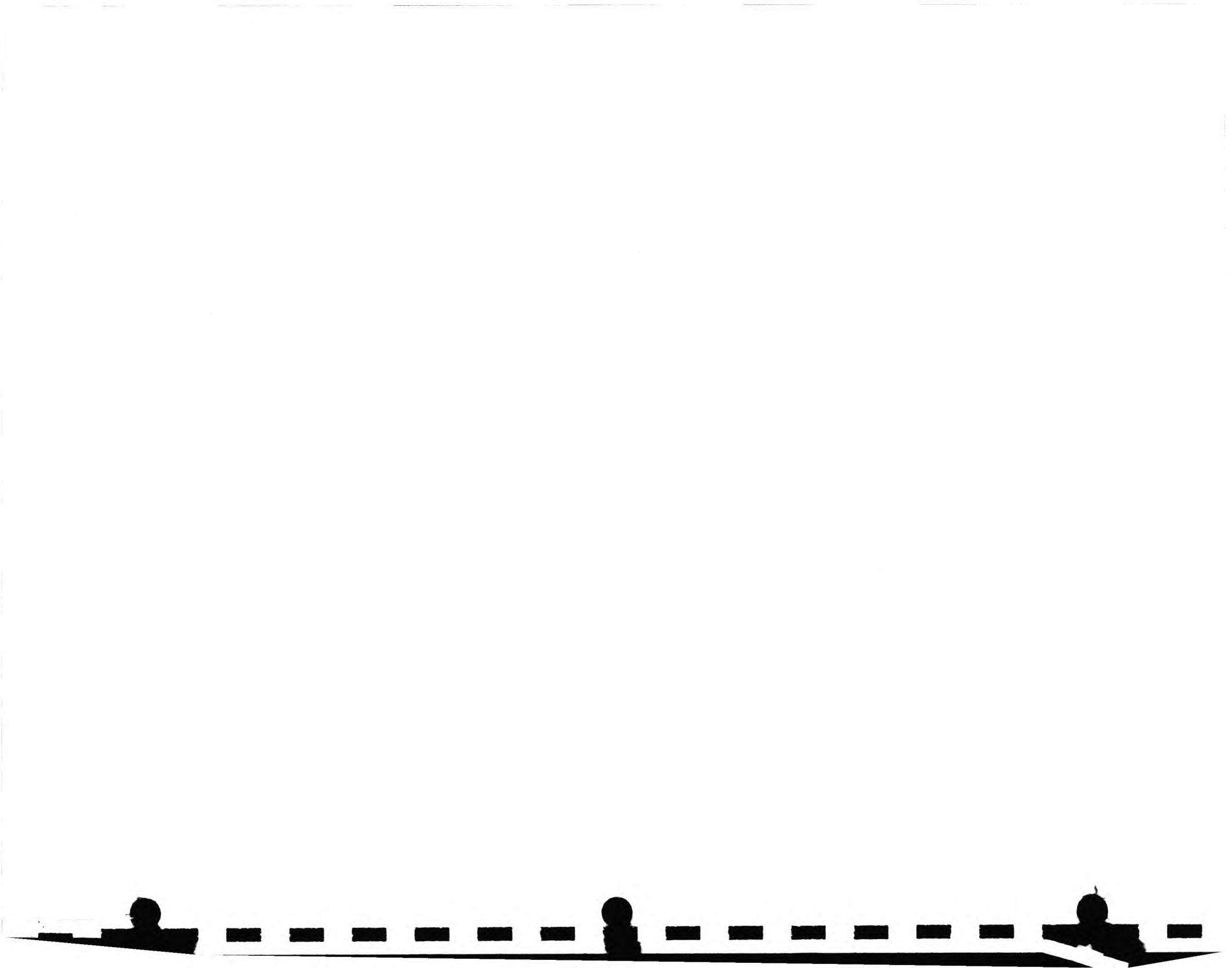
<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Wayne Andrews, "American Gothic," *American Heritage*, October, 1971 Volume XXII, Number 6, pp. 40-41.

<sup>11</sup> Unfortunately, neither house remains. Davis' estate and land were engulfed by the Tri-County Asphalt Company's Orange Quarry Company operations, while Haskell's home was abandoned and finally razed in the late 1920s. Yet Haskell's legacy remains because his property has become part of Eagle Rock Reservation, which is a part of the Essex County Park System. See Figure 1-1.

<sup>12</sup> Davies, p. 143. The first two maps are of not-to-scale prospectus drawings of Llewellyn Park in 1857 and possibly 1858. Both maps show the



their greatest extent, Haskell's land holdings formed a giant half-circle, starting at the Main Gate of the Park, reaching its apex at Eagle Rock, and descending into Montclair close to the present intersection of Valley and Orange roads.<sup>13</sup> One of the farmers Haskell bought land from was a direct descendent of the first settler, Anthony Olaf (Olive),<sup>14</sup> of what is now West Orange.<sup>15</sup> A mid-nineteenth century account describes these farm lands as:

Old tangled and disheveled spot ... a wild tract of mountainous land ... covered with thick woods ... threaded by mountain streams, pierced with picturesque ravines rimmed and ribbed with rocks, monumented with venerable trees as old as the Pilgrim Fathers, and altogether diversified with a beautiful brokenness of scenery.<sup>16</sup>

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extent of Haskell's land holdings in the names of the towns then in existence. Since the second map of Llewellyn Park has more names of Proprietors on it, I have assumed it to be a later version of the 1857 map, but printed before 1860, when the Park annexed land to the south and changed some of the names of the areas within the Park. From hereafter, this second map is referred to as the 1858 Prospectus Map. See Figure: 1-2 for 1858 Prospectus Map and Map: M-1 for the 1857 Prospectus Map.

<sup>13</sup> Llewellyn Park Prospectus Map of 1857.

<sup>14</sup> Ibid., p. 3. Olaf's family farmhouse was located near the intersection of Oak Bend and Tulip Avenue in the Park.

<sup>15</sup> Victor Zakrzewski, *A History of West Orange*, p. 2. Robert Treat and John Gregory, the first purchasers, bought the land where West Orange is located from the Lenni Lenape Indians in 1664 for the price of one-half cent per acre, which was paid in-kind with items that included: gun powder, clothing, blankets, guns and liquor and a pair of britches.

<sup>16</sup> Davies, p. 143.

Haskell's efforts to buy the land from the farmers were mixed. Pierson describes the purchasing process "as a rule the farmers were quite willing to sell the desired tract;"<sup>17</sup> however, Haskell's daughter-in-law Emmeline completely contradicts Pierson, for she describes Haskell's purchases of farmland as, "... the owners of many tracts were unwilling to put any price on their farms."<sup>18</sup> Both accounts are probably right. The land was not well suited for general farming because the topography was too rough; however, the land was well suited for apple orchards.<sup>19</sup> "As a result, cider and apple whiskey, or apple jack, became staple products and no finer brands of 'Jersey Lightin' were made in any part of the country."<sup>20</sup> The farmers who had successful apple orchards probably did not want to sell their land, while the marginal farmers willingly sold their land. By the end of a two-year period, Llewellyn Haskell had acquired enough of this rough, yet picturesque land, to build "country homes for city people."<sup>21</sup>

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<sup>17</sup> Pierson, p. 309.

<sup>18</sup> *Pageant*, p. 11.

<sup>19</sup> Even today, one apple orchard survives. It is located on the western slope of the Second Watchung Mountain.

<sup>20</sup> Samuel Crane Williams, *Historical Sketch of the Growth and Development of the Town Of West Orange, New Jersey 1862-1937*, p. 6.

<sup>21</sup> Davies, 145. The term "country homes for city people" was Haskell's promotional phrase for Llewellyn Park, and appears in many sources describing the Park in the nineteenth century. It was even the title of a small brochure describing Llewellyn Park.

The first 'city people' to buy 'country land' did so in 1855. They were: John Burke, Edwin C. Burt, Wendell P. Garrison, Orson D. Munn, Egbert Starr and Levi P. Stone.<sup>22</sup> Many of these first houses were made of stone, for Haskell offered free stone from the Park's quarries.<sup>23</sup> If they wanted a 'country home,' they could commission A.J. Davis, and many of the early purchasers did. According to Jane Davies, "Davis' first work in the Park had been to remodel four houses along Eagle Rock and Valley Roads in 1854 and 1855."<sup>24</sup> In addition Davis, in 1860, remodeled the house of Margaret Williams, which is adjacent to the Main Gate and not in the Park, however; this house has been remodeled since then and Davis' work is barely visible.<sup>25</sup> Only six homes built during this period by Davis are still standing today: Haskell's Cottage, the Nichols-Garrison house, the Anna R. Frost house, the Byerly-Kerr house, "Castlewood" and "The Terraces."<sup>26</sup> Although "Castlewood" was constructed first, the Nichols Cottage was the first residence

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<sup>22</sup> Pierson, p. 318.

<sup>23</sup> Ibid., p. 145. Glen Avenue was cut through the red sandstone quarry in "The Ramble" and the basalt, or "Trap-rock" was quarried off the side of the First Mountain.

<sup>24</sup> Ibid., p. 146.

<sup>25</sup> Ibid.

<sup>26</sup> And of course, the Main Gate, which was not designed to be a Proprietor's home. Tables N-1 through N-5 show the major mansions and estates built within the Park. Table N-6 lists the nineteenth century buildings, houses and carriage houses, still standing when the Park became a National Historic District in 1985.



to be completed within the Park.<sup>27</sup> Calvert Vaux was the architect for the Everett Colby and Levi P. Stone homes, (the latter is still standing). Other, unknown architects designed Edwin C. Burt's home, which is still standing, and Egbert Starr's home. At the same time, a towered, Italianate villa called "Lakewood" was being built by George F. Babb for Daniel C. Otis. (It is not standing.) The Park was the site of much construction during the 1850s, with various houses being built concurrently and with Llewellyn Haskell overseeing the the design and development of the Park.

#### Llewellyn Park Established

Approximately four years after Haskell had settled at Eagle Rock, and some two years after the first property was sold to the earliest owners, Haskell's dream of creating a unique and special residential community culminated in the Deed of Trust of Llewellyn Park of February 28, 1857.<sup>28</sup> The deed transferred the land title of both Llewellyn Haskell and his wife, Mary Anna Haskell, of approximately 50 acres of streams, ravines, open space and forest to three individuals who were to be the Trustees of Llewellyn Park and hold the title of the land: Augustus O. Moore,

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<sup>27</sup> S. Whitney Landon. Also indicated in various sources, including the Historic Building Documentation for the Nichols-McKim Cottage and the Historic District Documents of the Park.

<sup>28</sup> The Deed of Trust, Essex County Deed Book C 10, pp. 293-315. The Deed has since been privately printed and paged 1 to 13.



Thomas B. Merrick and Edwin C. Burt.<sup>29</sup> A democratically elected body of proprietors, called the Committee of Managers was to "... have the exclusive control and management of said Llewellyn Park ...."<sup>30</sup> The first members of the Committee of Managers were: Llewellyn Haskell, A. O. Moore, J. W. Burt, Charles Martin and Levi P. Stone.<sup>31</sup> Haskell had just transferred the title to the land but, as a member of the Committee of Managers, Haskell still had control over the land. The deeded property was called "Llewellyn Park" and was to be used, "... [for] the purposes of a private pleasure ground ...."<sup>32</sup> The Park's maximum boundaries were set as: to the east, Valley Road (now Main Street),<sup>33</sup> to the south, Newark and Mount Pleasant Turnpike (now Mt. Pleasant Avenue), to the west, Perry Lane (now Prospect Avenue), and to the north, Eagle Rock Road (now Avenue).<sup>34</sup> At its peak size, Llewellyn Park was approximately 750 acres.<sup>35</sup> (A more in-depth study of the Deed of Trust will follow in Chapter IV.)

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<sup>29</sup> See Table TLP-1: "Trustees of Llewellyn Park" in Chapter IV for the complete list of the Park's Trustees.

<sup>30</sup> Deed of Trust, p. 10.

<sup>31</sup> Committee of Managers Meeting Minutes, January 11, 1858.

<sup>32</sup> Ibid., p. 1.

<sup>33</sup> Valley Road was renamed Main Street during the 1930s.

<sup>34</sup> Deed of Trust, p. 2. and 1857 Prospectus Map of Llewellyn Park.

<sup>35</sup> Jane Davies, p. 144. Today the Park is approximately 420 acres.

The choice of these three men should be viewed as a deliberate move by Haskell to insure the Park's success. Thomas B. Merrick was Haskell's business partner in their pharmaceutical products wholesale firm of Haskell, Merrick & Bull. As Haskell and Merrick were both business partners and neighbors, one could then assume, with a high level of certainty, that both men shared similar views concerning the Park. Mr. Augustus O. Moore was a agricultural book publisher in Manhattan, and his firm published Sargent's *Sixth Edition with a Supplement* to the A. J. Downing's *Treatise on ... Landscape Gardening*. Haskell's choice of the first Llewellyn Park Trustees appears to have been a deliberate move to keep the title of the Park in congenial trusteeship and ensure the Park's continuation.

As for the name "Llewellyn:" two plausible hypotheses have arisen from different sources, and third plausible explanation could be logically deduced from the names of features found in the Park. According to David Pierson's *History of the Oranges*, the name "Llewellyn" Park came about as following: "... Mr. Haskell surveyed his domain one day and called it 'Llewellyn' for his Christian name."<sup>36</sup> Emmeline Haskell recounts different events and claims that it was Llewellyn Haskell's friends who gave the Park its name Llewellyn. She writes, "Mr. Haskell named the tract "Mountain Park" and placed a large sign-board to that effect, but

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<sup>36</sup> Pierson, p. 308.

his friends took down that sign replacing it by one bearing the name Llewellyn Park."<sup>37</sup> The third reason for naming the Park "Llewellyn" is more complicated. The name Llewellyn's etymological roots come from the name "Glyn Ellyn," a part of the Llewellyn Park valley with Willow Creek running through it. The word "Glen" comes from the celtic word "glean" meaning valley."<sup>38</sup> Therefore, it is possible to conclude that the term "Llewellyn" is derived from the term "Glyn Ellyn." By either of the three explanations, the name Llewellyn Park has remained.

In the years immediately following 1857, the Park's size increased and the term "Llewellyn Park" was transferred to other properties. On January 1, 1858, and April 1, 1859, John Blake and others, Llewellyn and Mary Anna Haskell and William Wittingham, et al., respectively, deeded more rights of way to the trustees, to help continue the Park's road system.<sup>39</sup> Other properties were added on November 21, 1858, when Clarissa and Daniel C. Otis deeded an 11.60 acre tract to Haskell to be annexed into the Park.<sup>40</sup> The original term "Llewellyn Park" applied only

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<sup>37</sup> *Pageant*, p. 11.

<sup>38</sup> Leah Brodbeck Burt, p. 2.

<sup>39</sup> John Blake and Others, Essex County Deed Book M14, pp. 53-64; Llewellyn and Mary Anna Haskell, Essex County Deed Book V 10 pp. 502-4; and William R. Whittingham, et al. Essex County Deed Book D 12, pp. 227-31.

<sup>40</sup> A letter from Edward H. Drake, Title Officer, State of New Jersey Highway Department to Henry T. Stetson, Chairman of the Committee of Managers of Llewellyn Park dated October 5, 1962.



to portions of the present road system and the deeded open space, the "private pleasure-grounds."<sup>41</sup> By 1860, the term "Llewellyn Park" was transferred to include all the residential land holdings, while the term "The Ramble" was given to the deeded park land.<sup>42</sup> By 1880, the term "Glyn Ellyn" was shortened to the "Glen."<sup>43</sup> Presently, the "Glen" is a section of "The Ramble" that is the private open space of Llewellyn Park. Although the Deed of Trust laid claim to the land inside its boundaries, not all of the land within its properties was part of the Park. For such non-Llewellyn Park property to become part of the Park, it would have to be annexed and the owner would have to pay a \$100 fee.<sup>44</sup> If the owner of these non-Llewellyn Park properties did not want to join the Park, then these properties could be developed differently from Llewellyn Park property. And subsequently, many of the properties that did not become part of the Park were developed in a manner different from that of the Park.

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<sup>41</sup> See footnote number 26. The 1857 Prospectus Map indicates which properties were part of the Park.

<sup>42</sup> Davies, p. 146.

<sup>43</sup> Burt, p. 6.

<sup>44</sup> Deed of Trust, p. 5.

### The Landscape Designer of Llewellyn Park

Because, the profession of landscape architecture did not come into being until the twentieth century, many different nineteenth century individuals have been given credit for designing Llewellyn Park's unique and beautiful landscape. Robert Guter described the task of assigning authorship as, "determining who designed Llewellyn Park is as knotty a problem as its design antecedents and subsequent influence are clear."<sup>45</sup>

Andrew Jackson Downing, a most influential 'landscape gardener' of the nineteenth century, wrote the first five editions of *A Treatise on ... Landscape Gardening*. He could not have designed the Park, for he died in 1852.<sup>46</sup> Alexander Jackson Davis, clearly the designer of many of the original buildings in the Park, did not oversee the landscape design. 'Jane Davies' research efforts lead her to conclude:

From studying Davis' Day Book, I do not see how he could have directed the detailed laying out of the Park, because of a lack of time, training and experience -- ... Davis was often at Orange Mountain (usually weekends), but he specified chiefly directing the clearing of his own property and working with Haskell on architectural designs, including the Eyrie, gate lodge, Arcade Villa, remodeling other

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<sup>45</sup> Guter, Item 8, p. 12.

<sup>46</sup> Ibid.

farmhouses and a number of other designs apparently not executed. Davis left no record of fees charged for landscaping work there, drawing maps, etc.<sup>47</sup>

Thus, A. J. Davis designed only the structures within Llewellyn Park, not the Park itself.

A plan for "The Ramble" was drawn by Eugene A. Baumann, the famous Swiss landscape designer, and was published in Henry Winthrop Sargent's *Sixth Edition with a Supplement* of Downing's *Treatise on ... Landscape Gardening* in 1859.<sup>48</sup> As both the 1857 and 1858 Prospectus Maps of the Park indicate paths, trails, and ponds in existence in "The Ramble" Baumann's design efforts were probably revisions of the original design executed at the founding of the Park. Thus, Baumann could not have been the original designer.

Three other men had a role in landscaping the Park: Howard Daniels, James McGall (or MacGall) and Llewellyn Wheeler. Robert Guter briefly mentions that Howard Daniels and James McGall have rather circumstantial evidence that they originally designed the Park.<sup>49</sup> It is possible for McGall to have worked on the landscaping projects within the Park as an assistant, because in a letter-to-the-editor in response to a 1949 newspaper story on

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<sup>47</sup> Ibid., p. 13.

<sup>48</sup> Henry Winthrop Sargent's *Sixth Edition with a Supplement* of Downing's *Treatise on ... Landscape Gardening* in 1859. pp. 567-571.

<sup>49</sup> Guter, p. 14.



Llewellyn Park, McGall's grand-daughter, Elise Persons, wrote that McGall "... laid out Llewellyn Park."<sup>50</sup> Pierson notes that Llewellyn Wheeler built many of the rustic features found in the Park after it was founded in 1857. Therefore, he could not have been the Park's original landscape designer.<sup>51</sup> Thus, the information available indicates that none of these three men were the original designer of the Park.

Those who copied the Llewellyn Park design were given credit for designing the Park. Frederick Law Olmsted, Sr., who was the country's most famous landscape architect of the late nineteenth century, and the designer of New York's Central Park, is often given credit for Llewellyn Park. "Olmsted read from A. J. Downing's *Treatise* ... and his other works, and personally knew A.J. Davis and Haskell, for the three men shared a common interest in Central Park."<sup>52</sup> As previously mentioned, Calvert Vaux, Olmsted's partner, assisted Davis on a number of Llewellyn Park projects and designed two Llewellyn Park homes.<sup>53</sup> According to Robert Guter, however, Olmsted had nothing to do

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<sup>50</sup> Elise McGall, Letter to the Editor, *Newark Evening News*, September 4, 1949.

<sup>51</sup> Pierson, p. 309-311. At the bottom of photographs of "The Ramble" and gates of Llewellyn Park, Llewellyn Wheeler is credited with building the Park scenes shown. According to Charles F. Robbins, Jr., his father, Charles F. Robbins, Sr. knew Mr. Llewellyn Wheeler, and Mr. Wheeler did build certain structures within the Park.

<sup>52</sup> Guter, Item 8 p. 16.

<sup>53</sup> Ibid.

with the Park's design: "In 1857, the year of A.J. Davis' design for the Llewellyn Park gate house, the City of New York announced a competition for 'a central park,' a fact that makes it obvious that the first stages of Haskell's undertaking were already complete before Frederick Law Olmsted, the competition's winner, had begun to work on his mammoth urban scheme."<sup>54</sup>

The only remaining figure is Llewellyn Haskell. A brochure, entitled "Llewellyn Park a short history" states the following:

In a letter dated 1915, his daughter-in-law remembers Mr. Haskell as "an artist who works for his art regardless of expense, so he gave all he was able for his ideal, importing trees and shrubs ... laying out roads and paths and building gatehouses etc ...."<sup>55</sup>

With regard to the expense incurred by Mr. Haskell, Davies writes, "by 1860 Haskell had spent over \$100,000 preparing the land for villa sites and embellishing the park."<sup>56</sup> Robert Guter concluded his research efforts by confirming Davies' conclusion, that is: "It appears likely that the presiding genius with the over-all ideas was Haskell himself."<sup>57</sup> Therefore, not only did Llewellyn Haskell

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<sup>54</sup> Ibid.

<sup>55</sup> "Llewellyn Park: a short history," Ladies' Association of Llewellyn Park West Orange, New Jersey, p. 2. (undated)

<sup>56</sup> Davies, p. 144.

<sup>57</sup> Guter, Item 8, p. 15.

give his name to this private development, he was its founder, benefactor and landscape designer.

#### THE DESIGN CONCEPT AND ITS INFLUENCE

Llewellyn Park was the first planned residential suburban community in America. Llewellyn Haskell designed his unprecedented, gothically-inspired residential community based upon theoretical writings rather than built examples. In the years after its completion, Llewellyn Park's influence on nineteenth century American planning was significant.

The Park's gothic landscape antecedents were British parks and American cemeteries. Birkenhead and Prince's parks were the first gothic or romantic designed urban parks that occurred in the 1830s and 1840s in England.<sup>58</sup> In America, three gothic-designed cemeteries were: Mt. Auburn of Boston in 1831, Laurel Hill of Philadelphia in 1836 and Greenwood of Brooklyn in 1838, but as Guter remarks, "... they yielded no immediate progeny in the form of public parks."<sup>59</sup> Guter's research has identified two American communities that contain suburban characteristics: Evergreen Hamlet near Pittsburgh, Pennsylvania, and Glendale, Ohio; however, Guter concludes "... neither could boast of the

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<sup>58</sup> Guter, Item 8, p. 12.

<sup>59</sup> Ibid.

comprehensive layout, large acreage, dramatic siting or overwhelmingly romantic impressions of Haskell's project."<sup>60</sup>

A.J. Downing, in the *Horticulturist*, in 1850, describes an ideal country village which contained a twenty-to-fifty acre park, to which Guter concludes: "this feature and others described by Downing bear a striking resemblance to the plan of the Park."<sup>61</sup> Thus, Haskell used Downing's theoretical planning concepts to form a base for Llewellyn Park.

Yet Haskell carried this interior park concept further in his development of Llewellyn Park by expanding according to a new set of design principles. These rules or principles are the nineteenth century antecedents to contemporary planning design guidelines. As these guidelines were published after the construction of the Park, they are of descriptive nature, rather than prescriptive. The design principles as outlined in Sargent's *Sixth Edition* ... are listed below:

1. The securing a neighborhood free from nuisances and an inferior class of buildings.
2. The rural character of the grounds is preserved, instead of assuming the rectangular forms of a village, which are repetition of city lots on an inferior scale.

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<sup>60</sup> Ibid., Item 8, p. 13.

<sup>61</sup> Ibid.

3. The different places can be laid out with mutual reference to each other, so that the subdivisions are not apparent in any way detrimental to the general effect.

4. A fine entrance and approach road can be secured, even where the private grounds are small, and the amount appropriated to these embellishments limited.

5. The Park affords extensive drives and walks for the exclusive use of the proprietors, with a variety in the ornamental grounds unattainable on places of ordinary magnitude.<sup>62</sup>

While these "guidelines" might not have been the exact terms or phrases used by Haskell in designing the Park, they became the description of the Park. These five Llewellyn Park design principles, according to Professor Gowans, established "Llewellyn Park ... [as] the first "romantic suburb" in America and set a sociological and architectural pattern for hundreds to follow."<sup>63</sup>

The impact of Llewellyn Park's design on other communities was great. Professor Christopher Tunnard defines this architectural pattern and its influence on the practice of planning as:

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<sup>62</sup> Henry Winthrop Sargent, p. 571.

<sup>63</sup> Alan Gowans, *Architecture in New Jersey: A Record of America Civilization*, pp. 72-75.

These residential parks [Llewellyn Park] may be regarded as among the most important American contributions to nineteenth century planning. As essays on town planning, the American schemes helped to break the strangle-hold of the gridiron, and, to a lesser extent, their interior parks avoided the still ubiquitous all-over platting of private lots.<sup>64</sup>

With the construction of Llewellyn Park receiving much attention in the New York media before the Civil War, other residential developments similar to Llewellyn Park were attempted south of the Park and along the ridge of the First Mountain in West Orange. Three major projects were started: two were successful and one failed. In 1860, Dr. Edgar Marcy, bought 200 acres along the Ridge of the First Mountain from Daniel Otis, the owner of "Lakewood." Pierson described the ridge tract as, "... one of the most rugged on the mountain, and possessing a wealth of natural scenery."<sup>65</sup> Another area, located on the western slope of the First Mountain west of the Ridge development, was also developed in 1860. Benjamin Small, as Pierson writes, "... was impressed with the pure air of the mountain ..."<sup>66</sup> and through his efforts many New Yorkers built summer cottages at St. Cloud.<sup>67</sup>

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<sup>64</sup> Christopher Tunnard, "The Romantic Suburb in America," pp. 165-179.

<sup>65</sup> Pierson, p. 588.

<sup>66</sup> Ibid.

<sup>67</sup> Ibid.



The one development that failed was located south of Northfield Avenue. As Pierson writes, "Rev. B. F. Barrett endeavored ... to duplicate Mr. Haskell's success at Llewellyn Park, ... though plots were laid out, roads opened, and inducements offered ... the enterprise failed."<sup>68</sup> Llewellyn Park's success before the Civil War attracted other similar developments on the First Mountain in West Orange, and some of these neighboring residential developments succeeded.

Although F. L. Olmsted, Sr. did not design the Park, he probably was its most famous pupil and propagator of its design concepts and elements throughout the country. For Olmsted described his concept for his 1865 University of California (now University of California at Berkeley) as: "I propose to lay [it] out on the Llewellyn plan."<sup>69</sup> By using Llewellyn Park as a model, Olmsted, Vaux & Co. planned Riverside, Illinois, Tuxedo Park, New York, and other communities, colleges, and parks. Olmsted, Vaux & Company's efforts helped the "Llewellyn Plan" to become influential in the field of landscape architecture and nineteenth-century planning. In 1877, Short Hills, New Jersey, also located along the Eastern slope of the First Watchung Mountain, was developed in a similar manner to Llewellyn Park by Stewart

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<sup>68</sup> Ibid.

<sup>69</sup> Ibid.

Hartshorn.<sup>70</sup> Therefore, Llewellyn Park, the first "Romantic" suburban community in America, was used as the model for many other residential developments located in the Township of West Orange, in State of New Jersey and across the United States throughout the nineteenth century.

#### DESCRIPTION OF THE LLEWELLYN PARK DESIGN

Llewellyn Park is of a "Gothic-Revival" design, because of the time period during which it was founded, 1857,<sup>71</sup> and its design elements. The Park contains American Gothic inspired villas and castles. Round towers are used through out the Park, most notable being the Main Gate lodge. The link between nature and the built environment is an essential component of the American Gothic revivalist style. Wayne Andrews writes in the *American Heritage Magazine*, "We thank Mr. Davis, the Michel Angelo of his time, for what he has done for us," exclaimed a critic in 1865. 'No other man could have combined nature and art.'<sup>72</sup> Therefore, the Park is of a American "Gothic-Revival" style because of the time period it was built in and its architect and

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<sup>70</sup> Guter, Item 8, p. 16.

<sup>71</sup> Alan Gowans suggests that this Gothic period lasted between the terms of presidents Andrew Jackson and Abraham Lincoln; according to Wayne Andrews, the first Gothic villa built in America was in 1799, and the Gothic period lasted to the Civil War. Wayne Andrews, "American Gothic," *American Heritage*, October, 1971 Volume XXII, Number 6, p. 26.

<sup>72</sup> Wayne Andrews, p. 32.



landscape architects used the Gothic elements of castles, round towers and turrets. The integration of man-made structures into the natural environment resulted in the "Romanticism" of Llewellyn Park.

The major original elements of the Park's infrastructure are the gates, gate houses, curvilinear streets and rustic stone bridges. The natural topography was enhanced by building roads, paths, ponds and waterfalls in an artistic manner. The use of natural materials such as roughly-hewn native rock, both red sandstone and trap-rock, or basalt, and non-milled wood gave the man-made structures of the Park a rustic appearance. By planting numerous varieties of shrubs and trees that have progressive flowering periods, the Park contains a spectrum of colors and floral shapes each season.

#### Gates, Gate Lodges and Fences

Llewellyn Park has always been surrounded by fences, stone walls and gate houses, separating it from its immediate environs. The first structure built by Davis in Llewellyn Park was the circular Main Gate Lodge. Walling's "Map of Essex County" of 1859, indicates another "gate lodge" at the Eagle Rock Avenue entrance to the Park.<sup>73</sup> The entrances into the Park have always had gates. The Park has always had a fence, or wall, surrounding

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<sup>73</sup> A gate lodge built in 1890 still stands. It has since been remodeled and is the home of Bruce Hoch, a Park resident.

it, as the "Country Homes for City People" prospectus of the late 1860s stated, "the whole tract (750 acres) ... [is] ... surrounded by a fence."<sup>74</sup> The fences and gate lodges provided security of the residents, as the 1860-era prospectus states: "It [Llewellyn Park] is *strictly private*, to be used only by the owners and their friends, ... and its privacy is secured by lodges and gate-keepers at the entrances."<sup>75</sup>

While the perimeter fencing provided privacy and security for the Park's residents, it also provided a psychological barrier from the problems of the outside world. For its first residents, the Park's fences, gates and gate lodges provided a means to escape from the social problems caused by the American industrial revolution. According to Professor Alan Gowans, an "... adherent of the Gothic Revival so ... horrified by the growing cities and their nascent slums ... is not moved to do anything positive about it; his instinct is to escape to a suburban villa."<sup>76</sup> Just as mid-nineteenth century individuals did, late-twentieth century individuals have sought refuge from their society's problems by living in the Park. David Steiner, describes his rationale for living in the Park as, "... we try to create a sense of place ... that's so important when there is so much rootlessness in our society and everyone feels so

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<sup>74</sup> "Country Homes for City People."

<sup>75</sup> Ibid.

<sup>76</sup> Alan Gowans, pp. 72-73.

all alone. The Park, this house, give me a sense of place."<sup>77</sup> Thus, Llewellyn Park's fences and gate lodges formed a barrier cloistering the early Park residents in a landscaped, naturalistic environment away from the societal problems of both nineteenth century and twentieth century America. The gates, gate lodges and fences provide for a cloistered "romantic" atmosphere within Llewellyn Park.<sup>78</sup>

#### Internal Fences

Within the Park, however, there have always been few fences surrounding the individual estates. The "Country Homes for City Places" prospectus sheet indicates that by mutual consent, the proprietors did not fence off their properties.<sup>79</sup> Also, the cost of building and maintaining a fence around the perimeter of a six-acre estate would be great, and with Llewellyn Park having a perimeter fence, the individual proprietors had no necessity to build fences.<sup>80</sup> As for farm animals, "each proprietor," according to the prospectus, "... adopted the Flanders mode of pasturing his

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<sup>77</sup> Ellen Rand, "A Haven for An Anachronistic Gain," *The New York Times*, December 31, 1980, Section 11, p. 11.

<sup>78</sup> To some of residents of West Orange outside of the gates and fences of Llewellyn Park, these barriers symbolize Llewellyn Park as a bastion of the aristocracy, snobbery and elitism, a neighborhood where they are not welcome.

<sup>79</sup> "Country Homes for City Places."

<sup>80</sup> Ibid.

cows."<sup>81</sup> With the building of the larger houses and vegetable gardens, allowing grazing animals to wander throughout the Park became unfeasible and dangerous, and many residents built fences and created paddocks and grazing lands for their livestock.<sup>82</sup> Presently, newer fences within the Park provide four major functions: one, for dog-pens to keep dogs from running loose; two, for safety reasons, along the top of the ridge of "The Ramble" and around swimming pools; three, for recreational reasons, to surround tennis and paddle tennis courts; and, finally, for architectural purposes, to create an entrance to an estate.<sup>83</sup> In general, there are few fences delineating property boundaries within the Park; this helps the Park retain its original appearance.

### "The Ramble"

Professor Christopher Tunnard, in his 1940 essay on the history of suburban planning, considers Llewellyn Park one of the

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<sup>81</sup> Ibid.

<sup>82</sup> Mrs. Josephine Wilkinson, "Memories of a Llewellyn Park Childhood," Ladies Association of Llewellyn Park Meeting October 7, 1980. p. 5. Mrs. Wilkinson relates the following story regarding a fencing in an area for livestock: There was another family by the name of Parish. Mr. Parish, I can remember, wore a very, very, very high collar. They summered in Newport. Walking by one day, they saw Mr. Merck [he was from Germany and had a heavy accent] very busy and putting stones making something. "What are you making?" they asked. "I'm building a goatic arch," Mr. Merck replied. Mrs. Parish said, "The word is not goatic, it's gothic." Mr. Merck said, "Well, maybe, but I'm building a goatic arch." It's where his goats were always running around.

<sup>83</sup> See Chapter VI for a discussion regarding the appropriateness of architectural entrance features for many Llewellyn Park homes.

most influential nineteenth century community designs because "The Ramble" is "a prototype of the interior space now considered so desirable in community development."<sup>84</sup> This interior private park was the site for social events, most notably a May Day Festival.<sup>85</sup> Traversing throughout the entire "Ramble" were pedestrian-scale paths of gravel.<sup>86</sup> There were three major sections of "The Ramble:" one, an entrance called "Glyn Ellyn" that was extensively landscaped; two, a playground, skating pond and field; and three, the "Cliff Walk" that was a trail along the ridge of the mountain. A creek, named Willow Creek by Haskell, running throughout "The Ramble," was dammed to create three ponds: Willow Pond, at the Main Gate, Nina Water, at the intersection of Oak Bend, Tulip Avenue and Park Way in the middle of "The Ramble" and Loch Elm above Mountain Avenue.<sup>87</sup> Overlooking each pond were several Eugene Baumann and A. J. Davis designed "rustic" roughly-hewn wooden kiosks and benches.<sup>88</sup> In addition,

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<sup>84</sup> Christopher Tunnard, "The Romantic Suburb in America," *Magazine of Art* 40 (May 1947) p. 187.

<sup>85</sup> Isabella Wallace and George Merck, ed., *Llewellyn Park About 1870*, plate 16. The book is twenty photographs taken in 1870 of the Park. In 1938, the photographs were reproduced and copies of the book were sold to the Proprietors.

<sup>86</sup> Sargent, p. 573.

<sup>87</sup> George Merck, plates 1-16.

<sup>88</sup> Sargent, p. 573 and Davies, p. 146.



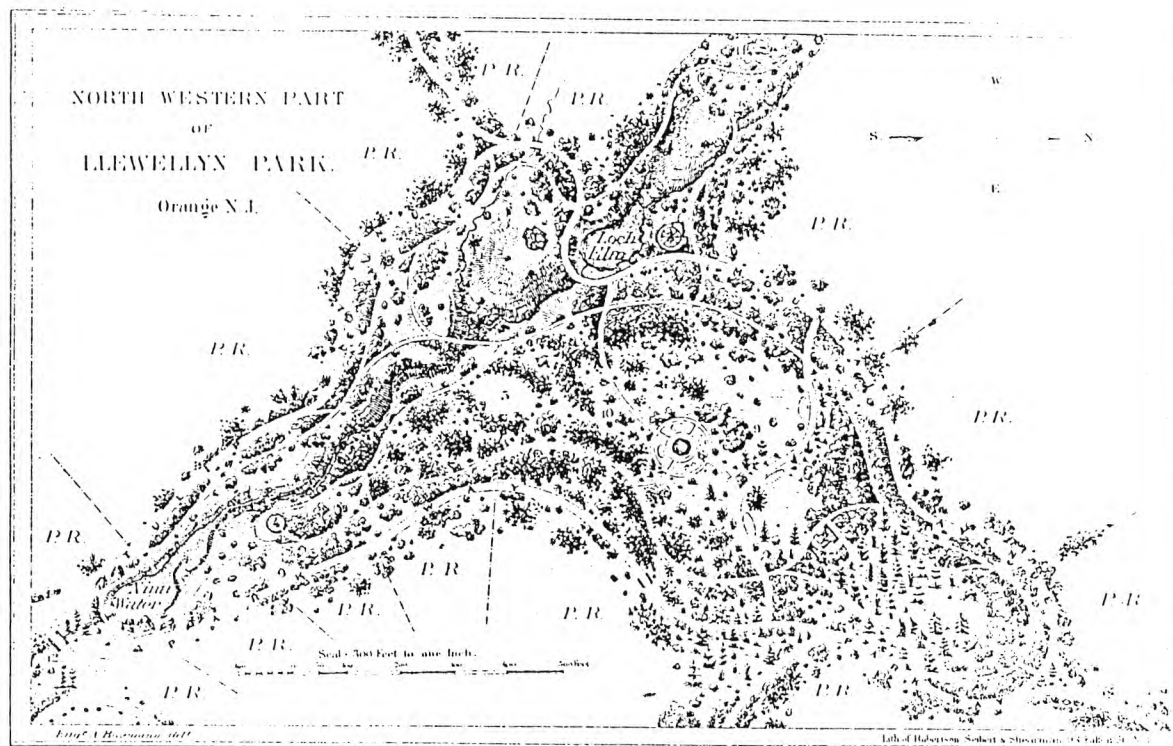


Figure: 3-1

## LLEWELLYN PARK

Northwest Part of  
Llewellyn Park  
or  
"The Ramble"

Drawn by:  
Eugene Baumann  
1859

### Legend

1. Lyceum
2. The Wigwam
3. Summer House
4. Summer House
5. Children's  
Playground
6. Social Circle
7. The Evergreens
8. The Hickories
9. The Chestnuts
10. The Oaks
11. The Rocks
12. Stone Bridge  
On Oak Bend

### Source

Sargent, Sixth Edition  
with Supplement...,  
Figure 105 and p. 573.

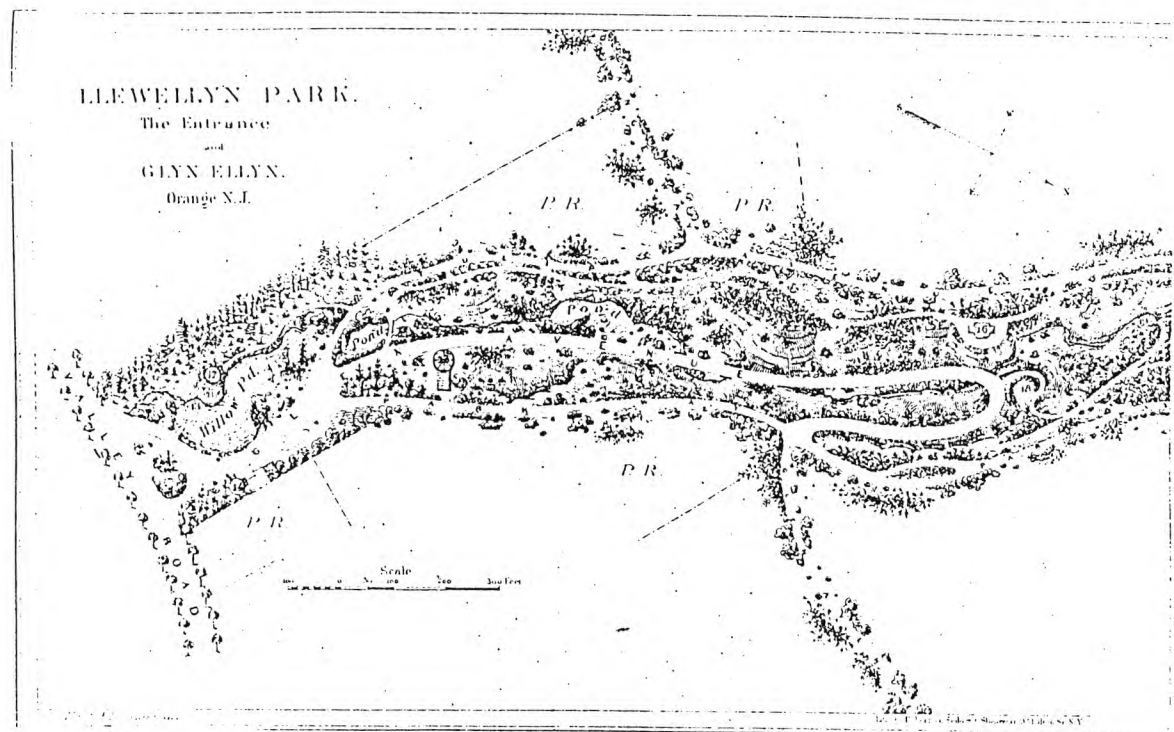


Figure: 3-2

## LLEWELLYN PARK

Llewellyn Park  
The Entrance  
and  
"Glyn Ellyn"  
or  
The "Glen"

Drawn by:  
Eugene Baumann  
1859

### Legend

- 13. The Cascade
- 14. Gate-Lodge
- 15. Conservatory and Propagatinghouse
- 16. Prospect Tower
- 17. The Kiosk
- 18. Rockwork
- 19. Ravine Spring
- P.R. Private Residence

### Source

Sargent, Sixth Edition  
with Supplement...,  
Figure 106 and p. 573.

Davis designed, but never built, a school house, a conservatory and a tower.<sup>89</sup> With Gothic structures, serene lakes and ponds, and majestic trees and numerous plantings throughout, "The Ramble" was the heart of the "Romantic" Llewellyn Park.

### The Entrance

The "Glen Ellyn" entrance of the Park is unique. Originally there were only three roads, Tulip Avenue, Glen Avenue and Park Way, that converged on the Main Gate. Presently, five roads converge on the Main Gate. All of these roads are surrounded by sections of Trustee-held lands, including "The Ramble," on both sides. These lands provide the space for special entry treatment landscaping, most notably the iron gates and numerous rhododendrons that provide a consistent and completely landscaped environment surrounding the entrance. Before the advent of automobiles, Glen Avenue was the preferred road of entrance, because it has the least difficult slope and was surrounded by the most detailed landscaping. The "Country Homes for City People" brochure states this entrance was to serve as the entrance to all the homes within the Park, because it states:

[Llewellyn Park offers] *An elegant entrance* to his place, however small. Every one (sic) purchasing a country place naturally wishes a fine entrance to it. [and]

*A fine approach* is indispensable in a country

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<sup>89</sup> Davies, p. 146.



place of any pretension. Where can an approach be found more varied and beautiful, than through Glen Avenue, Wildwood Avenue, or Tulip Avenue, to the different residences in Llewellyn Park?<sup>90</sup>

Thus, all the proprietors of Llewellyn Park share a magnificently landscaped entrance to their private community.

#### Present Condition of "The Ramble"

Unfortunately, by the middle of the twentieth century, "The Ramble" had lost much of its Gothic, rustic embellishments. Two of the man-made ponds, were drained: Loch Elm and Willow Pond. According to Llewellyn Park legend, a maid drowned in the deep waters of Loch Elm during a dark, stormy night,<sup>91</sup> and soon after both ponds' dams were breached and the lakes emptied. The remaining pond, Nina Water, is a shallow pond further away from the streets and has been used for ice skating since the 1860s.<sup>92</sup> Because the skating pond is a man-made pond, it has leaked and has been reconditioned for ice skating many times throughout the twentieth century.<sup>93</sup> The Committee of Managers were

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<sup>90</sup> "Country Homes for City People."

<sup>91</sup> S. Whitney Landon.

<sup>92</sup> See Footnote #101.

<sup>93</sup> Committee of Managers' Meetings of February 5, 1957, September 24, 1957 and December 17, 1957. \$1500 was appropriated for the task. Later a Special Committee would be formed and another \$5000 appropriated to restore the Pond.

determined to repair the pond and make it ready for skating, as the minutes state: "On motion made, seconded and carried, ... and also to consider the possibility and desirability of establishing a shallow skating pond in the Ramble."<sup>94</sup> In 1960, the pond was lined with plastic to keep it from leaking.<sup>95</sup>

Unlike the pond, other sections of the "private pleasure grounds" which contained a children's playground, a May Pole, a club house called the "Wigwam," and a baseball diamond have not received that same type of constant attention, and the "pleasure grounds" are now the site of a Llewellyn Park leaf pile and dump. A paddle tennis court was also constructed here with donated funds in 1956.<sup>96</sup> By 1960, the Chairman of the Pond Committee suggested that due to the lack of use of the court, it should be sold and replaced with a tennis court.<sup>97</sup> The paddle tennis court had been repaired numerous times during the 1960s and 1970s; however, it had suffered from years of inactivity, and was finally removed in the late 1970s.<sup>98</sup> The wooden kiosks, benches and other rustic park furniture have long since rotted away and have

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<sup>94</sup> Committee of Managers' Meetings Minutes, April 22, 1959.

<sup>95</sup> Proprietors of Llewellyn Park Meeting Minutes, January, 1960.

<sup>96</sup> The Park Proprietor's used a voluntary subscription to pay for the court's construction.

<sup>97</sup> Committee of Managers' Meetings Minutes, January 26, 1961.

<sup>98</sup> Charles Robbins, Chairman of the Recreation Committee.

not been replaced.<sup>99</sup> Finally, sections of the stone and cinder paths that once meandered through "The Ramble" have been allowed to erode and disintegrate into the sides of the hill.

"The Ramble," however, has not been completely unattended, because its trees have been pruned and sprayed, and dead branches and stumps removed annually.<sup>100</sup> In 1975, Jane Davies described "The Ramble" as being, "... allowed to return to a semiwild state of exceptional beauty."<sup>101</sup> "The Ramble" has also become the location for memorials. In 1916, a Statue to honor Llewellyn Haskell was dedicated near the Main Gate.<sup>102</sup> In 1947, the Proprietors placed the Edison Memorial, an attractive bronze plaque on a large boulder, in the "Glen," commemorating the centennial of Thomas Alva Edison's birth.<sup>103</sup> The Munn

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<sup>99</sup> Two modern concrete and wood park benches are now located throughout the Ramble and are the only park furniture in "The Ramble." While these modern structures are durable, they are extremely unattractive and have become twentieth century intrusions on a beautiful, nineteenth century natural setting.

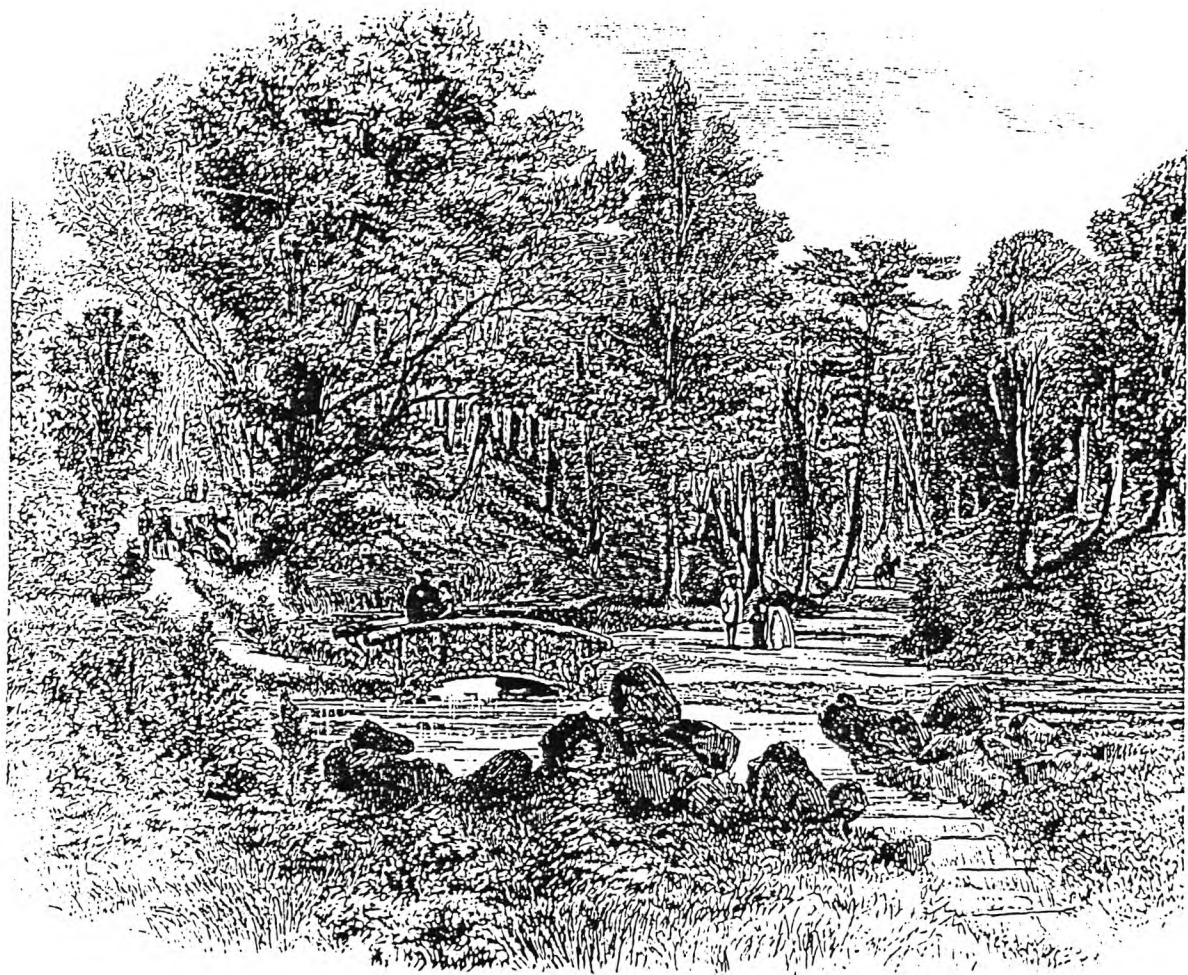
<sup>100</sup> The Tree and Shrub Committee of the Ladies' Association has assumed a large role in the maintenance of "The Ramble."

<sup>101</sup> Jane Davies, p. 156.

<sup>102</sup> Pageant, pp. 12-13. Henry Auchinclos commented on the building of the Haskell Memorial as the following. "I noticed when last in Orange that his name had been carved on the pedestal where we simply put "The Founder of Llewellyn Park." There was violent objection to putting the name at the time when we compromised as above, on the ground that it would make the entrance to the Park too much like a Cemetery."

<sup>103</sup> This was accomplished on February 11, 1947, to commemorate the one-hundredth anniversary of the birth of Thomas Edison.

Figure 3-3: The "Glen" of Llewellyn Park, 1860.<sup>1</sup>



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<sup>1</sup>"Glyn Ellyn, Llewellyn Park, Orange Mountain, New Jersey, *New York Illustrated News*, June 23, 1860.

Memorial<sup>104</sup> was also located in the "Glen;" however, it has fallen into disrepair and has disappeared. Thus, while the gothic ornamentation found within the original "Ramble" has withered away, "The Ramble" has not lost its natural beauty.

#### Llewellyn Park Landscaping

The Park's landscaping is magnificent. Throughout the Park, the end result of pruning judiciously, preserving old trees, clearing underbrush and continually planting many native and imported shrubs is magnificent. Some of these plantings include: dogwoods; sugar, silver and Norway maples; weeping willows; Austrian pine and pinus excelsa; deciduous cypress; ginko; double-flowering cherry; purple-leaved beech; groupings of mountain laurels and bohemian olives; many groupings of variously colored rhododendrons; red and double-white flowering horse chestnuts and many others.<sup>105</sup> As a result of the landscaping scheme and lack of fencing, Sargent described the Park as "all the private places seem like one large estate enlivened by dwellings and embellishments which, at intervals, are seen throughout the vistas in the forest."<sup>106</sup> Fannie Benson, in an 1885 "Town Topics" piece,

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<sup>104</sup> Committee of Managers Meeting Minutes April 15, 1947. The minutes do not indicate what the Munn Memorial was. The minutes of July 1, 1947, make reference to the memorial being in a state of disrepair and that Munn's niece, Mrs. Tilney should be notified.

<sup>105</sup> Sargent, p. 573.

<sup>106</sup> Sargent, p. 570.



described the Park as, "the groups of trees along the drives are very grand, each colony appearing more admirable than the next."<sup>107</sup>

One of the most concise and accurate descriptions of a picturesque Llewellyn Park scene is described in part of a letter written by the mother of the famous American architect Charles Follen McKim to him in 1866, that reads:

The house is rather fanciful for my taste; it was built by an artist; it has a funny pitched roof and clustered chimneys and a bull's-eye window, and niches for statuettes, and all sorts of artistic arrangements that don't quite suit my plain taste. Still I don't doubt I shall soon be able to accustom myself to them and be quite comfortable. The Park is beautiful and the views from our house are lovely. A tiny lake I can see from my chamber window and there I fancy I shall see thee and Tom skate. Rabbits and small squirrels abound... The roads are so fine that it makes driving pleasant.<sup>108</sup>

#### Roads and Bridges

The original roads and bridges further enhanced the Park's "romantic" design. The bridges are stone and designed in a rustic manner, most notably are the Willow Creek bridges at Wildwood

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<sup>107</sup> Zakrzewski, pages not numbered.

<sup>108</sup> Davies, p. 147. It is one of the few A. J. Davis houses still surviving in the Park partially because it stayed within the same family for five generations, from 1866 to 1972.

Avenue and Oak Bend.<sup>109</sup> The original Park roads were horse-carriage width that followed the topography of the land so horses pulling heavy loads could make it up the hills. A description of the roads in Shaw's *History of the Hudson and Essex County* reads as the following:

About fifteen miles of carriage-drives lead through shaded glen and over terraced knoll. The elastic clay roadways, which are always kept in perfect condition, render the sound of hoofs and wheels so noiseless that the babbling brooklet's quiet ripple or the thrush's joyful song can be heard as the beholder guides along, now between an archway of tall chestnuts or again between dense rows of pine or arbor vitae.<sup>110</sup>

Shaw's description is overly optimistic and positive. Mrs. Emily Martin Dixon, who spent her childhood in the Park describes the conditions of the roads as "... in spring the mud was thick-almost to the hubs of the wheels in places ...."<sup>111</sup> To Park residents, the Llewellyn Park mud was infamous, for according to Mrs. Dixon, "... no one used his best carriages until the mud was dried up, for it took all the paint and varnish off the wheels."<sup>112</sup>

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<sup>109</sup> Susan Wallace and George Merck, Jr., *Llewellyn Park about 1870*, photos 2 & 6.

<sup>110</sup> Zakrzewski, pages not numbered.

<sup>111</sup> *Pageant*, p. 13.

<sup>112</sup> *Ibid.*

As there are many streams and creeks located throughout the Park, the clay roads were always in danger of becoming very muddy. At night, the roads were extremely dark for Mrs. Dixon reminiscences, "... there were no road lamps of any kind."<sup>113</sup> Night travel on dark, winding, narrow and sloped streets was undoubtedly dangerous. This lack of street lights affected nighttime activities of these Park residents, "and parties were planned if possible for moonlight nights."<sup>114</sup>

#### "Modern" Infrastructure Additions<sup>115</sup>

As moonlight was an inadequate source of light for safe travel on the Park's roads and inclement weather made them impassible, the Park's original infrastructure needed improvements. The term "modern infrastructure" applies to the additions and improvements to the Park's infrastructure. These additions include: paved roads, gas lines and gas street lights, sewers and water lines, and telephone, electrical and cable television overhead wires. For the most part, the Park's infrastructure improvements follow the road system and were built at a scale appropriate to the Park. So these improvements do not significantly alter the appearance of the Park.

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<sup>113</sup> Ibid.

<sup>114</sup> Ibid.

<sup>115</sup> Appropriate maps, S-1, S-2 & W-1, are in the Appendix. (For more discussion see Chapter IV.)



New technologies were applied first to the roads. The roads were "McAdamized" beginning in 1867.<sup>116</sup> The road paving process proceeded slowly, for as late as 1924, Edgehill Road within the Park was not paved.<sup>117</sup> Gas lights were first discussed in 1877 but the lighting issue was not settled until 1890 when gas was chosen for the Park's street lights because of its reliability.<sup>118</sup> In 1887 the Park allowed Thomas Edison to lay underground electrical wires from the factory to his "Glenmont" home.<sup>119</sup> The gas lights have remained and presently, the Park is one of just three areas in Essex County that have gas lights.<sup>120</sup> Starting in

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<sup>116</sup> Committee of Managers Meeting Minutes of January 14, 1867. The term "McAdamized" was written in the Minutes in this manner. Llewellyn Park was probably one of the first communities in New Jersey to have its roads macadamized.

<sup>117</sup> Sanborn Map Company, *Real Estate Atlas of the Oranges including Maplewood*, 1924.

<sup>118</sup> Ladies' Association of Llewellyn Park, "Llewellyn Park a short history" and Robert Guter, Item 8 p. 7. Thomas Edison did not invent the required machinery and build the first commercially successful electric power generating station until 1882. It opened on September 4, 1882, on 257 Pearl Street, New York City. Thomas Edison moved into the Park in 1886. The gas lines to the proprietors' homes also serve the street lights. With gas available for residential service, gas would be reliable for the lights.

<sup>119</sup> Committee of Managers Meeting Minutes, December 2, 1887. In retrospect, it was a good thing that the Park did not have Edison install electric lights. Edison's electric power was Direct Current not today's standard Alternating Current and the costs associated with conversion to A.C. would have been great.

<sup>120</sup> Robert Busold, Public Service Electric and Gas. Gas lights cannot be turned on and off in the same manner as electric lights, rather they must stay on all the time. This makes gas lights extremely inefficient and expensive to operate. The other areas include the township of South Orange, and a small neighborhood within East Orange. Other towns and districts within Essex County have gas light stanchions, but the lights are

1891 with West Orange constructing a water main along Valley Road, the Park began building its own water lines.<sup>121</sup> Storm drains empty into Willow Creek in "The Ramble" and into other creek and stream beds throughout the Park. The Park's six sewer lines, which follow the streets, are sanitary sewers that were initially installed in 1894 with the building of the West Orange sewerage system. Although, the sections of the present sewer system are old, output levels are low, and the system meets state and municipal regulations.<sup>122</sup> As for the telephone lines which are normally found above ground, the Park resolved in 1882 to permit underground lines only.<sup>123</sup> As underground construction of electrical wires is expensive, Public Service Electric and Gas, the local utility, installed above-ground wires in its service to parts of the Park. In 1948, when Public Service rebuilt and routed its electrical cables throughout the Park, all the work was done using overhead wires.<sup>124</sup>

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powered by electricity.

<sup>121</sup> Water Lines were built in 1891 and the sewer lines in 1900. Samuel Crane Williams, p. 27. See Map: S-1 and Map: S-2.

<sup>122</sup> 1988 Draft Master Plan of West Orange, p. 51-53. Presently, all homes within West Orange must be connected to the sanitary sewer. Before sewer and water lines were installed, most Park Proprietors had their own on-site water source from spring wells and on-site sewerage system from septic tanks and fields.

<sup>123</sup> Proprietors' of Llewellyn Park Meeting Minutes, January 9, 1882.

<sup>124</sup> Letter from Carlton L. Dudley, Division Superintendent, Essex Division, Electric Distribution Department to Mrs. Herbert Gay, Chairman, Special Committee, March 2, 1948. See Map: W-1.

## HISTORY OF THE PATTERN OF DEVELOPMENT

### Background information

Llewellyn Park is an unique neighborhood because of the restrictions stated in the Deed of Trust. All development within Llewellyn Park must be single family homes, whose architecture has been classified into four major phases. All property owners are entitled to use "The Ramble" and participate in the Park's governmental system. Thus, when a person owns land in Llewellyn Park, they become "proprietors" of Llewellyn Park's traditions and unique natural environment.

### Architecture

Robert Guter's analysis of the Park's architectural style of buildings within the Park has lead him to conclude that the building's architecture of the Park can be grouped into four major design phases:

- |                                 |                             |
|---------------------------------|-----------------------------|
| I. The Romantic Revivals:       | 1857-1870                   |
| II. High Victorian Eclecticism: | 1870-1900                   |
| III. The Academic Reaction:     | 1900-1940                   |
| IV. Post-War Subdivisions:      | 1945-Present <sup>125</sup> |

With regard to the importance of these categories, Guter writes, "These categories include generalizations and contradictions, but for the most part, they offer a remarkably clear-cut picture of

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<sup>125</sup> Guter, Item 8. p. 9.

major trends in American Architecture from the mid-19th to the middle of the 20th."<sup>126</sup>

These architectural stylistic categories are related to the size of the individual proprietor's land parcels because, each typical house in the four stated categories has a different relationship with its parcel. For example, the A. J. Davis designed "Gothic-Revival" house in the first architectural phase has a different relationship with its parcel than does a builder's model split-level built in the fourth architectural phase. A gothic-designed house is rather ornamental, and an A. J. Davis designed building is in harmony with its natural surroundings.<sup>127</sup> The parcel needs to be rather large to contain special landscaping and to have a barn or stable and accompanying paddock for domesticated farm animals. Rendering proper care of the proprietor's house, garden and farm animals requires facilities to house the gardener, stable-boy and housemaid. In addition, the land must be sufficiently large to provide for on-site sewerage, for horse and cow manure disposal, and for a safe fresh water from an uncontaminated well or spring.<sup>128</sup> In contrast, a post-war suburban house can use a

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<sup>126</sup> Ibid.

<sup>127</sup> See Chapter III Notes 6-10.

<sup>128</sup> Francis Dodd McHugh and McCrowsky, *The Master Plan for the Town of West Orange*, pp. 78-79 and Table S-1. The Town Master plan of 1951 indicates that the majority of the land within the Park is inadequate for septic fields because of its poor ability to percolate and the proximity of the fresh water aquifer to the surface.

smaller lot. The house is connected with its town's sanitary sewer and fresh water system; therefore, no on-site facilities are needed. A late-twentieth century lifestyle requires less degree of owner on-site self-sufficiency with regard to daily necessities, for modern appliances have reduced the need for servants and domesticated farm animals. Finally, the typical post-war house, lacks much architectural detailing and landscaping that fit this style of house to its lot. The architectural style of the residences in Llewellyn Park is related to the size of its lot. Therefore, the newer Park residences require smaller lots than the nineteenth century Llewellyn Park houses.

#### Land Ownership

When one purchases property within Llewellyn Park, the right to use the property held by the Trustees and other benefits are automatically acquired. An 1860s real estate advertisement describing the Park informs prospective purchasers the following:

In Llewellyn Park one owning only three acres of land (for example) secures an elegant entrance, a fine approach, a pleasure-ground of fifty acres, seven miles of drives, their privacy secured by lodges and gate-keepers, three miles of private walks, and may enjoy all these advantages as a perpetual right ..., *Restrictions.*- There are none whatever, save the ordinary "nuisance clause" inserted in ordinary deeds, for the mutual protection against the erection of grog-shops, factories, hotels, etc., etc., etc. ...,



Llewellyn Park is a Private Park ... it is strictly private to be used only by the owners and their friends ..., [and]

There is but one condition, and that is, that each acre sold shall contribute to the maintenance and embellishment of the Park, help keep its roads and walks in order, pay its gate-keepers, gardeners, etc., etc. ....<sup>129</sup>

Llewellyn Park is unique because its 130-year old concepts of land ownership are still current for when a person purchases Llewellyn Park property, one buys more than a parcel of land. The price of land ownership provides the owner the right to use the land for residential purposes only, the right to use "The Ramble," the services of a security force and maintenance crew, the right to use other properties held by the Trustees, and a voice in the private government of the Park, as well as all the responsibilities required of individual proprietors to maintain the Park, namely the payment of the acreage tax and property assessment.

#### Periods of Development

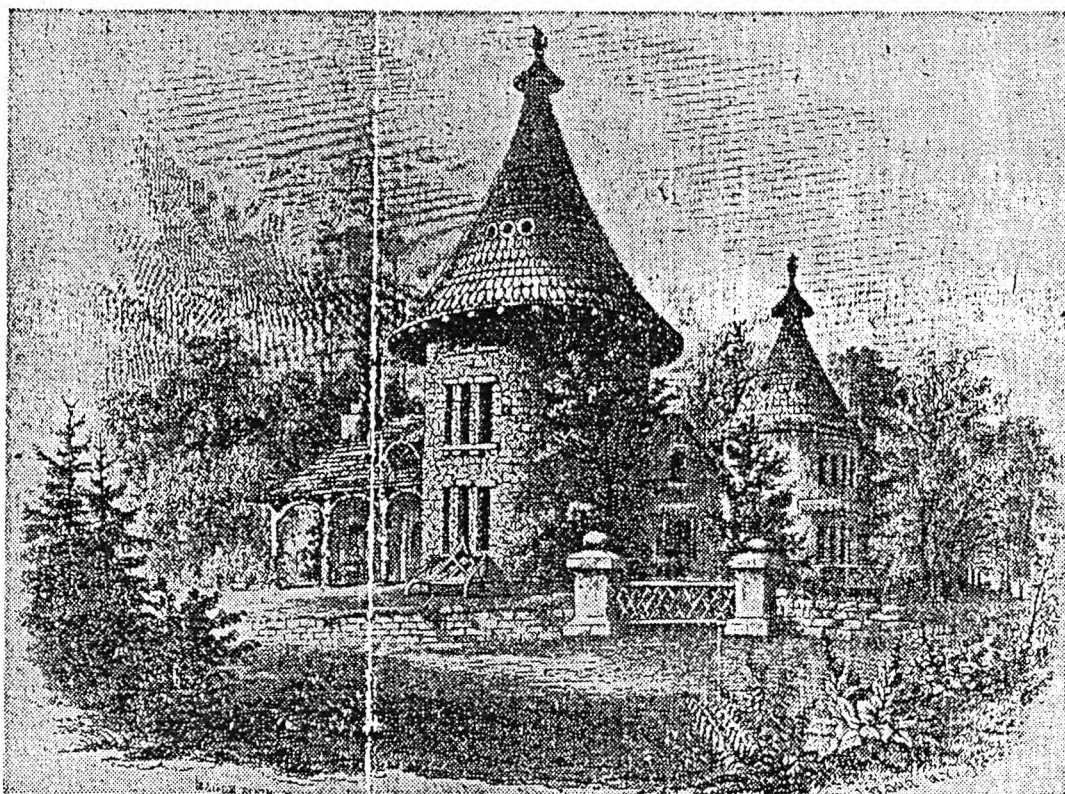
Since the Park was established in 1857, the land within Llewellyn Park has developed in three distinct periods: one, a period of initial construction and landscaping of a rural mountainside; two, a period of consolidation of property holdings into large estates; and third, a period of subdivision of these large

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<sup>129</sup> "Country Homes for City People."

Figure 1-1: The "Eyrie"<sup>1</sup>

## THE EYRIE, FOUNDER'S FIRST STRUCTURE

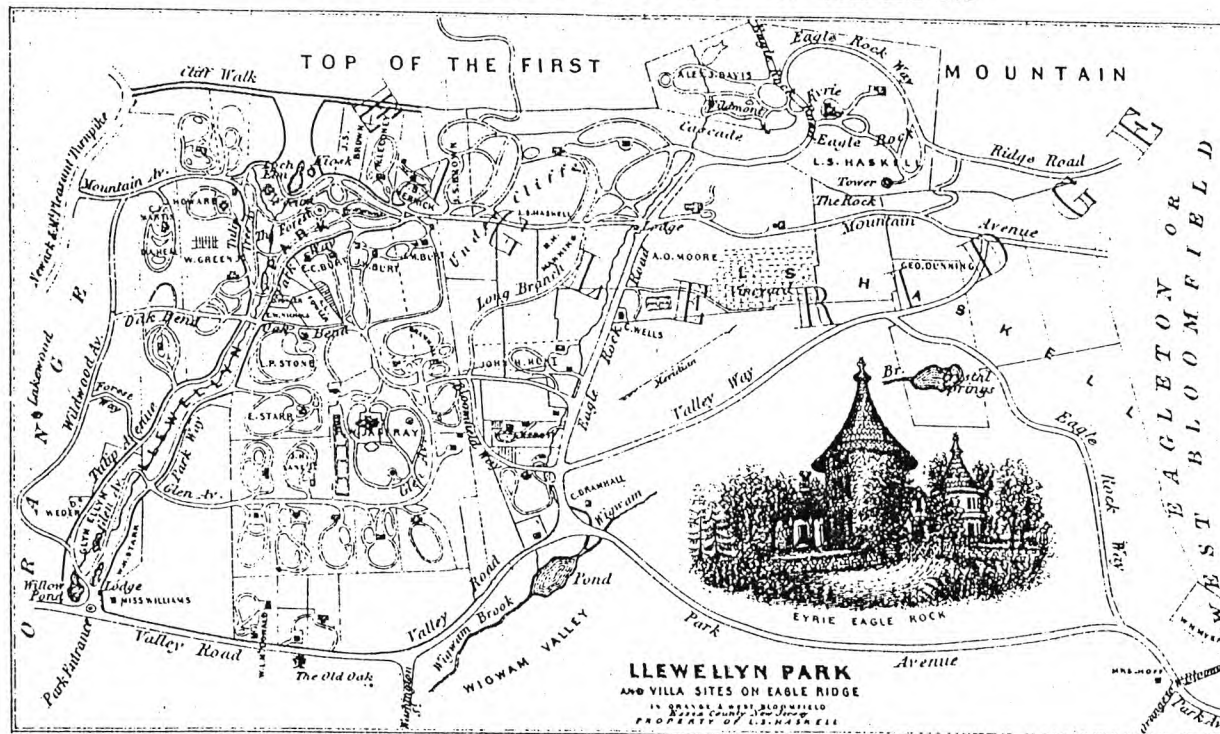


Above is the picture of The Eyrie, the first circular dwelling constructed in West Orange, by L. S. Haskell, founder of Llewellyn Park. The Eyrie was located outside of the somewhat altered boundaries of the present park. This remained Mr. Haskell's residence until 1871, when he sold it. Today it is no longer in existence. The Quarry now covers its grounds.

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<sup>1</sup> *West Orange Chronicle*, May 30, 1957, Feature Section, p. 13.

# LLEWELLYN PARK



500 Acres of land divided into Villa Sites of 5 to 10 Acres each with a  
Park of 60 Acres reserved for the exclusive use of the owners of the Sites.

Figure: 1-2

## LLEWELLYN PARK

Prospectus Map  
of  
Llewellyn Park

1858

Source  
S. Whitney Landon Files.

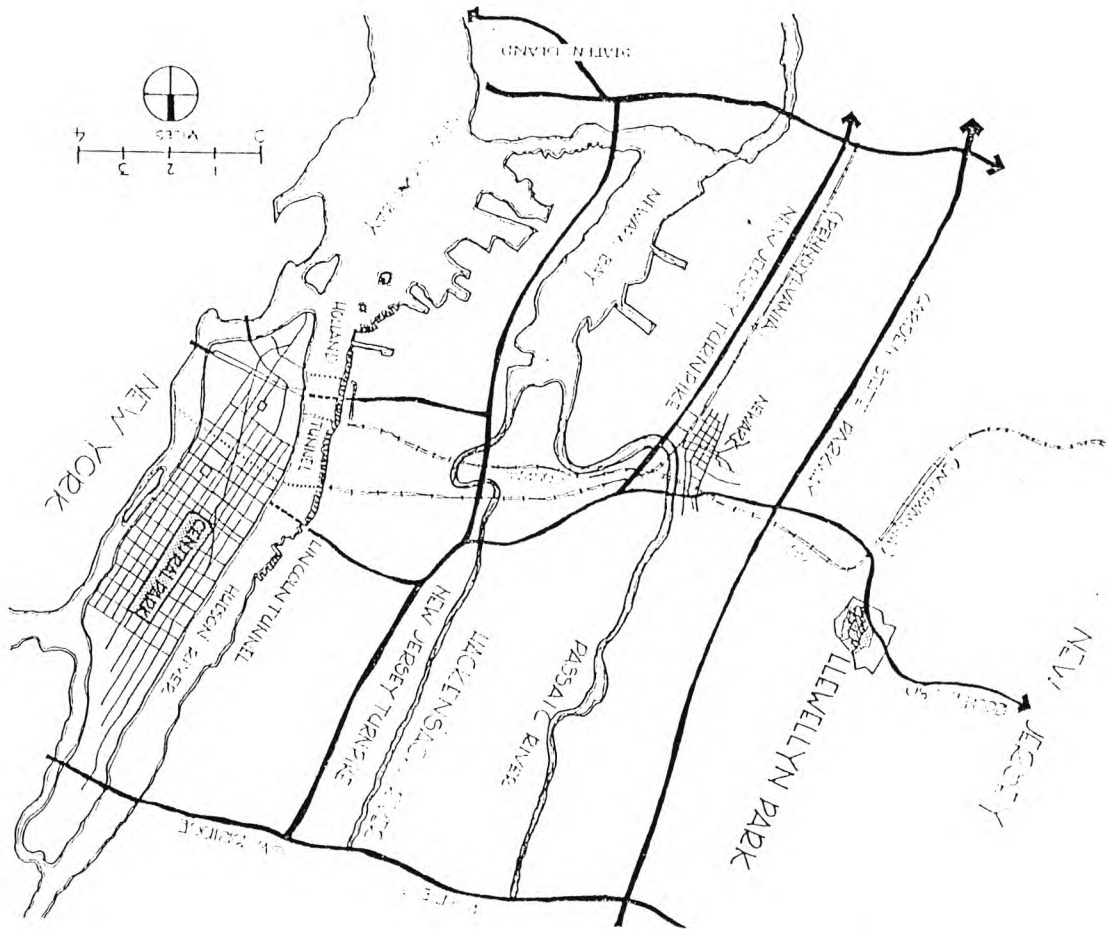


# LEWELLYN PARK

Figure: 1-3

Location  
of  
Llewellyn Park

Source  
Llewellyn Park Files.



## CHAPTER I

### INTRODUCTION

First envisioned in the early 1850's, Llewellyn Park still exists in the late 1980's. While much of the land that surrounds this residential community has changed greatly in the past one-hundred and thirty years, the land within Llewellyn Park has changed little. In 1857, the Llewellyn Park Deed of Trust described the land as a "... private pleasure ground ... to be used freely ... used and enjoyed, as a place of resort and recreation ...."<sup>1</sup> Seven years later, in 1864, Theodore Tilton described Llewellyn Park as "... once a rough, shaggy mountain-side, now transformed into an enchanted ground, or fairy land."<sup>2</sup> Professor Christopher Tunnard in his 1947 essay, "The Romantic Suburb in America," defines the differences between Llewellyn Park and its environs as, "only the rash of unplanned suburbia disturbs the eye beyond the gates. The contrast is enough to shock the most insensitive observer into a realization of the advantages of planning."<sup>3</sup> A 1965 edition of *Suburban Life Magazine*, describes the planning

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<sup>1</sup> Llewellyn Park Deed of Trust, Essex County Deed Book C 10, pp. 293-315.

<sup>2</sup> Theodore Tilton, "Llewellyn Park," *Independent*, May 26, 1864, reprinted in the *Orange Journal*, June 11, 1864.

<sup>3</sup> Christopher Tunnard, "The Romantic Suburb in America," *Magazine of Art*, (40) May, 1947, p. 179.

advantages of Llewellyn Park as, "... the city hubbub without dissolves into the rustling of leaves and the thrill of a bird ... including a pair of mallard ducks which return each year to the pond. It is with something of a shock that one confronts the traffic light at the Gate."<sup>4</sup> While the above documented observations of Llewellyn Park describe a unique suburban planned community, it was not until February 28, 1986, that Llewellyn Park was recognized for its importance by being designated a National Historic District, thus becoming an official significant resource "... in American History, architecture, archeology, engineering or culture."<sup>5</sup>

Located some twelve miles from Manhattan's Fifth Avenue, and named after its founder Llewellyn S. Haskell, Llewellyn Park is a residential neighborhood of the Township of West Orange, Essex County, New Jersey. In fact, Llewellyn S. Haskell started purchasing the lands of the present Llewellyn Park in 1853, approximately ten years before the Township of West Orange was established in 1863. The Deed of Trust of Llewellyn Park that was signed, sealed and delivered on February 27, 1857, established the roads and common land, known today as "The Ramble," and a

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<sup>4</sup> Arden Melkin, "Age Cannot Wither, Nor Change Invalidate, Llewellyn Park's Nostalgic and Unspoiled Beauty," *Suburban Life* Magazine, September, 1965, pp. 50 and 74.

<sup>5</sup> Robert F. Perry, New Jersey Department of Environmental Protection, Letter to Llewellyn Park property owners informing them of the Park's being entered in the National Register of Historic Places, dated April 8, 1986.

private governmental structure and organization, known today as the Trustees of Llewellyn Park and Committee of Managers of Llewellyn Park. Presently, Llewellyn Park's proprietors are subject to the laws and land use issues of the late twentieth century suburban township, in addition to decisions of the Committee of Managers. The Park is a National Historic District, and two of the homes located within the Park are National Historic Buildings, the "Glenmont" estate of Thomas Edison and the Nichols-McKim-Garrison cottage.<sup>6</sup> In addition, the former Thomas Alva Edison estate is a National Historic Site, administered by the National Park Service. Within its historic setting and containing historic buildings, Llewellyn Park continues to be a viable, attractive and changing residential neighborhood. It is the purpose of this thesis to examine the history of the development pattern, governmental structure and activities of this historic neighborhood from its initial development in 1853 to its present condition in 1988.

#### RESEARCH QUESTIONS

The primary research question and six subsidiary questions to be addressed in this thesis are outlined below:

- \* How has the land use pattern and internal organizational structure and activities of Llewellyn Park changed since the founding of Llewellyn Park as a privately-held, planned

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<sup>6</sup> Llewellyn Park Archives. Individual house files. These houses have H.A.B.S. drawings done for them.

estates into smaller parcels. Llewellyn Park was originally developed as a "Romantic" enclave of Gothic villas, grew into a community of "Gilded-Age" Victorian country estates, and presently is an exclusive residential neighborhood of varied architecture.

#### Period One: The Gothic Revival Community

The time frame for this period is from 1857 to 1872, the year Llewellyn Haskell died.<sup>130</sup> Although architectural historians usually date the American Gothic period from 1829 to the 1860, the American Gothic style was prevalent within the Park until the 1870s because both Haskell and Davis preferred this style. According to the research efforts of both Davies and Guter, after Haskell's death in 1872 A. J. Davis did not design and build another house in the Park. Therefore, 1872 signifies both the death of the Park's founder, Llewellyn Haskell, and the end of the American "Gothic-Revival" architecture phase within the Park.

#### Within Llewellyn Park

Land Use- Llewellyn Park grew from 350 acres to about 750 acres during this time period.<sup>131</sup> According to Robert Guter, about

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<sup>130</sup>*Pageant*, p. 11. Llewellyn Haskell was severely injured, having an arm or leg severed, in a train wreck in the Erie Railroad's Bergen Hill tunnel in 1865. He recovered and returned to his work in the Park, but by 1872, he became seriously ill and moved to Santa Barbara, California and died on May 31, 1872.

<sup>131</sup> Ibid. and Guter, Item 7, p. 4.



20 Gothic-styled homes were built in the Park. With most of them being identified as "Cottages."<sup>132</sup> Two remaining houses from this era, the Nichols Cottage and "Oakleigh" were initially rather small houses, and both were substantially enlarged by additions constructed during the 1880s. As the Deed of Trust specified the minimum lot size to one acre, Haskell sold property within the Park in increments of "... 1 acre, 2 acres, 3 acres, 5 acres, 10 acres, 20 acres, or even 50 acres ...."<sup>133</sup> The 1857 and 1858 Llewellyn Park Prospectus maps indicate a few one-acre lots.<sup>134</sup> The largest lots sold were 10 acres.<sup>135</sup> According to the "Llewellyn Park: Country Homes for City People," the average size of the lots was about six acres.<sup>136</sup> The Park was designed to contain about 100 proprietors, and by 1870 about fifty proprietors had purchased land, with thirty of them having houses under construction.<sup>137</sup>

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<sup>132</sup> Ibid.

<sup>133</sup> "Country Homes for City People."

<sup>134</sup> 1858 Llewellyn Park Prospectus Map.

<sup>135</sup> Sargent, pp. 567-571. The lone exception was A. J. Davis. Haskell's house the "Eyrie" was outside of the Park's boundaries.

<sup>136</sup> Ibid.

<sup>137</sup> "Country Homes for City People." Jane Davies research indicates that this was published about 1870.

Cultural Influences- From the early Park prospectus maps, it is clear that certain people were indicated as property holders, such as the artist E. M. Nichols, while others were not, such as the liquor importer John Burke, even though both were proprietors.<sup>138</sup> Letters of this time period and Guter's research imply that a philosophical belief, known as "Perfectionism" or "Swedenborgian,"<sup>139</sup> influenced the life-styles of many of these early Park residents, especially its founder and chief architect. The major emphasis of this philosophy is that "... by right living, a present salvation from sin could be attained without waiting for the more deliberate promises of the orthodox creeds."<sup>140</sup> Could the maps be encouraging land sales to a specific type of philosophical or intellectual social class? Robert Guter writes, "The *Newark Daily Observer*, linked Haskell and Emerson<sup>141</sup> when it observed, 'what the transcendental philosopher [Emerson] suggests, Mr. Haskell with true perceptions of genius has carried

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<sup>138</sup> See Table T-1: "Proprietors of Llewellyn Park."

<sup>139</sup> Guter, Item 8, pp. 10. The "Perfectionism" is a sect of the "Swedenborgian" philosophy. These nineteenth century philosophies glorified nature and natural environment as a reaction to the industrialization process of that era. *Pageant*, p. 8. The "Perfectionists" were a precursor communal organization to the Oneida Community.

<sup>140</sup> *Pageant*, p. 8.

<sup>141</sup> Although, the existing research does not indicate if R.W. Emerson visited Llewellyn Park, his daughter, Mrs. P. Brown lived in the Oranges and was the first President of the Women's Club of the Oranges.

into practice in his idea of Llewellyn Park ...."<sup>142</sup> According to a letter written by Edward D. Page, an early Park resident, published at the centennial of Haskell's birth in 1916:

Mr. Haskell was a Swedenborgian, with very mystical leanings. The round window in the roof of the Eyrie was reputed to have been used by him in communing with the soul of his still living first wife, from whom he had been divorced.<sup>143</sup>

Yet Guter remarks "his [Haskell's] daughter, in 1916, flatly denied such an association."<sup>144</sup> Perhaps, Haskell was not a "Swedenborgian," but rather, an extremely altruistic person who loved nature. A more generalized description of Haskell was given by Henry Auchinclos. In describing his first impressions of Llewellyn Haskell, Auchinclos wrote, "... he impressed me as an enthusiastic lover of nature, rather eccentric and a bit visionary."<sup>145</sup> Davis' personality was more extreme than Haskell's, for another resident of the Park, Mrs. Emily M. Dixon, described A. J. Davis as, "a very eccentric man."<sup>146</sup> Edward Page described A. J. Davis as, "... the great seer, mystic, mental healer, spiritualist, and

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<sup>142</sup> Guter, Item 8, p. 11.

<sup>143</sup> *Pageant*, p. 19.

<sup>144</sup> Guter, Item 8, p. 11.

<sup>145</sup> *Pageant*, p. 12.

<sup>146</sup> *Ibid.*, p. 14.



Swedenborgian." and Page portraits Davis' Llewellyn Park compatriots as, "This border colony was famous for its long-haired men and short-haired women."<sup>147</sup>

Despite both Haskell's and Davis' own individual beliefs, unique personalities, and life-styles, the Llewellyn Park that they built was not a utopian commune, nor were residents forced into adhering to such beliefs. Jane Davies wrote, "Haskell's advertisements of Llewellyn Park property for sale contain absolutely no hint of any ideological constraints on the purchasers. It was a planned community ... with a democratically elected committee to manage only the basic problems."<sup>148</sup> The authors of the *Pageant in Honor of ... Llewellyn S. Haskell* ... eulogized Haskell's legacy and defined the impact of his "Perfectionist" ideals as:

Undoubtedly we are debtors to Haskell for the influence that those movements had on his outlook, for had his aims not been lifted by some kind of idealism, Llewellyn Park would not have endured.<sup>149</sup>

While some proprietors' philosophical outlook were eccentric, a greater number of proprietors were successful

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<sup>147</sup> Ibid., p. 18.

<sup>148</sup> Guter, p. 11. Two examples of the Park's newspaper advertisements are listed in the Appendix as items A through D.

<sup>149</sup> *Pageant*, p. 8.

capitalists, who had similar views of nature as Haskell. For Guter writes, "... most were successful businessmen with a love of nature -- like Haskell."<sup>150</sup> The pro-nature attitude of many residents, as espoused by Haskell and Davis, seems to be the common philosophy of all the proprietors of Llewellyn Park.

Financial Limitations- Another reason for the small-scale of the development of the Park during this first period rests with the limited financial means of the original proprietors. While Haskell was reasonably wealthy before he developed Llewellyn Park, the Panic of 1857, the Civil War, and the costs incurred in developing the Park left Haskell financially limited. Llewellyn Park was one of his few long term real estate ventures.<sup>151</sup> Henry Auchinclos described Haskell's living conditions as, "Mr. Haskell, himself, had a modest cottage on Green [Glen] Avenue and spent most of his time in a one-horse tumble-down, shay..."<sup>152</sup> The Civil War took a heavy toll on Haskell and his company, Haskell, Merrick & Bull,<sup>153</sup> as his daughter-in-law writes, "The war of the rebellion checked his enterprise; financially ... [Llewellyn Park] ... was not a success

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<sup>150</sup> Guter, Item 8, p. 12.

<sup>151</sup> Ibid., Item 8. p. 3. Due to Haskell's financial problems, he sold off other parts of his real estate empire to pay his debts.

<sup>152</sup> Ibid.

<sup>153</sup> Haskell's first wife was a Southerner and his firm had much business with the South before the Civil War.

... and brought with it difficulties so great that Mr. Haskell's nearest friends urged him to abandon the whole project ...."<sup>154</sup> It was real estate speculation that finally bankrupted Haskell, for according to Edward Page, "Haskell speculated in real estate at Mountain Station, got into financial difficulties in 1872, and was obliged to abandon control of the Park scheme."<sup>155</sup> Haskell was not alone in suffering financial difficulties during this first development period. His business partner and Llewellyn Park Trustee, Thomas B. Merrick, sold his estate "Trydyn Terrace" in 1869 to Orson D. Munn.<sup>156</sup> Edward Nichols could not afford to pay for his A. J. Davis designed cottage and in 1866 sold it to James Miller McKim.<sup>157</sup> Joseph Howard, the first builder of "Castlewood" could not afford to complete the building and left the Park by 1866. Although subsequent owners lived in the "Castle," during much of twentieth century it stood empty. "Castlewood" was renovated and occupied permanently in 1967.<sup>158</sup> The Civil War years were financially difficult for the Park as many proprietors

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<sup>154</sup> *Pageant*, pp. 10-11.

<sup>155</sup> *Ibid.*, p. 20. Mountain Station is the name of a Lackawanna Railway Station in South Orange, N. J. Page could be referring to the land development scheme located near the station, because there are a few 1870s residences built near the station.

<sup>156</sup> Guter, Item 8, p. 12.

<sup>157</sup> Davies, p. 147.

<sup>158</sup> *Ibid.*, p. 148.

did not pay their Llewellyn Park tax. To collect the needed revenues in summer of 1864, the Committee of Managers hired a lawyer to bring suit against the delinquent proprietors.<sup>159</sup> With the limited financial resources of many of the original proprietors, their houses and lots were small, as the early prospectus maps indicate. Originally, the Nichols Cottage was to be made of brick, but Nichols could not afford brick construction, so the cottage was constructed with wood.<sup>160</sup>

Early Roads- (See Figure 3-4 on the next page.) Some of the roads took different routes according the maps from the first development period. Walling's Map of Essex County of 1859 and the 1858 Prospectus Map of Llewellyn Park, indicate the route of Forest Way was different. In addition, the Walling's Map shows a road, Orchard Way, that took a semi-circular route between Tulip and Wildwood avenues; by contrast, neither the 1857 or 1858 Llewellyn Park Prospectus Maps indicate a street named "Orchard Way" or any road having such a curvilinear route. Instead, the 1858 Llewellyn Park Prospectus Map shows the street, Oak Bend having a rather straight route connecting Wildwood and Tulip avenues. Finally, Winding Way, a street that was to connect Glen

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<sup>159</sup> Committee of Managers Meeting Minutes of June or July of 1864. The date is illegible.

<sup>160</sup> Davies, p. 147.

Section and St. Cloud) that were discussed previously. The estates of Haskell and a Park Trustee, Augustus O. Moore, were outside of the Deed of Trust stated Park boundaries, across Eagle Rock Avenue to the north of the Park. In addition, farms and woodlands surrounded the Park. As Haskell purchased land from farmers willing to sell their farms, the land surrounding the Park was farmland that was not sold to Haskell. Charles Munn, in his childhood reminiscences of the Park, describes the rural nature of the environs of the Park as, "We also used to play on the Williams Farm on the Valley Road, now grown into a village, which was a delectable place with plenty of haying and apple trees; ... there was an enchanting brook somewhere back of the Williams farm towards Montclair."<sup>170</sup> With the Park's neighbors being farmers, the generalized land use during the first period of Llewellyn Park development was rural. The land uses surrounding Llewellyn Park were very compatible if not even similar to those found in the Park.

The most important industrial activity that occurred in the area in and surrounding the Park was mining. Red sandstone from the quarry within "The Ramble" supplied St. John's Church in Orange with building material.<sup>171</sup> As previously mentioned,

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<sup>170</sup> Charles A. Munn, his boyhood recollections of growing up in Llewellyn Park. June 1916, p. 2. Llewellyn Park Archives: "Memories of Llewellyn Park" folder.

<sup>171</sup> Williams, p. 12.



Haskell provided to all of the early proprietors free sandstone and trap rock from the Parks quarries, so they could build their homes.<sup>172</sup> As a result, ruins of sandstone, brick, and traprock foundations, and path curbs can be found in numerous locations through out the Park today. While the sandstone mining stopped in the mid-nineteenth century, traprock mining continued into the twentieth century. <sup>173</sup>

The two sites of commercial activities were located at the intersections of Valley Road and Mt. Pleasant Avenue, in the southern corner of the Park and at Tory Corner at the intersection of Valley Road and Washington Street along the eastern edge of the Park. The intersection of Mt. Pleasant Avenue and Valley Roads was the site of small-scale industrial activity -- a small hat factory was located there. Samuel Williams describes the operations of the hat factory as, "all operations were done by hand and business, by necessity, was conducted on a small scale."<sup>174</sup> In addition, other non-residential land uses such as the local public school and general store were located at this corner. The Tory Corner area of West Orange, although small in size, was the site of Revolutionary War era events. Those who lived here were loyal

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<sup>172</sup> See Note 23. S. Whitney Landon built his house in the Park in 1926, by excavating wheel-barrow loads of loose traprock from below the ridge of the mountain.

<sup>173</sup> S. Whitney Landon.

<sup>174</sup> Williams, p. 12.

to the British and called "Tories," and where they lived was called Tory Corner.<sup>175</sup> George Washington frequented a few of the taverns here.<sup>176</sup> Because the Tory Corner area did not develop until the advent of the trolley and railroad lines later in the nineteenth century, it was rather small. During the first period of the Park's development, surrounding commercial activities were rather small and did not intrude upon the Park land use pattern.

Llewellyn Park is located about one mile north from the Orange Railroad station, as the Delaware, Lackawanna & Western Railway at Orange turns southward in the valley away from the Park on its route West. The Park was not directly affected by the industrial activities that were located near the tracks. The Town of Orange was rather undeveloped during this time. Henry Auchinclos writes, "I came to Orange in 1865, when the streets were country roads and Main Street was often ankle deep with mud ... it was not an attractive neighborhood, but the Park seemed too far off from the Depot for there were no street cars or automobiles."<sup>177</sup> While the residents were in close commuting proximity to the station, they were far enough away and up-hill

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<sup>175</sup> Steven Wickes, M.D., *History of the Oranges in Essex County, New Jersey, from 1666 to 1806*, pp. 171-172. Tory Corner and other spots in West Orange were locations of Revolutionary War skirmishes between Torists and Colonials.

<sup>176</sup> Ibid. According to the legend, George Washington drank mineral spring water here- not the farmers applejack or whiskey- from a pewter mug. Zakrzewski, *A History of West Orange*, pages not numbered.

<sup>177</sup> *Pageant*, p. 11.

from the tracks, so that the activities near the tracks did not impinge on the beauty of the Park.

Therefore, it is possible to conclude that the land development pattern and land uses surrounding the Park during its first period of development were rather similar to the Park. As mentioned previously, other residential developments that copied the Park's design were located within West Orange. Existing commercial land uses along the eastern edge of the Park neither contrasted greatly or severely encroached on the Park. The one exception was the southeastern corner of the Park where a hat factory, Public School and general store were located. The agglomeration of these non-residential land uses in the southeastern corner of the Park intruded upon the upon Llewellyn Park, because the southeastern corner of the Park did not develop until the third period of development. While unintrusive during the first period of development, these commercial and industrial activities were in an embryonic state and would develop later and become intrusions upon the design concept of Llewellyn Park.

#### Summary of the First Period of Development

The first period of development, from 1857 to 1872, mirrors the Llewellyn Park lifetime of Llewellyn Haskell, the founder of Llewellyn Park. The architectural style was American Gothic-Revival, with A. J. Davis designing many of the buildings and homes in the Park. The homes were not especially large. The



average lot size was six acres, with the lot sizes ranging from one acre to ten acres. The Park had about fifty proprietors then, with about thirty proprietors actually building homes in the Park. While some of the Park's residents were wealthy, many Park proprietors were not wealthy. A large number of the Proprietors were advocates of mid-nineteenth century philosophy known as "Perfectionism or Swedenborgianism," a philosophy that placed value on the natural environment. It is clear that the Park was not a religious confine or commune, but rather a for-profit real estate development. The surrounding land uses were rural, and generally consistent with the residential character of the Park. Within the Township of West Orange residential developments were built that were generally comparable and similar to the Park. The southeast corner of the Park was the only major exception, where non-residential land uses were located. During its first period of development and located on a rural mountainside, Llewellyn Park was a cloistered "Gothic Revival" community in the widest sense, containing "Gothic-Revival" style architecture, and "Romantic" style landscape architecture, while many of its residents entertained "Gothic-Revival" era philosophies.

#### Period Two: The Era of "Gilded Age" Estates

This period lasted from 1872 to 1918, with the end of the first World War. It is highlighted by three events: the building of

the Greenwood Lake extension of the Erie Railroad in 1874 into West Orange; the arrival of Thomas Edison to the Park in 1886 and his factories to West Orange in 1887; and concludes with the Gallalty estate "Ashley" being razed and the land subdivided into 100 foot-lots in 1911.<sup>178</sup> The general land developments of the period were large-sized estates of the "Gilded Age" capitalists. The proprietors of these estates were semi-self-sufficient: they raised domestic farm animals for milk and eggs; had on-site fresh-water wells, septic tanks and fields; grew vegetable and herb gardens for fresh vegetables and spices; and maintained large open fields for livestock grazing. By the end of the second period, eastern West Orange developed from a rural village into both an industrial and high-density residential area. The more mountainous sections of the Town were developed into residential areas similar to the Park. The remainder of the Town, to the west of the Park, changed very little from the first period of development. The land of West Orange and Llewellyn Park was developed in a different manner. The surrounding non-residential land uses intruded into the Park, and higher density residential land pushed well into the Park's Deed of Trust stated

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<sup>178</sup> A. H. Mueller, *Altas of the Oranges*, 1911. The former estate is shown as eight 100-foot lots with a street dividing it in half. This 1911 scheme was not developed.

boundaries. The end result between land uses inside and outside of the Park was a dichotomous relationship of land uses on adjoining parcels.

#### Within Llewellyn Park

The "Gilded-Age" capitalists who lived in the Park transformed it into large country estates that combined the ideal Thomas Jeffersonian independent family farm with the luxury and conveniences of the Victorian era. This period is marked with the consolidation of small properties into larger properties, building additions on the smaller Gothic houses and the construction of huge mansions. During this period, the naming of one's estate was in vogue and many of the estates in the Park were named. (See Tables N-1 through N-6).

Building Architecture- As the new residents came into the Park, the existing Park homes were transformed from American Gothic cottages into "Gilded-Age" estates. "Trydyn Terrace," the house designed by A. J. Davis for T. B. Merrick was, "... rather a gloomy affair at that time ... my father soon changed all that."<sup>179</sup> In addition, Orson Munn acquired more property and enlarged the estate.<sup>180</sup> This new construction was consistent with the Gothic

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<sup>179</sup> Charles A. Munn notes, p. 1. Some of the new construction included the terraces and paths up the hill from the house. In addition, during this period the house name was changed to "The Terraces."

<sup>171</sup> By comparing maps of 1858 and 1878, Orson D. Munn purchased

styles, by repeating some of the design elements of the earlier period. Munn notes, "... my father proceeded to build ... which was the effort of that incomparable rustic artist, Mr. [Llewellyn] Wheeler, who did so much splendid work in the Park, and in Central Park, N.Y."<sup>181</sup> New architectural styles were introduced to the Park by Charles F. McKim, one of the leading architects of his day. As Munn notes, "The first order he ever received was for a gardener's cottage near the top of the mountain."<sup>182</sup> Later, Charles McKim designed the "Bonaire" estate of Henry Auchinclos on Glen Avenue in 1885 and an addition for Calvert Vaux's Gothic-designed "Oakleigh." "Arcadia," another house designed by Davis and described in Sargent's, *Sixth Edition ... on Landscape Gardening*, was sold in 1871 to Alexander Hudnut, who razed it and built another larger house. Jane Davies recorded transformation from Gothic cottage to Victorian mansion with the following:

The third owner, Alexander Hudnut, assured Davis that he was, 'highly delighted with the house ... about the most convenient dwelling I was ever in, admirably arranged for comfort,'

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some of the parcels of land near his property that increased the size of his estate "Trydyn Terrace."

<sup>181</sup> Charles A. Munn notes, p. 1.

<sup>182</sup> Ibid. Charles Munn's critique of McKim's first effort was: "... in the after years we used to tease Mr. McKim in regard to this rather amateurish effort, which showed no indication of the future of the architect." The house's final drawing were signed by Stanford White, who was then McKim's boss. The cottage is still standing today.

within the decade he replaced it with a much larger house. That house was further enlarged by John Burke, the next owner ... [in 1885-86] ....<sup>183</sup>

Another example of the architecture of the estate building period, and one of the few surviving examples of these large estates is "Glenmont." Robert Guter, an architectural historian, describes "Glenmont" as, "its extravagant style and complex massing contrast sharply with the houses of the Haskell-Davis era."<sup>184</sup> Thomas Edison, the humble inventor, described Glenmont as the following:

When I entered this, I was paralyzed. To think that it was possible to buy a place like this, which a man with a taste for art and talent for decoration .... It's a great deal too nice for me, but it isn't half as nice for my little wife here.<sup>185</sup>

In the years after Haskell's death, the Llewellyn Park residences evolved from small, rustic Gothic cottages into large, magnificent "Gilded-Age" mansions.

Land Use- These estates were more than mansions: they were small, country-estates for the wealthy "Gilded-Age"

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<sup>183</sup> Davies, p. 150.

<sup>184</sup> Guter, Item 7, p. 4.

<sup>185</sup> Burt, pp. 13-14.



capitalists. Thomas and Mina Edison's youngest son, Theodore, described growing up at Glenmont as:

When I was a child, my surroundings were much more rural... cows were part of the Glenmont landscape picture, and here and there were hay fields.<sup>186</sup>

Mrs. Josephine Colgate Wilkinson, who also grew up in the Park, described the rural nature of the Park as:

My family, with several others in the Park, had chickens, and I can often remember waking up to the sound of a rooster crowing. There were a few cows around here and there.<sup>187</sup>

With all the cows, chickens and roosters abounding in the Park, Fredrike Merck added to the agrarian character of the Park by owning goats that grazed on the side of the mountain above Mountain Avenue.

The land development pattern reflected the needs of this rural and aristocratic lifestyle, because caring for these farm animals took special buildings and required extensive tracts of land. Maps from this period, show many ancillary estate buildings such as barns, carriage houses, chicken coops, stables,

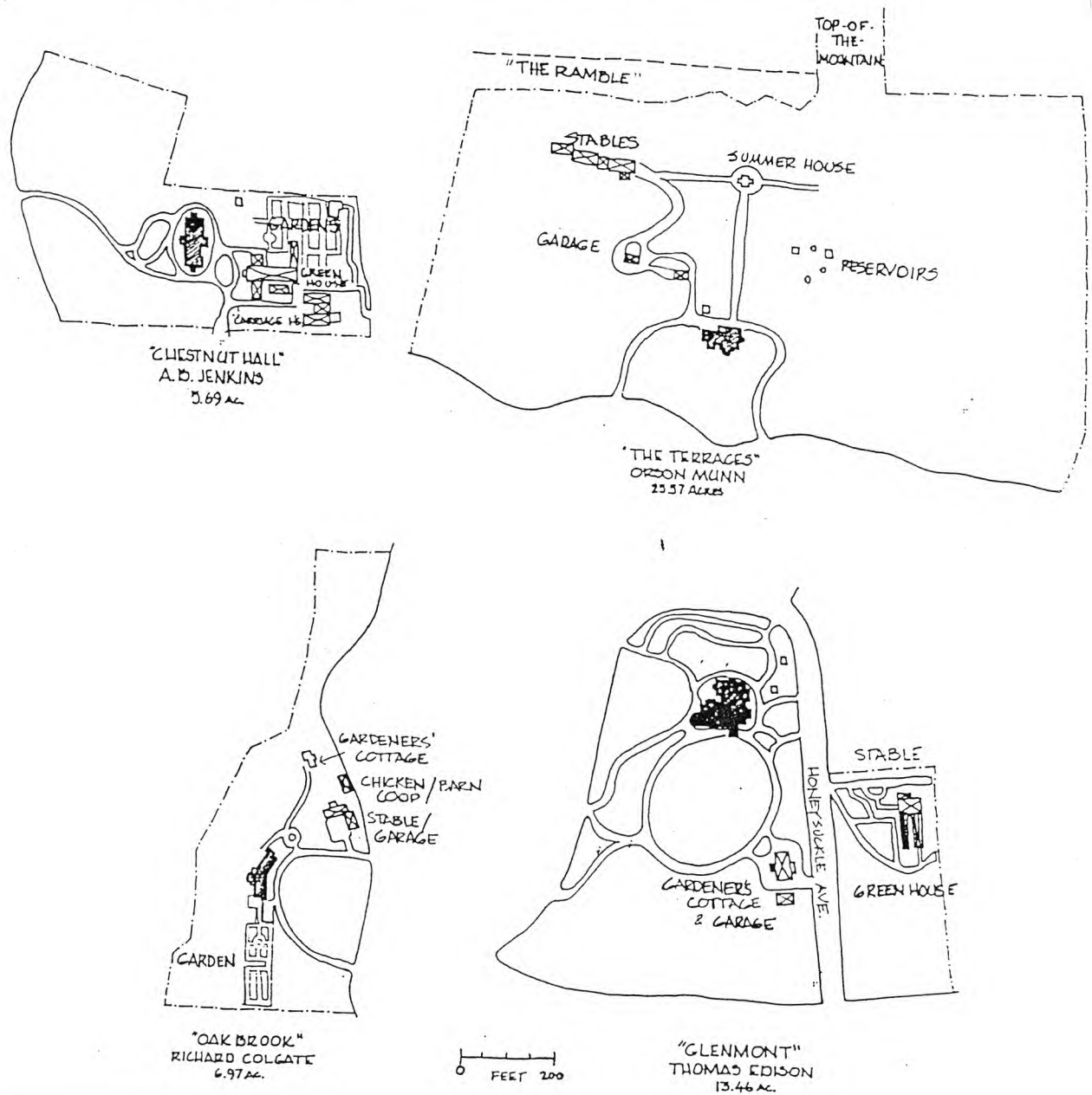
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<sup>186</sup> Theodore Edison, *"Backward Glances: Some treasured childhood memories,"* April 29, 1981, p. 1.

<sup>187</sup> Mrs. Josephine Wilkinson, p. 5.

greenhouses, extensive fields and gardens and the required gardeners' cottages.

Figure 3-5: Examples of Llewellyn Park Estates 188



188 Source: A.H. Mueller, *Atlas of the Oranges*, 1911, plate 17.



In 1888, the percentage of estates greater than 5 acres comprised almost 40% of the total number land holdings, exemplified by Henry Auchinclos who lived on a 22.80 acre estate and John Burke who lived on a 25.49 acre estate.<sup>189</sup> This pattern of development continued, and in 1904, for example, Thomas Edison's land holdings were 13.46 acres<sup>190</sup> and Isabella Wallace's land holdings were 17.92 acres.<sup>191</sup> As a result of the number of large estates within the Park, the average acreage holdings per proprietor increased from six acres, in 1870, to a high of 7.8 in 1913.<sup>192</sup> The data indicate that the predominant land development pattern for the Park during this period was large estates. Llewellyn Park land development during the second period of development from 1872 to 1917 created an enclave of exclusive mansions within a modified and enhanced rural, agrarian context.

#### Llewellyn Park Environs

In concept, the four roads that delineate Llewellyn Park's boundaries create five corners, or major intersections. The five

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<sup>189</sup> Table T-4: "Proprietors of Llewellyn Park." and Chart C-1: "1888 Cohort Acreage Shares." The exact percentage amount is 38.

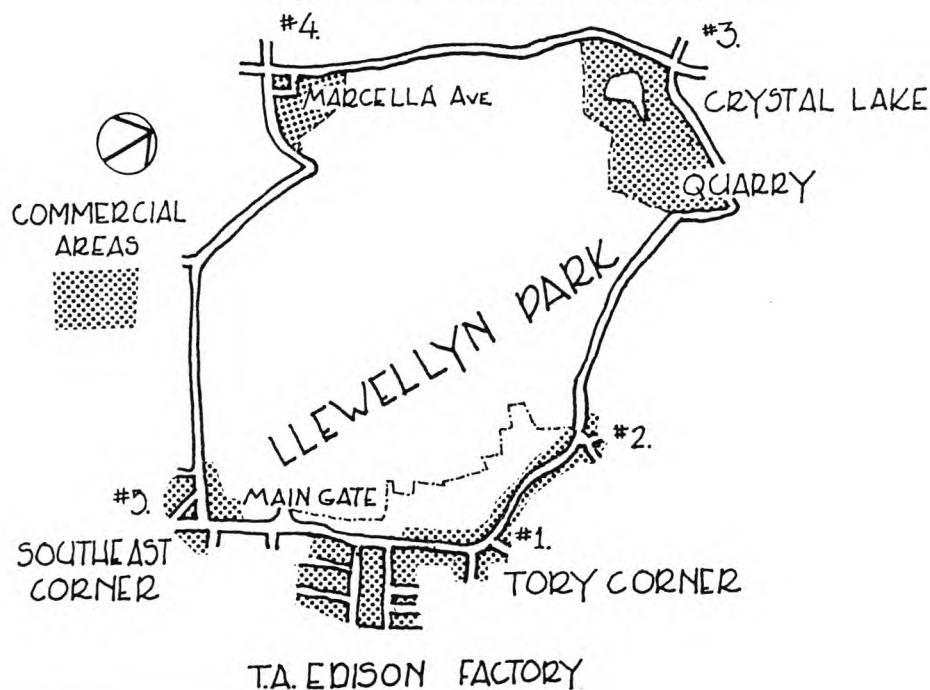
<sup>190</sup> Mina Edison, however, owned the estate by this date. Many women have owned property within the Park.

<sup>191</sup> Table T-6: "Proprietors of Llewellyn Park."

<sup>192</sup> Bar Chart #B-3: "Estimated Average Lot Size."

corners are: 1., Tory Corner, the intersection of Main and Washington streets; 2., the intersection of Main Street, Eagle Rock and Mississippi avenues; 3., Eagle Rock and Prospect avenues; 4., Mt. Pleasant, Marcella and Prospect avenues; and 5., Mt. Pleasant Avenue and Main Street. As the early maps indicated, these five corners were not owned by proprietors of Llewellyn Park and not subject to the Deed of Trust or the actions of the Committee of Managers. Therefore, these properties could develop in any manner that the owners and market would allow. As street corners offer businesses high visibility and much traffic, all five of these corners contained non-residential land uses by 1911.<sup>193</sup>

Figure 3-6: The Five Corners<sup>194</sup>



<sup>193</sup> Mueller, 1911, plates 15-19.

<sup>194</sup> Ibid.,

West Orange developed in a different manner from the Park. The industrial revolution (which produced great profits for the entrepreneurs who lived in the rural splendor of the Park) transformed parts of West Orange from a rural community into an industrial complex. In 1874, the Greenwood Lake extension of the Erie Rail Road was built through West Orange and terminated two blocks from the entrance of the Park, at Park Avenue and Beaver Street. With its railroad access, West Orange became a prime site for industrial complex; subsequently, on November 24, 1887, Thomas Alva Edison Industries, Incorporated, opened its West Orange facilities of approximately 25 acres along this rail spur at the intersection of Lakeside Avenue and Valley Road, across the street from the Park's Valley Road boundary line. Edison built both an industrial research and development center and manufacturing facilities in West Orange. Here, Edison conducted his experiments and created inventions such as the Motion Picture (October 6, 1889), Portland Cement, the Phonograph, Electric Batteries and the X-Ray Machine, known as the Flouroscope (1896).<sup>195</sup> The Edison manufacturing facilities produced phonographs and phonograph records, radios, toasters and types of wooden furniture.<sup>196</sup> Soon other industrial activities,

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<sup>195</sup> John D. Venable, *A Brief Biography of Thomas Alva Edison*, pp. 21-26. Edison, did not patent the X-ray machine and left to it society. In addition, two workers on this project died of cancer soon after the machine was developed.

<sup>196</sup> Williams, p. 21.

many of which were associated with Edison's manufacturing processes, were located along the Greenwood Lake Spur in West Orange and along the Lackawanna Railway mainline in Orange; an example was the Bates Manufacturing Company, an Edison spin-off of 1888 that located along the Lackawanna Railway.<sup>197</sup> With the advent of the railroad and the Edison complex, the rural areas south and east of the Park were developed as an industrial area, contrasting greatly and being very incompatible with the rural residential land uses within the Park.

Along with Edison's factories came the trolley and related residential developments. Between the 1870s and the 1910s small fifty-foot lots and a gridiron of streets were laid out in the areas surrounding both the Park and industrial complex. In fact, some of these residential developments, Maple, Elm and Chestnut streets, were developed by Llewellyn Haskell. The Committee of Managers, seeing this development as detrimental to the Park, resolved in 1867 that Haskell was, "... to decline future sales in a manner so injurious to himself and the proprietors."<sup>198</sup> Although Haskell halted such activities for a time, the Committee of Managers could not, through the powers of Park resolutions, hold back the economic factors causing development in the Park's environs. The trolley lines extending into West Orange were a

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<sup>197</sup> Ibid., p. 23.

<sup>198</sup> Proprietors' Meeting Minutes, January 14, 1868.

major factor for this land development; Samuel Williams describes one successful land development venture:

The Eagle Rock and Orange lines had been so laid out that they practically encircled a large tract... [t]he venture was successful and the section still known as the 'Heights' section is almost completely developed with moderately priced and two-family houses."<sup>199</sup>

The economic pressures creating this type of residential land development culminated with a series of side streets that pushed within the original boundaries of the Park along the entire southern border of the Park. These side streets are named: Edisonia Terrace,<sup>200</sup> Erwin Place, Glennon Place, Llewellyn Avenue, Llewellyn Place, McKinley Terrace, McKinley Place, Park Drive, Park Place, Park Terrace,<sup>201</sup> Prospect Place and Ridgehurst Road. All were developed between 1890 and 1917.<sup>202</sup> Only one of these streets was incorporated in the Park, Llewellyn Place, but, all of these streets represent a land use and architectural

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<sup>199</sup> Williams, p. 18.

<sup>200</sup> Commissioners of the Town of West Orange, *Ordinances of the Town of West Orange*, p. 409. This property was owned by William Deane, a Park resident and subdivided into fifty-foot lots in 1909. Other small streets to follow in the 1920s were Glennon and Sayers Place and Shepard Terrace.

<sup>201</sup> Ibid. pp. 573-574. This was owned by Farnham Yardley, another Park resident. It was subdivided into fifty-foot lots in 1911.

<sup>202</sup> Ibid., pp. 367- 80, 468, 486-87, 499, 573-74 & 607-10. Other Park Proprietors who according to the Mueller Atlas, owned land along this boarder include: Robert A. Franks, Robert Dun Douglass and R.C. Browning.



intrusion into the Park's landscape. The land that comprises these small streets could have been used for "Country homes for city people," instead, it developed into city homes for city people. For the most part, the owners of these properties were Llewellyn Park Proprietors, who were succumbing to market factors to build small houses rather than develop the land as Haskell had intended. As these lands were not part of the original tracts owned by Haskell, they could be developed in any manner. The Committee of Managers could not stop these intrusionary developments.<sup>203</sup> Winding Way was never completed, and the properties adjacent to the proposed right-of-way had no road access into the Park. With the Edison industrial complex across Main Street, these locations were developed for workers' housing, rather than Llewellyn Park country estates.

During the second period of development, West Orange's land use pattern was severely altered, making it more dense and urban in its context. At some locations along the Llewellyn Park-West Orange boundary line the property line dimensions varied from eight-acre "Gilded-Age" Victorian estates to ten-thousand square-foot lots of middle-class housing. The small commercial activities of the first period of development, grew into established commercial enterprises during the second period of development. As a result, the Tory Corner area and the properties facing Valley

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<sup>203</sup> S. Whitney Landon.

Road became part of a commercial district. Thus, some properties within the Deed of Trust stated Park boundaries that were supposed to be developed as one-acre residential lots, became 5,000 square foot residential lots and commercial properties.

The western sections of the land surrounding the Park was on the side of the mountain, and had slopes too steep for the trolley to climb. As a result of this topography, these lands developed differently. By 1915, as Williams writes, "... west of the ridge still retained the agricultural and rural complexion of the early days of town."<sup>204</sup> The northwestern boundary area of the Park had changed most. Although some of the large estates are still evident in the 1904 and 1913 maps, Haskell's original property at Turk's Eagle Rock in 1895 became a part of the Essex County Park System.<sup>205</sup> The small quarry near Davis' "Wildmont," had grown, and by 1913 had all but swallowed up the architect's home. Crystal Lake became an example of the typical turn-of-the-century trolley line amusement park found throughout the country. Williams describes the scope of the recreational activity at Crystal Lake and Eagle Rock Reservation as:

The spot soon became so popular that a dance hall, restaurant and merry-go-round were soon constructed ... it became extremely

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<sup>204</sup> Williams, p. 26.

<sup>205</sup> S. Whitney Landon files. 413 acre Eagle Rock Reservation was purchased by the Essex County Park Commission in 1895, for \$221,063.00.



popular with the people living in the congested sections of Newark. They longed to spend their holidays in the open country but could not afford to travel great distances to do so ... a trip by trolley to Eagle Rock and Crystal Lake was the answer to their prayers. On summer holidays and Sunday mornings a steady stream of trolley cars left Newark .....<sup>206</sup>

The land to south of the Park was inaccessible to the trolley because the mountain slope had numerous ravines and creeks. In 1868, Benjamin Hutton bought 86 acres here for his own estate, and called it Hutton Park. After Hutton's death, his son and other heirs sold the site in 1889 to the Essex County Country Club.<sup>207</sup> The club had one of the first golf courses and polo fields in New Jersey, and was frequented by many of the residents of the Park.<sup>208</sup> The land that surrounded the country club was developed and is still called Hutton Park in honor of its first owner.<sup>209</sup> Samuel Williams describes Hutton Park as, "this exclusive residential section compares favorably in natural beauty with Llewellyn Park."<sup>210</sup> The Ridge development was thriving, as

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<sup>206</sup> Williams, p. 17.

<sup>207</sup> Zakrewski, page not numbered.

<sup>208</sup> In a photograph displayed in the West Orange Town Calendar for 1989 and in other locations around West Orange, shows President William Howard Taft playing golf at the Essex County Country Club. The photograph is for the Month of February.

<sup>209</sup> Pierson, p. 588.

<sup>210</sup> Williams, p. 13.

Pierson writes, "this colony of famous people became very popular ... and during the summer months there was a great deal of entertaining."<sup>211</sup> Llewellyn Park residents were known to socialize with the residents of the Ridge, as Edward Page remembers, "... we had some sort of entertainment at our house on the Fourth of July and that Mrs. George McClellan was the guest of honor."<sup>212</sup> The St. Cloud area was also continuing with its development although the houses here were still rather small.<sup>213</sup> As the Ridge and Hutton Park sections contained large estates and prominent residents, its development pattern was similar to the pattern of land development within the Park. The western section of the Town, due to its topography, developed differently from the eastern section of West Orange. Recreational land uses were: to the southwest, a country club; and to the northwest, an amusement park; and to the north, county park land. Comparable low-density, exclusive residential neighborhoods developed to the south at Hutton Park and along the Ridge. Finally, to the west of the Park's boundary line at Prospect Avenue, the town of West Orange remained rural.

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<sup>211</sup> Pierson, p. 588.

<sup>212</sup> *Pageant*, p. 20.

<sup>213</sup> G.M. Hopkins, *City Atlas of Orange and the Township of West Orange, New Jersey*. Plates Y & Z.

## Summary of the Second Period of Development

The Second Period of Development was financed from the profits of the "Gilded-Age" industries and the land made accessible by rail transit. Along the eastern section of West Orange, the valley below the first mountain was transformed into a suburban industrial complex, a middle-class residential neighborhood and a thriving commercial area. Within the Park, its residential land development pattern changed from a rural, small-scaled American-Gothic enclave of cottages into rural, large-scaled "Gilded-Age" estates. From 1872 to 1913, the western and southern and northwestern sections of the Town that surround the Park developed from agricultural uses into residential and recreational uses. On the eastern boundary line separating Llewellyn Park and West Orange the land use pattern that developed was rather compact and dense, with dichotomous land uses, such as industrial and low density residential, being in close proximity to each other. Different types of residential houses, between exclusive and expensive ten-acre estates were adjacent to moderately-priced 7500 square foot middle-class housing. As shown in figure 3-6, by the end of the second period of development the land development surrounding the Park had reduced the Park's size and its fringe areas were being taken for non-Llewellyn Park types of land development. Llewellyn Park, situated in the center of this land use transformation, was greatly affected in some cases and benefited in other cases. Industrial

and commercial land uses intruded upon the Park and kept the adjacent Park property from being developed during the second period of development. The Park's open spaces and wood lands were sacrificed for the construction of many dead-end streets with small higher density residential houses along them. Conversely, where sections of the Park were situated near compatible, or similar, land uses the integrity of the Park's residential character was not compromised. The Essex County Country Club, Eagle Rock Reservation, existing farmland, Hutton Park and the Ridge residential developments enhanced and buffered the Park from further intrusions.

#### Period Three: The Subdivision of the Park

Llewellyn Park's third development period commences with the conclusion of the First World War in 1918 and continues to the present day. The land development pattern has been one of property separation. Because this land subdivision process breaks-up parcels, it is a different process from the two preceding land development processes, the creation of Gothic country homes and the establishment of Gilded-Age estates, which consolidated and built-up parcels. The third period development of Llewellyn Park occurs by destroying the older estates of the Park and building smaller houses on smaller lots. The Town of West Orange's land use pattern has changed dramatically in the years since 1918. Various land use types, intensities and scales have

transformed West Orange into an extensively developed and diverse suburb of approximately 40,000 inhabitants.<sup>214</sup> Throughout the third development period, the Park's land use has remained residential and the Township's land use has intensified and diversified, thus the physical appearance of adjacent land uses is very different. In 1947, Professor Christopher Tunnard observed, "... the contrast is enough to shock the most insensitive observer into a realization of the advantages of planning."<sup>215</sup> Thus, the conflicts between these different and incompatible land uses occurring within and surrounding the Park are easily apparent and great.

The starting time for this period, 1918, is a symbolic date, because some of the events and factors that characterize this period occurred before 1918. Both the Gallatly estate, which was subdivided on paper in 1911, and Brook Way, that was developed in 1914, obviously occurred before the First World War. Samuel Williams writes, "By 1915, ... the horse-drawn Mt. Pleasant Avenue stages operated by the DeCamp Company were abandoned."<sup>216</sup> Therefore, it was not until 1915 that automobiles regularly climbed the First and Second Watchung Mountains and became the prevalent form of transportation. With the American

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<sup>214</sup> 1980 U.S. Census: MSA 5640, Tracts 0173-0180. Actual population of West Orange was 39,510.

<sup>215</sup> Christopher Tunnard, p. 187.

<sup>216</sup> Williams, p. 27.



entry in the First World War in 1917 causing a redistribution of the nation's industrial and capital sources away from local land development to fight a war. The full impact of building houses, selling land, and manufacturing automobiles that were present before the War, were not completely felt until after the War. Thus, 1918 is a historical benchmark year representing the beginning of a new era in development within Llewellyn Park and West Orange.

#### Land Use Within Llewellyn Park

The land subdivision process within the Park has two major forms: "Estate-dividing" of the large Gilded-Age estates, and "Lot-splitting" of smaller parcels of land. "Estate-dividing" is defined as the whole-scale subdivision of an estate, where the mansion is razed and the land subdivided into numerous, smaller lots. Land use data indicate that one-acre lots increased from 5% of the total property holdings in 1913 to a high of 33% of the property holdings of 1957. Conversely, the number of estates of more than 10 acres in size declined from 25% to 6% during the same time period.<sup>217</sup> In absolute terms, the number of one-acre lots increased from 4 to 44 from 1913 to 1957.<sup>218</sup> Thus, the data

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<sup>217</sup> Pie Charts #2: "1913 Lot Size Cohorts" and #4: "1957 Lot Size Cohorts" Charts show percentage shares of land size cohorts.

<sup>218</sup> Line Graphs #1: "Lots Less Than One Acre" and #5: "Number of Lots 10 to 15 Acres," #6: "Number of Lots 15 to 20 Acres" & #7: "Number of Lots Greater Than 20 Acres."

indicate that the large estates were subdivided into smaller lots. "Lot-splitting" is defined as a single subdivision of a property that is split in half, usually leaving the main house intact and creating an undeveloped lot. The data show the trend lines increasing for the number of lots between both the 1 to 2 acres and 2 to 5 acres sized properties since 1927.<sup>219</sup> Individually, the combined percentage shares of 1-to-2 acres and 2-to-5 acres cohorts have increased from 44% to 67% since 1927.<sup>220</sup> Conversely, the percentage share of the number of land parcels of the 5-to-10 acres cohort has declined from 18% to 4%, during the corresponding years. Thus, the majority of the 5 to 10 acres sized lots were split into lots 1 to 5 acres in size.

The impact of the subdivision process increased the Park's Proprietor population and negatively affected the Park's original Gothic design. The number of Proprietors increased from 90 in 1913, before period three begins, to an all-time-high of 168 in 1987, for a net increase of 78. Haskell's prospectus of the late 1860s states that the Park was designed for 100 Proprietors.<sup>221</sup> As the Park's total acreage is presently smaller than its 1870 size.,<sup>222</sup> the ideal 1870 number of 100 Proprietors must be

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<sup>219</sup> Line Graphs #2: "Number of Lots 1 to 2 Acres" and #3: "Number of Lots 2 to 5 Acres."

<sup>220</sup> Pie Charts #3: "1927 Lot Size Cohorts" and #5: "1987 Lot Size Cohorts."

<sup>221</sup> "Country Homes for City People."

<sup>222</sup> Presently the Park is approximately 420 acres, down some 330



adjusted by the present size of the Park. The revised number arrived at is 56 Proprietors.<sup>223</sup> As the present number of Proprietors is 167, and the corresponding Gothic-design size is 56, the Park is approximately three times as densely populated as Haskell had intended. The increase in Proprietor density has resulted in the Park developing from a Gothic community of country homes to an exclusive and historic suburban neighborhood.

Both "Estate-dividing" and "Lot-splitting" within the Park has brought significant changes. During the third period of development, the average size of each Proprietor's land holdings has been declining since 1913. New roads and other infrastructure have been conduits enabling new development to occur. The additions of new architectural styles of the twentieth century have created an architectural mosaic juxtaposing 140 years of American architecture styles in one neighborhood. In some cases the neighboring buildings are compatible, while in other cases the opposite is true. Both the "Estate-dividing" and "Lot-splitting" land development activities found in the third development period transformed the Park property into an architecturally diverse suburban neighborhood comprised of

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acres of its 750-acre 1870 size. The present size of 420 acres is 56% of its 1870 size of 780 acres.

<sup>223</sup> The revised proprietor number is arrived at by calculating the sum of the ideal size population (100) times the present acreage percent (56%) of the 1870 acreage total.

smaller lots.

#### Development Within Llewellyn Park

The following section describes the subdivision process within the Park. First, the subdivision process will be described according to its location within the Park. The subdivision process has resulted in two major forms: one, building new roads and two, creating a buffer strip between the Park and the land surrounding the Park. Second, more examples of "estate-dividing" and "Lot-splitting" process will be described. The locations of land subdivision are identified by the corresponding tax map block and lot number. (A block and lot number index is found in the appendices with the Lists of Llewellyn Park Proprietors.)

New Roads Developed- The "Estate-dividing" process created six new roads within the Park. These new roads are: Honeysuckle Road, Edgehill Road, Ashley Road, Brook Lane, Edgehill Court, and Elm Court Way. Two roads, Ashley and Elm Court Way were named for the former estates they now traverse. Also, according to the official Park maps of 1985 and 1987, the names of certain roads have been revised: Honeysuckle Avenue is now Honeysuckle Road; Edgehill Avenue is now Edgehill Road; and Brook Lane is now Brook Way.

Honeysuckle and Edgehill roads- Although the starting

benchmark date for the third period of development is 1918, Honeysuckle Avenue and Edgehill Road, were laid out in the 1880s, with the construction of both the "Glenmont" (1880) and "Bonaire" (1885-86) estates. Before both of these Gilded-Age estates were built, the land was owned by Charles Harrison and called "Locust Grove."<sup>224</sup> Although this land originally was not part of Llewellyn Park,<sup>225</sup> this land was under the restrictions of the Deed of Trust and was later annexed into the Park for the \$100 per acre fee.<sup>226</sup> After the Park was established, Llewellyn Haskell bought the property from Harrison that was west of Glen Ave and subdivided it into two five-acre parcels. The parcel east of Glen Avenue that continued to Valley Road was owned by Mrs. James Ward.<sup>227</sup>

In 1880, as stated in Chapter II, Henry Pedder purchased the two lots west of Glen Ave and built "Glenmont." Honeysuckle Avenue was put in as an access road to "Glenmont" and connected Glen Avenue to Park Way. A few years later, Henry B. Auchinclos' bought the properties of Mrs. James Ward. In 1885-86 McKim, Mead & White built the "Bonaire" estate.<sup>228</sup> (See table N-3 & N-6).

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<sup>224</sup> G.W. Tompkins. No substantial buildings were located on the land that was eventually subdivided.

<sup>225</sup> Both of the 1857 Prospectus Map of Llewellyn Park and 1858 Prospectus Map of Llewellyn Park indicate that this area was outside of Haskell's land holdings.

<sup>226</sup> Deed of Trust, pp. 2-5.

<sup>227</sup> Table T-3: "Proprietors of Llewellyn Park"

Honeysuckle Avenue was continued from Glen Avenue to Valley Road. At the intersection of Honeysuckle and Glen Avenue, a small triangular island was formed where a gas street light was placed.<sup>229</sup> Edgehill Road, was laid out connecting Honeysuckle Avenue to the Main Gate. By 1924, Edgehill Road was still unpaved.<sup>230</sup> Along these two streets, Auchinclos laid out lots of approximately one acre, with the smallest being 0.64 acres while the largest was 1.60 acres. By 1911, he still had title to five of these lots.<sup>231</sup> In addition, five houses were built here by the mid-1890s in the shingle and clapboard style similar to both "Glenmont" and "Bonaire."<sup>232</sup> In addition, a sanitary sewer pipe was built connecting to the Main Street Trunk sewer.

During the twentieth century, this area has been intensively developed as both Llewellyn Park property and non-Llewellyn Park property. In 1924, Richard Colgate donated a section of land that cuts across Honeysuckle Avenue, making it a dead-end street,

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<sup>228</sup> The "Bonaire" estate was architecturally similar to "Glenmont," as it was a Victorian shingle designed building and the main stable, greenhouse and gardener's cottage were across Honeysuckle Avenue from the main house.

<sup>229</sup> Committee of Managers Meeting Minutes, April 27, 1948. The light was occasionally run into by speeding motorists and after the second World War, the light was moved to the curb and the triangle was removed.

<sup>230</sup> Sanborn, *Atlas of the Oranges including Maplewood*, 1924, plates 7, 11, 12, and 30-33. and Mueller, 1911, plate 17.

<sup>231</sup> Mueller, 1911, plate 17.

<sup>232</sup> Guter, Section 12, Items 12, 38, 39 and 117.

and he donated a narrow strip of land from Honeysuckle Avenue to the Main Gate that forms the Llewellyn Park boundary line.<sup>233</sup>

Before the boundary line was created, some of these properties that fronted on Main Street were subdivided into small lots along a dead-end street (Edisonia Terrace).<sup>234</sup> After 1924, other properties that fronted on Main Street were developed for commercial land uses. Presently, one of the shingle houses has been modified and is used as office space. The Edison National Historic Site acquired the section of the right-of-way fronting on Main Street for a maintenance facility and employee parking lot.<sup>235</sup>

Inside the fence, this area of Park has seen much residential development and change.<sup>236</sup> The "Bonaire" estate, that straddled Honeysuckle Avenue, was sold by 1904. Richard Colgate purchased the greenhouse and carriage house along the south side of Honeysuckle and built "Hollyoaks" while, Robert Franks bought the "Bonaire" mansion. Eventually, both "Bonaire" and "Hollyoaks" were razed. The area was developed more

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<sup>233</sup> See Table I-1: "Indentures to the Trustees" in Chapter IV. A seven-foot high fence has been constructed along this strip of land as a barrier in 1957.

<sup>234</sup> See Chapter III, Second Period of Development section entitled "Llewellyn Park Environs."

<sup>235</sup> See Chapter II for the discussion of the Thomas Edison National Historic Site.

<sup>236</sup> One of the Victorian houses built along Honeysuckle Avenue was the first residence in the entire country to be wired for electric service. Presently, it is owned by Dr. Haig Kafafian.



densely. Colgate's former property was subdivided into six parcels (90-12, 14, 15, 16 & 18). (The last parcel is still on the market.) At the Edgehill and Honeysuckle intersection, lot 89-59 was split in half.<sup>237</sup> On the other side of Honeysuckle lots 35C and 34 were created in the 1930s, and the former location of "Bonaire" was split into three one-acre lots (114-35, 35A & 35B) in the 1950s. Lots 114-37 & 38 have been split to form lots 38, 37 & 36.<sup>188</sup> The new house on lot 36 was occupied by 1977.

Brook Lane- Before it was subdivided in 1911, this property was owned by Frederick Browning (1.5 acres) and Salvatore Stizza (6.13 acres). The total acreage subdivided was 7.63 acres. As mentioned previously, Brook Way was initially developed in 1914-15, with the building of two houses; the remaining six houses were built in the years immediately after the War.<sup>238</sup> The building architecture is rather similar, for many of the houses here are "5-bay center-hall frame houses derived from relatively vernacular American Georgian and Federal models."<sup>239</sup> Also, a red sandstone house was built here from building materials from three razed townhouses in Newark by Robert D. Carter in 1920.<sup>240</sup> Some of the original residents of

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<sup>237</sup> "Proprietors of Llewellyn Park," tables T-8 and T-14.

<sup>238</sup> Guter, Section 12, Items 1, 18, 32, 57, 58, 92, 93 and 99.

<sup>239</sup> Ibid., Item 7, p. 8.

these houses were the children of Park residents.<sup>241</sup> Although the street was not under the control of the Committee of Managers when it was constructed,<sup>242</sup> it was designed to be compatible with the other streets of the Park. As a result, Brook Way is rather narrow and sharply crowned. Eight houses were created by this "Estate-dividing;" even though the lots were subdivided into much smaller parcels. For example, the Ralph Osborne, Sr. property of 1.12 acres is divided into three smaller parcels: 0.55, 0.01, and 0.56 acres.<sup>243</sup> One of the first residents along this street was William P. Howe, the son of William Reed Howe, a long-time Park resident.

Ashley Road- The site is located between Bloomfield Road and Eagle Rock Avenue, at the edge of the Park. "Ashley," the former Frank Gallatly estate, has a long development history that started in 1911, when the estate was divided on paper, and ended in 1988 when the last house on the street was occupied. The oldest house in the Park is located here, a much modified Revolutionary War-era farmhouse, (owned by Richard Garlock for

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<sup>240</sup> Dixon Bartlett, Jr., he is the present owner of the house.

<sup>241</sup> "Llewellyn Park Valuations" from 1920 to 1925.

<sup>242</sup> Committee of Managers Meeting Minutes March 21, 1922. The Minutes state that if the owners were to put in gutters and prepare the road, the Committee of Managers would accept control and maintenance of it. See Table I-1: "Indentures to the Trustees" in Chapter IV.

<sup>243</sup> Table T-9: "Proprietors of Llewellyn Park."



many years) and the A. J. Davis' 1850s-designed Anna R. Frost house (Anna Frost was Haskell's Mother-in-law) is located here. By 1924, the previous subdivision lines were erased and Farnham Yardley holding the title of former "Ashley" estate. The street developed a few years later with the "Ashley" estate being merged with the property held by the estate of Thomas Williams, who was not a Llewellyn Park Proprietor,<sup>244</sup> by Farnham Yardley. One house, built during the late 1920s, was first occupied by the Burns family and was called "The Burn."<sup>245</sup> By 1934, two more houses were built and occupied while the farmhouse and Frost house were owned by Richard Garlock and Brian Leeb, respectively. The rest of the lots remained undeveloped until 1951. It was here that Llewellyn Park's first post-war split-levels and suburban ranch houses were built. One developer, Alexander Kaplin, sold the properties to another developer, Eastwood Estates, Inc. who proceeded to build moderate-priced houses on one-half acre lots.<sup>246</sup> Robert Guter describes the architectural significance of these houses as: "the architecture of Phase IV (Post-War Subdivisions) reflects, for the most part, the reduced size and

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<sup>244</sup> Llewellyn Park Treasurer's records and map from 1923 do not indicate Williams as a proprietor. Williams property included the Revolutionary War era farmhouse.

<sup>245</sup> Committee of Managers Meeting Minutes, a letter dated August 5, 1954, from Mrs. A. P. Burns to the Committee of Managers. The heading on the letter referred to the Burns' residence as "The Burn."

<sup>246</sup> Letter from Eastwood Estates, Inc. to Henry Stetson, Chairman, Committee of Managers of Llewellyn Park, dated April 1, 1954.

diminished design quality of postwar construction. Most of the 49 houses built in this phase are categorized as 'Intrusions'.<sup>247</sup>

Edgehill Court- Although it was part of the former Henry Auchinclos estate and its right-of-way was laid out the same time as both Honeysuckle Avenue and Edgehill Road, Edgehill Court developed in a manner resembling Ashley Road, because both streets have similar lots sizes, contain similar architecture styles, developed at the same time and are in the same relative location within the Park, (both streets are located along the fringe of the Park). The five lots along this street are the smallest in the park approximately .30 acre each. The houses along this street are modest structures compared to the Georgian Revival edifices found elsewhere in the Park, especially along Mountain Avenue. The two houses at the corner of Edgehill Court and Road are significant. Robert Guter describes their significance as "a third category, with most examples dating from the 1920 and '30's, consists of modest 'Dutch Colonial' houses built on small lots for decidedly middle-class owners."<sup>248</sup> These small properties act as a buffer or transition between the more-densely developed West Orange that surrounds the Park and the less-densely developed core of the Park. As a further barrier from the surrounding non-

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<sup>247</sup> Guter, Item 7 p. 3.

<sup>248</sup> Ibid., Item 7, p. 5.

Park property, the Trustees own a narrow parcel of land that runs along the back of these properties.<sup>249</sup>

Elm Court Way- While the other new streets developed were located on the outer fringes of the Park, Elm Court Way is located in the center of the Park. The development process of Elm Court Way shows how the Park handled its growth internally. The subdivision comprises the 15.12 acre former estate of E. Remington Nichols. When Mr. Nichols died in 1947, the Bank of New York served as trustee, and sold it to the Georgia Company in early 1951.<sup>250</sup> The Georgia Company's President was Llewellyn Park Trustee Kenneth Gordon, who owned the "Oakleigh" estate that shared a common boundary line with the "Elm Court" estate. In addition, before the subdivision occurred a home was located along the unimproved driveway to the former estate house. The Georgia Company put in sewers, gas & water lines, and improved the existing driveway into a road. Elm Court Way is approximately the same width as typical Park streets. In May of 1952, the Committee of Managers "agreed to accept the care,

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<sup>249</sup> Sanborn, 1924, pp. 30-33. See Table I-1: "Indentures to the Trustees" in Chapter IV.

<sup>250</sup> Mrs. Henry Day. The story of the Georgia Company is unique. One Park Proprietor, Snowden Henry, wanted to build about twenty smaller houses on the "Elm Court" estate. Other proprietors, lead by Mr. Gordon, were opposed to such activities. At a party at the Georgia Plantation of Mr. Hendon Chubb, these proprietors agreed to create a company to purchase and develop the former estate at a significantly less density. In honor of their corporation's social beginnings, it was named the "Georgia Company."

conduct maintenance, and control of Elm Court Way."<sup>251</sup> Later, the Park installed three gas street lights.

The property was subdivided into four large parcels of over two acres apiece. In addition, Gordon's property was subdivided, allowing a 3.22 acre parcel to front on Elm Court Way. A sixth, smaller parcel of .667 acres was also created and under the ownership of Besco, Inc. At one time, there were seven houses sharing the street; presently, there are six, because the house that pre-dated the subdivision was razed and this land became part of the Edison National Historic Site of "Glenmont." All of the large parcels were originally owned by Park residents. One by one, the lots were sold off, leaving the small .667-acre lot left and a larger lot to be combined and sold. While the architectural style is typical of post-war Park subdivisions, these houses are larger and more detailed than the houses found at either Ashley Road or Edgehill Court. Moreover, as these houses are located on larger lots, their post-war architecture does not significantly intrude upon the design of the Park.

Eagle Ridge Road, Eagle Ridge Way and Blueberry Way- As mentioned previously, the western half of West Orange developed slowly because of the steep slopes of the First and Second Mountains. Similarly, the ridge and the top-of-the mountain within Llewellyn Park did not develop until the twentieth

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<sup>251</sup> Committee of Managers Meeting Minutes of May 26, 1952.

within Llewellyn Park did not develop until the twentieth century. During the nineteenth century, development of this land was limited to being either recreational, as the "Cliff Walk" section of "The Ramble" that ran along the top of the ridge, or agricultural. Fredrike Merck's goats and Orson Munn's cows were the residents of the hill before the First World War. The single exception was the Munn estate summer cottage. In 1913, Harry Shriver, a Park resident on the top-of-the-mountain having direct access via Rocky Way to the rest of the Park, lived on a farm. George Merck built large and beautiful Tulip gardens and rented out the gardeners' cottages, as the properties were known as the "Merck Homestead."<sup>252</sup>

George Merck, the largest property owner on the top-of-the mountain, was the catalyst for developing this land after the Second World War. From 1947 to 1957, three roads were developed: Eagle Ridge Drive, Eagle Ridge Way, and Blueberry Bend. Properties along these roads were sold by George Merck and the Eagle Ridge Realty Company.<sup>253</sup> Also, William Hatt Company and later, Milfred Vieser sold properties on the top-of-the-mountain.<sup>254</sup> The residential properties along this ridge were

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<sup>252</sup> Mrs. Henry Day.

<sup>253</sup> Llewellyn Park Treasurer's Valuations. George Merck's property title was transferred, not sold to the Eagle Ridge Realty Company. This would imply that Merck owned this realty company.

<sup>254</sup> According to Table T-13: "Proprietors of Llewellyn Park," PBW, Inc. and the Orange Quarry Company also owned large tracts of land on the



sold in larger-than-two-acre lots and offered residents spectacular views of Manhattan. Much of this property was never in the Park, for the Committee of Managers Meeting Minutes of 1956, read:

On motion made, seconded and carried, the Committee direct the chairman to try to get all the property belonging to the Merck Company taken into the Park in one step....<sup>255</sup>

The chairman's efforts were only partially successful. The minutes from a few years later state: "Eagle Ridge Realty or the Merck Estate had sold six pieces of property and had collected \$100 an acre for having these properties included in Llewellyn Park."<sup>256</sup> Yet, the true size of these properties' acreage were not recorded at the Proprietor's Meetings. For example, the Llewellyn Park acreage total for Dr. Thomas Judge was a meager .316 acres, while his parcel was actually 2.025 acres.<sup>257</sup> Ten years later, the Park had a special meeting to determine if these residents wanted to remain in the Park after Route 280 right-of-way cut through the mountain had taken the access road to the Park. The residents on the top-of-the-mountain chose not to

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top-of-the-mountain.

<sup>255</sup> Committee of Managers Meeting Minutes, July 23, 1956.

<sup>256</sup> Ibid., March 2, 1960.

<sup>257</sup> Table T-12: "Proprietors of Llewellyn Park 1967."

remain in the Park. Thus, the top-of-the mountain portion of the Park that was not sheared off by Route 280 was removed from the Park.

Wildwood Way- Although this road was not put in during the third period of development, for Wildwood Avenue and Wildwood Way were added to the Park in the 1860s, when the D. C. Otis were annexed into the Park, as mentioned previously. A section of this road between the Main and Mt. Pleasant gates developed in a similar manner to the other fringe streets of the Park: Ashley Road and Edgehill Court. As the properties in southeast corner of the Park developed independently from other Park properties, non-residential land uses are adjacent to the residential land uses within the Park.

For the first fifty years of the Park existence, only two individuals owned the land that fronts on this section of Wildwood Avenue: Llewellyn Haskell and Ross Browning.<sup>258</sup> And only one house was built here. Ross Browning built a rather large three-story half-timber house on the lot adjacent to the "Glen" and Albin Lehuer built his house close to Browning's. Five lots (45, 47, 49, 51 & 52) roughly one-half acre each were created by 1911, with Browning keeping two for his house (51 & 52) and Lehuer one for his house (47). With the inclusion of lot 42, located at the

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<sup>258</sup> "Proprietors of Llewellyn Park," tables T-1 to T-6.



corner of Wildwood and the Mt. Pleasant Gate, there are six buffer lots located along this section of Wildwood Avenue. Some fifteen years later, two more lots (42 & 48) were developed, however, with lot 48 being created, two lots (45 & 49) remained empty. In 1937, Charles Browning split one lot and donated part of it (45A) to the Trustees for a Llewellyn Park maintenance facility.<sup>259</sup> The last two lots (49 & 45) were developed in the 1960s and 1970s with typical, small Post-War residential houses.

#### Categories of Land Subdivision

"Estate-dividing"- "Glenmont" is the only remaining Gilded Age Estate that has not been broken-up. Another smaller property holding of 7.18 acres, block-lot number 97-24, has retained its lot lines since the 1860s, but the main building was built only in the twentieth century. All the Llewellyn Park estates created during the last quarter of the nineteenth century have been subdivided. Two former large estates, "Woodlands" at 19.60 acres and "Baronald" at 9.62 acres, having been divided during the 1920s are perfect examples of the "Estate-dividing" definition, that was stated early. No additional roads were developed, because all the parcels fronted on existing streets. "Woodlands" was subdivided into eight tracts (see Table #9: "Proprietors of Llewellyn Park") of approximately two and one-half acres, while

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<sup>259</sup> Committee of Managers Minutes of July 3, 1937.

"Baronald" was divided into seven lots (94-12, 12A, 12B, 12C, 12D, 12E & 12F) during the 1920s. With the exception of lots 12 & 12A, the average size of the new lots was 1.40 acres.

The characteristics of the architecture of this phase "... tends to relinquish innovation in favor of a kind of staid propriety sometimes typical of the Academic Reaction as a whole. Phase III houses accurately reflect the image of the Park during these years of a bastion of solid conservative values."<sup>260</sup> Stylistically, the majority of these houses are "Colonial and Georgian Revivals." The houses built at the former "Woodlands" estate are brick, "Georgian Revivals," while the houses built at the former "Baronald" estate follow the "Colonial Revival" genre.

The "Estate-dividing" process still continues for the 5.22 estate of Jacob Cecere is in litigation and the former Orson D. Munn estate, "The Terraces," now a 12.14 acre-estate owned by his great-grand niece Anne T. Holmes, is in the process of being divided.<sup>261</sup>

"Lot-Splitting"-Infill development within the Park has been caused by "Lot-splitting." This process has two distinct types: one, being a single, smaller subdivision of a large estate, and the other being the splitting of a lot into equivalent sections that usually

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<sup>260</sup> Guter, Item 7, p. 3.

<sup>261</sup> Mrs. Ann Holmes stated that no final decision regarding the subdivision of "The Terraces" has been made.

creating two smaller lots. Examples of the first variety, a single, smaller subdivision, can be found throughout the Park: in 1931, the lot 104-10B of 1.84 acres was split-off from Charles Munn's estate of some 20 acres;<sup>262</sup> a 1.7 acre section was split from the northern, or rear, section of the 4.00 acre Garrison property;<sup>263</sup> in 1947, a 2.00 acre lot was split from the 7.10 acre "Barrymead" estate;<sup>264</sup> and in 1968, a two-acre lot 101B-1K was split from the properties 101B-1&1A owned by estate of Mrs. William Scheerer and by her daughter, Mrs. John Babcock.<sup>265</sup> A final example is the Wallace-Chubb 17.92-acre estate called "Ellersly Place." Sections of this estate were split off in the 1900s for James Boote, a hunting partner, and the 1920s for David L. Wallace's two daughters. Later, in the 1950s the Mansion, "Ellersly Place" was razed and two more lots were created.<sup>266</sup> Presently, one lot of the

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<sup>262</sup> Llewellyn Park Ladies Association, Oral History Project, "Julie Day's Llewellyn Park Memories," October 2, 1988.

<sup>263</sup> Committee of Managers of Llewellyn Park, "Map of/ Llewellyn Park, West Orange," 1934 and "Proprietors of Llewellyn Park," tables T-9 and T-10.

<sup>264</sup> "Proprietors of Llewellyn Park," tables T-9 and T-10.

<sup>265</sup> Committee of Managers of Llewellyn Park, "Map of/Llewellyn Park West Orange," 1968 and "Proprietors of Llewellyn Park," tables T-11 and T-12.

<sup>266</sup> Mrs. Henry Day, a life-long Park resident, presently lives in the Boote house.

estate remains undeveloped.<sup>267</sup> By combining three (102-5, 7A & 12A) of these smaller lots in 1930, Charles Edison created a 6.24-acre property and built a mansion called "Landmore."<sup>268</sup> Another old Llewellyn Park estate subdivided in this piece-meal manner was "Bythlea," the Charles J. Martin estate.<sup>269</sup> Other examples of splitting a lot into equivalent sections include: the 6.06-acre lot (113.01-1) that was split in 1988,<sup>270</sup> the former George Merck house on Oak Bend (102-5) was razed and the lot was split in the mid-1950s after his death into a 2-acre (102-5) and a 2.5-acre (102-5A) lots.<sup>271</sup> Another estate that is example of "Lot-splitting" is the former 5.69-acre A. B. Jenkins estate called "Chestnut Hall," located at block 102-3. The mansion was razed and the estate divided into three smaller parcels.<sup>272</sup> Two examples of "Lot-splitting" that have resulted in a most unappealing juxtaposition of architectural styles include: the

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<sup>267</sup> "Residents of Llewellyn Park," as of September 1988. It is a two acre lot owned by Mr. Alan Sagner.

<sup>268</sup> Table N-6: "Names of Historic Estates and Homes within Llewellyn Park" and Table T-9: "Proprietors of Llewellyn Park."

<sup>269</sup> Mueller, *Atlas of the Oranges*, 1904, plate 15. Later, in 1913, the main house was identified as "Sunnybrook" in the Mueller, 1911, plate 17.

<sup>270</sup> Township of West Orange, "Real Property Tax List of 1988/Assessors' Field Book/Book 1."

<sup>271</sup> Table T-12: "Proprietors of Llewellyn Park."

<sup>272</sup> Table T-11: "Proprietors of Llewellyn Park"

former "Castlewood" estate where the A. J. Davis designed castle is adjacent to a post-modern Gothic interpretation;<sup>273</sup> and the "Oakleigh" estate where a Calvert Vaux Gothic house is sandwiched between a 1950s builder's colonial style house and a 1970s international style house.<sup>274</sup> The "Lot-splitting" process has created many smaller tracts within the Park that has lead to the building of houses on undeveloped tracts of land. Thus, two of the of the Park's original elements, its natural landscaping and its Gothic architecture, have been compromised during this development period by the number and variety of new residential developments.

#### Private Corporations

In addition to the Eagle Ridge Realty and the Georgia Company, other Llewellyn Park Proprietors have formed private land development corporations for the purposes of selling Llewellyn Park real estate. Other private corporations include: Undercliff Associates, Llewellyn Park Improvement Company, Browning Realty Company, Barr Realty Company and the Oak Securities and Investment Company. (See the "Proprietors of Llewellyn Park" tables for the exact years and properties held by

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<sup>273</sup> Lot 94-14 is 2.00 acres and lot 94-14.01 is 1.98 acres. Table T-14: "Proprietors of Llewellyn Park." This is one of the greatest intrusions to the integrity of the Gothic designed Llewellyn Park.

<sup>274</sup> Guter, Item 11, houses numbered 49, 144, 168.



these companies.) In addition, one Park resident, Mr. Ellis Adams, was considered by many of the Park's older residents to be the Park's unofficial realtor.<sup>275</sup> Even today, some of the Park's residents have been active in real estate endeavors within the Park.<sup>276</sup> While it is impossible to ascertain if these private corporations had non-Llewellyn Park real estate assets, it is clear that the existence of privately-held realty corporations were designed to keep outside developers and realtors from developing or selling Llewellyn Park properties in a manner that would be detrimental to the Park.

#### Summary of Development Within the Park

The third period of development of Llewellyn Park has been one of land subdivision. All of the large Gilded-Age estates have been subdivided to some extent, except for Glenmont. The former "Gilded-Age" country estates have been subdivided as a whole, as in "Estate-dividing," or piece-meal, as in "Lot-splitting." The Park's open spaces have been infilled by houses of various sizes and architectural styles. As some of these infill houses have seriously intruded upon the Park's original design, the Park is now a mosaic

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<sup>275</sup> Mr. Ralph Osborne, Jr. With Mr. Adam's death in the 1950s the Park was left without its realtor, and the Real Estate Committee was established as an attempt to assume Mr. Adam's work.

<sup>276</sup> An examination of the recent West Orange Real Property Tax records show, for example, that both Mr. Arthur Miller, Jr. and Mr. Michael Raho, have been buying and selling various Park properties as real estate ventures.



of many styles of American architecture. The trend line for the population of the Proprietors of Llewellyn Park is positive, indicating a growth in the number of Proprietors of Llewellyn Park. The building of new roads has created more residential development within the Park. The Park's size, in acres, is the smallest since the end of the Civil War. A smaller total acreage base, smaller average lot size and a rising Proprietor population have made the Park more densely populated than ever before in its history. Since the First World War, the Park has been transformed from a rural community into a exclusive residential suburb containing houses of diverse architectural styles.

#### Development of the Llewellyn Park Environs

While the Park has retained its residential land uses, the Town surrounding the Park has developed extensively and evolved from a trolley-based residential and industrial suburb into an automobile-based suburb of service and commercial areas. Samuel Williams writes, "the popularization of private automobile was the primary factor making possible the development of the east slope of the First Mountain and Pleasant Valley."<sup>277</sup> As a result, the level of development within West Orange has not been consistent: the eastern section of the Town has not seen significant growth, while the western section of the Town has seen significant

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<sup>277</sup> Williams, p. 27.

growth. As the Park is located in the eastern section of West Orange, it is surrounded by a more dense and urbanesque landscape. The result is a dichotomous relationship between the land uses within and surrounding Llewellyn Park.

East of Llewellyn Park- With the decline of both the trolley line and railroad spur that originally stimulated developed in the eastern section of Town, portions of this former industrial area have decayed and have been redeveloped. Just as other areas of the industrial northern states, West Orange's economic activities have changed. Thomas Edison's once state-of-the-art research and development facilities were turned into the Thomas Alva Edison National Historic Site. The Town of West Orange built a new town hall at the intersection of Mt. Pleasant and Main Street in 1937.<sup>278</sup> In 1970, the old hat factory was razed and a six-story office building and parking lot were built.<sup>279</sup> Thomas Edison's factories after nearly ninety years of operation left West Orange in 1973 for a better industrial location in New Hampshire.<sup>280</sup> The

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<sup>278</sup> Williams, p. 1.

<sup>279</sup> William Cuozzi. He was the director of the Town's Redevelopment Agency and former Town Council Member and Mayor of West Orange. The West Orange Redevelopment Agency was responsible for razing the building and selling the lot to a developer for the building of an office building.

<sup>280</sup> "McGraw-Edison move triggers law suit," *West Orange Chronicle*, Vol. 43, No. 42, October 17, 1974. The T. A. Edison, Inc. was reorganized to form the McGraw-Edison Company in the late 1950s.

area still has an industrial base as the Barton Press maintains a large facility in the former McGraw-Edison plant. Other Edison buildings that were not razed now house light manufacturing, warehouse outlet retailing, and wholesaling activities. Unfortunately, this industrial area has not aged well. The exteriors of the buildings are not well maintained and, with the addition of auto salvage and repair facilities, this area is visually unattractive and decidedly urban. Some areas along Main Street have done better; for the area near the Township Hall has successfully been redeveloped, providing much service sector based employment. These modern moderately tall office buildings and their associated parking lots, however, contrast greatly with the woods and natural environment of the Park, and are architectural and land use intrusions into Llewellyn Park.

Two other new developments of note in this area are the P.A.L. Little League Field and the John A. Degnan House for senior citizens. These developments are located in the previously undeveloped woods between the residential areas of the Park and the developed commercial and residential strip long Main Street. The Little League field was laid out in 1964 on Park Property that was formerly owned by Robert Dun Douglas (114-31), a Park Trustee.<sup>281</sup> This field acts as a buffer from the high density residential uses along Main Street, because it preserves open

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<sup>281</sup> Committee of Managers Meeting Minutes, July 16, 1964.

space and it is a less intensive land use. The Degnan Senior Citizen Apartment House is located on former Park property (The Robert R. Howard property, block & lot numbers 113-19, 21 & 23) along Bloomfield Way and Eagle Rock Avenue. This five-story brick building, originally planned in the Town's 1966 Master Plan, was opened in 1978, after much political debate and activity.<sup>282</sup>

North and Northwest of Llewellyn Park- The northern environs of Llewellyn Park along Eagle Rock Avenue, have developed since the 1950s. Because some of these properties were not owned by Proprietors, they were developed in a manner not consistent with the Park. A large section of this area is still woodlands because Mr. & Mrs. Theodore Edison purchased numerous parcels of land starting in the 1930s.<sup>283</sup> In 1951, the Annie Gillespie property was developed as 49 garden apartments.<sup>284</sup> Wilson Terrace, a short dead-end street with small lots, pushed into the Park in a manner similar to the other side streets along the eastern edge of the Park.<sup>285</sup> As for the

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<sup>282</sup> See item T in the Appendix by Lawrence Wilkinson, informing the Park's residents of the Town's decision to build a Senior Citizen Apartment Building on Park property.

<sup>283</sup> Mr. & Mrs. Theodore Edison purchased 112A-10, 10A, 10B & 15 and 112B-5B & 5E in the 1930s and 1940s. See "Proprietors of Llewellyn Park," tables T-9 to T-14.

<sup>284</sup> Sanborn Company, *"Insurance Map of West Orange,"* 1939-1964, plate 30.

<sup>285</sup> As the Table T-7: "Proprietors of Llewellyn Park" 1913 indicates

quarry, its operations continued until the 1970s when it finally exhausted the rock supply within its boundaries in addition to some stone of its neighbors' properties.<sup>286</sup> As part of developing the former quarry property into condominiums, the developer donated land to the Trustees of the Park to be used as open space.<sup>287</sup> With the advent of cars replacing the trolley, Crystal Lake Amusement Park declined. The owners of Crystal Lake built a bowling alley, restaurant, office building, and created a swim club. In addition, a Television relay tower and a UHF station were built in the 1950s. In 1970, with the revision of the Park's boundaries, the land was removed from the Park. By the middle of the 1960s, the swim club's operations became unsuccessful and Crystal Lake had become severely polluted.<sup>288</sup> Recently, the land was purchased by the Trammell Crow Company for development as a 900,000 square-foot office park, and the site is under construction.<sup>289</sup> The northern environs of the Park, that have not become part of Llewellyn Park, have developed in a scale and

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Annie Gillespie owned a 9.42 acre tract 112A-5 and Arthur Mitchell owned a 6.10 acre tract (112A-10) in addition to the land of Thomas Williams (112B-12 & 30) of 4.54 acres and John Randall (112A-17) that was developed as Park property as Ashley Road.

<sup>286</sup> Letter of January 11, 1968 written by John Cunningham, Chief Building Inspector of West Orange to the Orange Quarry Co. The letter is item D the Appendix.

<sup>287</sup> See item U in Appendix.

<sup>288</sup> 1989 Municipal Calendar of the Township of West Orange, backpiece.

<sup>289</sup> Ibid.



scope dramatically different from the Park since the end of the Second World War. The proposed and actual developments under construction are for high-density residential uses and high-density commercial uses which severely contrast and conflict with the Park. The new developments that are occurring over the hill from the Park are separated from the Park by the mountain cliff, a large tract of dedicated open space and other residential properties. Through the benefits of these buffers, the impact of these large high-density commercial and residential land uses on the design integrity and historical features of the Park are minimized.

South and West of Llewellyn Park- These southern and western environs have seen two great changes since the middle of the 1920s. First, the residential areas have developed more intensively; and second, after years of political maneuvering and debate, the East-West Freeway, Interstate Highway Route 280, was constructed in the stream valley in the Park.

The residential areas are no longer the summer homes and large estates of famous New Yorkers. Instead, they are residential suburban neighborhoods of varying degrees of size, affordability and densities. In 1928-29, the Essex County Country Club moved up the hill in West Orange to its present location between Pleasant Valley Way, Mt. Pleasant, Prospect, and Old Indian avenues.<sup>290</sup>

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The former polo field, second, third, and fourth holes were developed into the Rolling Green Hills section of West Orange that was initially developed in late 1920s.<sup>291</sup> The grounds of the former Hutton estate of the 1880s and the country club building were developed into the Hutton-Lafayette Garden Apartments. The rest of the country club's golf course, identified as the "South End" by Samuel Williams, was "... developed with attractive homes, ... [and] ... necessary additions were made to the Gregory Avenue and Senior High Schools ...."<sup>292</sup>

The other residential sections of West Orange surrounding the Park have not changed dramatically. Despite the country club land becoming garden apartments, many older Hutton Park homes exist. The Ridge section of West Orange has changed very little as well, for it also has many of its larger than two acre lots remaining.<sup>293</sup> St. Cloud has developed into a suburban residential neighborhood. The density and conditions of the older residential sections have remained rather stable, although the residential neighborhoods closest to the former Edison complex and those along the Orange, N.J., boundary have shown signs of instability

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<sup>290</sup> Williams, p. 27. The Essex County Country Club moved and built two courses, an east and west. The country club sold its west course to Essex County and now the course is an Essex County owned public golf course.

<sup>291</sup> Ibid., p. 27. The lots were subdivided into moderately sized, residential suburban 75-foot wide lots.

<sup>292</sup> Ibid.

<sup>293</sup> Tax Assessors Office, Township of West Orange, "Township of West Orange," the Township's Tax Map.

and decay. In general, the residential neighborhoods surrounding the Park have developed more intensively into mature, residential suburban neighborhoods.

As for Route 280, Robert Guter describes the impact of the freeway and the cut through the mountain as:

The greatest damage to the Park's integrity came about in the 1960s when Interstate 280 was routed across the top of the mountain, slicing off substantial acreage on the western boundary. Not only land but houses were lost. Although invisible from most of the Park, noise, air pollution, and vibrations carry beyond the right-of-way, views from certain portions of Tulip and Mountain Avenues are impaired and Castlewood, one of the few surviving buildings of Davis, stands perilously close to the highway. <sup>294</sup>

Route 280 has become an eight-lane wide moat along the Park's western and southern boundary separating the Town from the Park.<sup>295</sup> As a result of the freeway's construction, the pressures for the Town to develop have increased, especially near the freeway interchanges. A shopping mall,<sup>296</sup> Essex Green, was

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<sup>294</sup> Guter, Item 8, p. 8.

<sup>295</sup> Route 280 is twelve lanes wide when the shoulders and access lanes are included. It officially opened on July 28, 1973. As a result of the freeway's construction, the pressures for the Town to develop are increasing, especially in areas near interchanges. The Trammell Crow development is an example of this increased development near the interchanges.

developed in the late 1950s on the site of the Mountain Ridge Country Club. The development on George Merck's property (now a townhouse condominium development) and the Trammell Crow development are examples of land development projects resulting from the building of a freeway. Therefore, Interstate Route 280 has brought with it a set of direct and indirect factors that have severely and negatively affected the Park. These negative factors are: an increased level of air and noise pollution, the increased amount of automobile traffic on the roads surrounding the Park, and the impact of a changed suburban residential character within West Orange.

#### Summary of the Development Surrounding Llewellyn Park

The land use pattern of the Town of West Orange in the third period of development has seen significant change. West Orange has mirrored the changes occurring throughout the country. As the industrial employment base for the national economy has been replaced by service-sector employment, the industrial employment within West Orange has declined, and has been replaced by service-sector employment. As the impact of automobiles has stimulated the construction of freeways and shopping malls, West Orange has been the site for freeway

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<sup>296</sup> According to interviews with many people in the town, Essex Green was the result of an alleged deal where certain Town politicians benefitted from using insider information to build the mall where it was going to have direct access to Route 280 through an interchange.

construction and shopping malls. To the west of Llewellyn Park, a shopping mall and a large office complex exist on former farm land and amusement park. The former country clubs and golf courses that surrounded the Park to the south and west have been redeveloped as as residential and commercial office space. The older residential neighborhoods such as Hutton Park, St. Cloud and the Ridge section have remained and have become more densely developed, while the older residential neighborhoods to the east and northeast of the Park have matured and stabilized. The land outside Llewellyn Park was developed in a manner that was completely different from the land development inside the Park. The end result of the twentieth century developments within West Orange has surrounded Llewellyn Park with incompatible and intrusive land uses.

## CONCLUSION

### History of the Development of Llewellyn Park

Due to his poor health and the tragic deaths of his children, Llewellyn Soloman Haskell moved to a very rugged, picturesque and "healthful" environment called Turk's Eagle Ridge in 1853 that was introduced to him by his friend and architect Alexander Jackson Davis. These two men, combining the American Gothic-Revivalists concepts relating to architecture, landscape architecture and personal lifestyle within the parameters of real estate development in a natural setting of the First Watchung

## CHAPTER IV

### A NINETEENTH CENTURY GOVERNMENTAL ORGANIZATION

Chapter IV outlines the unique governmental organization of the Park, briefly traces its organizational growth throughout the twentieth century and identifies some of the powers and approaches taken to control the land subdivisions within the Park since 1918.

Since 1918, West Orange has developed in a significantly different manner as compared with the Park; the Township has become more densely and intensively developed. High-density suburban residential, industrial, commercial office space and transportation infrastructure land uses are found within West Orange while, Llewellyn Park has retained its single-family residential uses. The twentieth century land uses have penetrated the Park's stated boundaries, negatively affecting the nineteenth century design of the Park. The residential houses along the fringe areas of the Park are on substantially smaller lots than found elsewhere in the Park and the interstate freeway has been radical surgery for the Park, lopping off its southern and western properties. An unique governmental organization has enabled Llewellyn Park to survive the onslaught of twentieth century land uses. The effects of these new land uses and innovations have been "regulated" by the residents of the Park in order to protect the character of their beautiful neighborhood.



## ORGANIZATIONAL GROWTH

Llewellyn Park is more than a delineated geographical area, for the Deed of Trust also outlines a private government for the Park. In twentieth century terms, the Llewellyn Park governmental organization is a condominium association. Originally, the Park's governmental organization had two elements: the Trustees and Committee of Managers. Presently it is comprised of three major "branches:" the Trustees, Committee of Managers and Ladies' Association of Llewellyn Park. Both the Committee of Managers and Ladies' Association are comprised of individual committees, organized by function. By increasing its size and budget since 1918, the Committee of Managers has controlled and limited the land subdivision process within the Park and attempted to negate the effects of West Orange's growth on the Park.

### Deed of Trust

It is the Deed of Trust of February 28, 1857, that outlines the original structure of the Llewellyn Park government consisting of the Trustees and Committee of Managers. As stated in Chapter III, the "Deed" outlines the role of the Trustees and the Committee of Managers, establishes the private park land and open space within Llewellyn Park, and delineates the Park's ideal boundaries. The Deed of Trust is the cornerstone for the governmental structure of the Park and empowers the Committee of Managers to control the development of land within the Park.



### Trustees

The Deed defines the responsibilities of the Trustees. Trustees can serve for life, or as long as such person wishes to serve. Originally, Trustees did not have to live in the Park, however, on December 12, 1864, the Committee of Managers resolved to limit the trustee's eligibility, by stating, "Trustees who shall cease to be owners of Property within the Park shall vacate their trusteeship and no person ... [shall] ... be eligible to that office unless he be ... [an] ... owner of property there [Llewellyn Park]."<sup>1</sup> New Trustees can only be elected by the Proprietors when their number is down to one.<sup>2</sup> Notwithstanding the deed covenant requiring that Trustees are elected two-at-a-time, from 1925 to 1946, new Trustees were appointed one-at-a-time, as the table reads, before it was corrected in 1957. Presently, there are only two Trustees of Llewellyn Park. Thus, before a new Trustee can be elected, one of the present Trustees would have to leave office. The Trustees own the title to common property of the Park, that includes: real estate, infrastructure, and other property.<sup>3</sup> Moreover, the Trustees are to have control over the operations of the Park, and therefore cannot be members of the Committee of Managers.

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<sup>1</sup> Proprietor's Annual Meeting Minutes of 1864.

<sup>2</sup> Deed of Trust, p. 13.

<sup>3</sup> S. Whitney Landon, a Llewellyn Park Trustee since 1957, is the source for this section.

Table TLP-1  
TRUSTEES OF LLEWELLYN PARK

<u>NAME</u>	<u>TERM BEGINS<sup>4</sup></u>	<u>TERM ENDS<sup>5</sup></u>
Augustus O. Moore	1857	1867
Edwin C. Burt	1857	1868
Thomas B. Merrick	1857	1876
Josiah Reed	1868	1876
Daniel A. Heald	1868	1900, December.
David L. Wallace	1876	1895
David E. Green	1876	1905, December.
William Barr	1901	1908, June.
George Merck, Sr.	1901	1917
Alfred Jennings	1909	1916, December.
William Read Howe	1909	1923, November.
Charles A. Munn	1917	1924
Farnham Yardley	1917	1956, December.
Hendon Chubb	1924*	1957
Robert Dun Douglass	1925*	1938, May.
Albert C. Wall	1939*	1945, May.
Kenneth Gordon	1946*	1972
Henry Stetson	1957	1973
Whitney Landon	1957	Present.
Brian Leeb	1973	1982, November.
Ralph Osborne, Jr.	1973	1983
Josephine C. Wilkinson <sup>6</sup>	1983	1988
Harold Grotta	1983	Present.

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<sup>4</sup> All terms begin with the voting in of a Trustee at the Annual Proprietors' Meeting, always the second Monday in January.

<sup>5</sup> Terms either end with a Trustee's death or resignation. Resignations take effect and are announced at the Proprietors' meeting in January. If a month other than January is given, then the Trustee has died during his term.

<sup>6</sup> Mrs. Josephine Wilkinson was the first, and so far, the only woman to serve as a Trustee.

### Committee of Managers

As stated in Chapter III, the Committee of Managers is responsible for the day-to-day operations of the Park. The Committee is directed by a Chairman and its Secretary performs the traditional secretarial tasks. The size of the Committee of Managers is limited to between three and nine members.<sup>7</sup> Individual Proprietors are eligible to serve without pay on the Committee of Managers and to have voting rights at the Proprietors' Meetings. Eligibility for becoming a member is either in being a Proprietor or the spouse of a Proprietor and by paying one's Park taxes.<sup>8</sup>

### Proprietors

The Deed also provides a democratic format for the governance of the Park by the Proprietors' Meetings of the the Park Proprietors are held annually on "... the second Monday of January ... between the hours of six and nine o'clock in the afternoon."<sup>9</sup> Voting rights are weighted according to the amount of acreage each Proprietor owns.<sup>10</sup> For example if a Proprietor

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<sup>7</sup> Deed of Trust, p. 10. As stated in Chapter III, the first Committee of Managers had five members on it.

<sup>8</sup> Ibid., p. 13. The members of the Trustees, Committee of Managers, Advisory Committee, and Ladies' Association volunteer to serve in the Park Government.

<sup>9</sup> Deed of Trust, p. 10.

<sup>10</sup> Ibid., p. 10.

owns six acres, he then has six votes. The electoral process is democratic in nature, however, the election process is indirect, for a nominating committee selects individuals to be elected as Trustees and to the Committee of Managers and Advisory Committee. At the Proprietor's meeting the slate of new Park officers is then elected by the Proprietors.

#### Acreage Tax

The Deed of Trust calls for a Llewellyn Park tax to "... be made and imposed in the manner hereinafter prescribed, for the proper maintenance and embellishment of the said Llewellyn Park ...."<sup>11</sup> This property tax is set at a maximum fee of \$10 per acre and the Llewellyn Park budget is voted upon by the Proprietors. Also an entrance fee for joining the Park was set at \$100 per acre of land.<sup>12</sup>

The power to tax is a special power that give the Committee of Managers the ability to enforce and implement its vague responsibility to "... have the exclusive control and management of the said Park ...."<sup>13</sup> As for delinquent Proprietors not paying their taxes, the Minutes of 1865 indicate that the Park retained the services of a lawyer to sue Proprietors.<sup>14</sup> By the turn of the

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<sup>11</sup> Ibid., p. 9. See item L in the Appendix.

<sup>12</sup> Ibid., p. 5.

<sup>13</sup> Committee of Managers Meeting Minutes, p. 10.

century, the Llewellyn Park tax matter was resolved by the Court of Chancery declaring that both the tax and the Deed of Trust were legally valid.<sup>15</sup> Presently, the tax is collected and valid.

#### Land Use

In addition, the Deed of Trust outlines the land uses allowed within the Park. The Deed is a nineteenth century predecessor to zoning, for it restricts the following land uses allowed in the Park:

No hotel, livery-stable, slaughter-house, smith-shop, forge, foundry, brewery, distillery, hat-factory, circus or menagerie, or for carrying on of any trade of business that may interfere with the full and proper use and enjoyment of the said Llewellyn Park.<sup>16</sup>

The Deed restricts the certain properties within the Park to be "... a Villa-site, or sites, of at least one acre ...."<sup>17</sup> Thus, the land is to be used for residential purposes only with lots of one acre or greater.

The Deed of Trust also delineates the routes of Glen and Mountain Avenues and states their width at 50 feet.<sup>18</sup> As some of

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<sup>14</sup> Llewellyn Park Proprietors' Meeting Minutes, January 9, 1865.

<sup>15</sup> Proprietors' Meeting Minutes, January 12, 1903.

<sup>16</sup> Deed of Trust, p. 14.

<sup>17</sup> Ibid., p. 8. Actually, most Park roads are approximately 25 feet wide from gutter to gutter.

<sup>18</sup> Ibid., p. 3.

the roads within the development were laid out before the Deed of Trust was enacted, the deed allows the individuals living south of the Park to use Tulip Avenue. For those Proprietors living in Eagle Rock, where the home of Llewellyn Haskell was located, the deed allows them access through the Park from Valley Road to Eagle Rock. The deed states:

... the owner or owners of the said tract or parcel of land and premises lying on the northerly side of Eagle Rock Road, and known as the "Eagle Rock," and his and their respective family ... to pass and repass from the said Valley Road at all times and for all purposes either on foot, or with horses, cattle or carriages over and through the said Llewellyn Park by means of its several roads and avenues ....<sup>19</sup>

The Deed of Trust states that such Eagle Rock Proprietors wishing to travel through the Park must pay an annual fee for such right of fifty dollars.<sup>20</sup>

Finally, the Deed provides special rights for its 1857 neighbors. For instance, those Proprietors who live on the land of Charles Harrison, presently most of Block 90, and part of Block 89, can "... water his or their cattle and horses at and from the brook ...," and "... draw water from the said brook ...."<sup>21</sup>

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<sup>19</sup> Ibid., p. 9.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid., p. 12.



The matter of the nature of the restrictive covenants on the Park land is of importance. First, Llewellyn Park was not created to be an independent municipality. There is no mention of the Park being separate from Orange. The Park is defined in the deed as "... being in the said township of Orange ...."<sup>22</sup> The funds raised from the Parks' tax are to be used in paying, "... such state, county and township taxes ...."<sup>23</sup> In addition, residential land uses are the only allowed land uses within the Park, while "The Ramble" is to be a private park. Thus, the deed of trust does not call for the Park to become a separate, independent community.<sup>24</sup> Also important is the lack of exclusionary restrictive covenants stated in the Deed of Trust or on individual property deeds on the race, creed, color or sex of an individual who desires to become Llewellyn Park Proprietor.<sup>25</sup>

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<sup>22</sup> Ibid., p. 4.

<sup>23</sup> Ibid., p. 10.

<sup>24</sup> The argument for Llewellyn Park being a part of the Township are based upon the facts that Llewellyn Haskell fought against the splitting away from Orange, a school building was planned but never built in "The Ramble," advertisements from this period stated that Llewellyn Park was close to Orange, and the Park was to be "strictly private" residential community. (Source "Country Homes for City People.") Thus, it can be concluded that Llewellyn Park was never intended to be an independent municipality.

<sup>25</sup> In addition, some of the early Park residents were pre-Civil War abolitionists. Perhaps the "Perfectionist" philosophy influenced this thinking as well.

The Committee of Managers Meeting Minutes of 1864 and 1946 note a discussion of writing By-Laws.<sup>26</sup> The Minutes of June 11, 1946, report that by the Fall of 1946 the By-Laws would be discussed, yet, in the minutes of October 23, 1946, do not contain any discussion on the By-Laws. Presently there are no By-Laws of Committee of Managers of Llewellyn Park.<sup>27</sup> According to the Meeting Minutes of 1864 that any such action in modifying the Deed of Trust would make it void and the addition of By-Laws would make the Deed of Trust null and void, so the Committee of Managers decided not to write By-Laws.

#### Organizational Additions Since 1857

The first major land use policy taken by the Managers was to assume the landscaping responsibilities and the construction of bridges and roads previously done by Llewellyn Haskell. Initially the entire Committee of Managers exercised control of the Park's landscaping but, by 1869, the Managers realized the advantages of a specialized committee and created the Committee of Improvement.<sup>28</sup> This committee was responsible for building the bridges and maintenance of Park's landscaping. The Minutes state:

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<sup>26</sup> Committee of Managers Meeting Minutes, June 11, 1946.

<sup>27</sup> Llewellyn Park Proprietors' Meeting Minutes notes from January 15, 1864 and Bernard Berkowitz, Chairman of the Committee of Managers of Llewellyn Park.

<sup>28</sup> Committee of Managers Meeting Minutes, January 31, 1869.

... we think the Glen below the bridge should be kept as a Forrest (sic) we think it should be cleared of underbrush ... that the great natural beauties of the ground may be seen by those riding on the borders and the walks becoming inviting to pedestrians.<sup>29</sup>

In 1918, with the start of the third development period the Committee of Managers had four standing committees: Road, Lighting, Sewer, and Police, with each committee supervising the building and maintenance of their assigned aspect of the Park's infrastructure. The "Board" of Managers, as they called themselves then, was comprised of the following members: Mrs. Russell Colgate, Mrs. George Merck, Miss Mary Vincent (Treasurer), Herbert Gay, Charles Browning, Hendon Chubb, Winthrop Smith (Secretary), Albert Wall, William Read Howe.<sup>30</sup> The Ladies Association had already begun to supervise the maintenance of "The Ramble," while most of the physical labor and maintenance work throughout the Park was supervised by the Roads Committee.

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<sup>29</sup> Ibid. In addition the Minutes of February 21 and April 10, 1871 indicate that the Managers purchased a "mowing mechanism" for \$60.

<sup>30</sup> Mrs. Russell Colgate was the Chairman of the Road Committee while William Read Howe was the "President." Without By-Laws, the proper titles of the Managers and its Chairman of the Managers changed over the years. Not until the 1940s when the Managers reorganized their bank accounts did the Managers officially return to the titles stated in the Deed of Trust.

Since 1918, the governmental structure of the Park has been significantly enhanced and upgraded while the Deed of Trust remains intact. An Auditing Committee was created to audit the Park budget. Presently, the Committee of Managers is comprised of nine members and has an nine-member Advisory Committee. In addition, there is a Llewellyn Park Ladies' Association charged with certain duties pertaining to the Park's maintenance and appearance. In addition, a partial list of past Park employees includes: a Treasurer, "Road Master,"<sup>31</sup> "Superintendent of the Park,"<sup>32</sup> "Gate-keepers."<sup>33</sup> Presently, the Park employs full-time security guards and a maintenance crew and hires private consultants as required. The office of Treasurer is now an unpaid position, just as the other Committee of Manager positions, and some of the legal work done for the Park is pro-bono work by the law firms of Llewellyn Park residents.<sup>34</sup>

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<sup>31</sup> Committee of Managers Meeting Minutes of February 11, 1929. This was the name given to the foreman of the road maintenance crew of Llewellyn Park.

<sup>32</sup> Guter Item 8, p. 3.

<sup>33</sup> "Country Homes for City People."

<sup>34</sup> Charles Robbins.

### Ladies' Association<sup>35</sup>

Started in 1897, officially associated in 1905 and officially chartered in 1947,<sup>36</sup> the Ladies Association has played a vital role in the management of the Park's landscaping and in documenting the Park's history.<sup>37</sup> Specifically, the Ladies Association Tree and Shrub Committee has been responsible for the maintenance of the vegetation on Park property. This committee has been very active in tree maintenance: ordering the spraying of trees to rid them of infectious blights and harmful insects and the pruning of trees and shrubs when their branches obscure the street lights, interfere with the overhead wires and restrict the sight lines around corners and at intersections. In addition, the Tree and Shrub Committee "... shall keep up the paths and stepping stones ..." found in "The Ramble."<sup>38</sup> The present landscaping concept has resulted in the preservation of the old trees and shrubs and the planting of new trees and shrubs that are

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<sup>35</sup> The Ladies Association takes an active role in other non-land development related aspects of the Park. Most notably the Association sponsors various social activities, such as a Proprietors' Dinner and the long standing annual Christmas Caroling and Party.

<sup>36</sup> S. Whitney Landon Files and the Constitution of the Ladies' Association of 1947.

<sup>37</sup> The author is very grateful of the Historical Committees efforts in managing the Llewellyn Park Archives.

<sup>38</sup> By-Laws of the Ladies' Association of Llewellyn Park, By-Law V, Section I.



appropriate to the natural rustic look of the Park. For example, in 1954, red azaleas were planted near the Main Gate, and then removed and replaced with white azaleas, because "... white azaleas would be more natural in the Park setting ...."<sup>39</sup> A Conservation Committee focuses its efforts toward educating the Proprietors on the proper care of the unusual trees found in the Park and the Park's landscape. A final committee, the Sign Committee, is responsible for maintaining the street signs and gas lights within the Park.<sup>40</sup> Usually such maintenance efforts are the painting of these metal sign posts and light stanchions. S. Whitney Landon, in his speech at the 125th Anniversary of Llewellyn Park, described the impact of the Ladies' Association as:

Even before they officially organized, and ever since that time the Ladies Association of the Park have been the chief ones responsible for carrying out Llewellyn Haskell's dream of making the Park the beautiful spot it is today.<sup>41</sup>

Through constant attention to current techniques of landscape maintenance and proper horticultural design, the Ladies'

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<sup>39</sup> Proprietors' Meeting Minutes of January 11, 1954. Report by Mrs. Mary Murray, President of the Ladies Association.

<sup>40</sup> By-Laws of the Ladies' Association, By-Law V, Sections II & IV.

<sup>41</sup> S. Whitney Landon Files. Text of a speech given at the 125 Anniversary of the Founding of Llewellyn Park.



Association has maintained and enhanced the beautiful natural landscape of the Park.

#### Property Assessment

By the mid-1880s the Park's \$10 per acre tax was inadequate in raising the necessary revenues for the Park's governmental operations. To meet the deficit, the Park had a voluntary subscription.<sup>42</sup> By 1920, this subscription method was inadequate and the Managers developed the Llewellyn Park Property Assessment.<sup>43</sup> This supplement was officially enacted by the Proprietors of Llewellyn Park at their Annual Meeting on January 12, 1920. The Committee of Managers agreed to make this assessment the difference of the amount collected from the Llewellyn Park Tax and the actual budget. As for the collection of the old tax and new assessments, the Committee of Managers Meeting Minutes stated that "the Treasurer made a report informing the Board as to the amount collected by taxes and assessments. Satisfaction was expressed at this report."<sup>44</sup> The individual Proprietor's have expressed acceptance of the assessments as well, because, the Minutes of the 71<sup>st</sup>. Proprietors'

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<sup>42</sup> Letter from the "Board" of Managers of 1920, explaining the need for the assessment. See Appendix item E and item L.

<sup>43</sup> Committee of Managers Meetings Minutes of February 20 and May 5, 1920. See Footnote 15.

<sup>44</sup> Committee of Managers Meeting Minutes of April 10, 1921.

Meeting in 1929 indicate that the Budget, including the Llewellyn Park property tax assessment was accepted unanimously.<sup>45</sup> The budget matter has survived the years, for at the 132<sup>nd</sup>. Proprietor's Meeting in 1989, the budget was approved by this same unanimous vote. The Park's property assessment rate is based upon the municipal property tax rates. Presently, Park Proprietors pay a Llewellyn Park assessment that is approximately one-seventh of the West Orange property tax assessment.<sup>46</sup> Since 1920, Llewellyn Park governmental operations have been funded by the fixed amount acreage tax and the variable amount property assessment.

#### Advisory Committee

The Advisory Committee was the major addition to the structure of the Committee of Managers of Llewellyn Park. It was created by a resolution at the Proprietors Meeting of 1930, and its first members were: Mr. Paul Scheerer, Mr. Chichester Kerr, Mr. John Sloane, Mrs. Herbert Gay, Mr. Whitney Landon, and Mr. Douglass Nichols.<sup>47</sup> Historically, the committee has been comprised of either 4 or 6 members, while the present Advisory Committee has been enlarged to nine members. Members of the

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<sup>45</sup> Proprietors' Meetings Minutes, 1929 and 1989.

<sup>46</sup> 1989 Llewellyn Park Tax and Assessment.

<sup>47</sup> Whitney Landon Files.

Advisory Committee attend the Committee of Managers meetings and have served as chairman of the individual committees. Advisory Committee members do not have a vote at the Committee of Managers meetings. The purpose of the Advisory Committee is to introduce more Proprietors to the workings of the Parks' Government and to share the work load of some of the committee chairmen.<sup>48</sup>

#### Additions to the Committee System

The committee system forms the basic organizational format of the Committee of Managers in implementing its stated responsibilities of "... exclusive control and management ... for the enclosure, planting, maintenance and decoration thereof, and for the prescribing and enforcement of rules and regulations for the use and enjoyment thereof ...."<sup>49</sup> In order to perform such a task, the Committee of Managers is divided into specialized standing committees each providing control over one function or element of the Park's infrastructure.

The Committee of Managers has eight committees: Road, Lighting, Sewer, Security (formerly called Police), Property, Real Estate, Recreation, and Finance. The Road committee has the responsibility to maintain the roads, bridges and other road-

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<sup>48</sup> Charles Robbins and Bernard Berkowitz.

<sup>49</sup> Deed of Trust, p. 10.

related items. Some of the activities of the Road Committee are typical public works type projects that include: road paving,<sup>50</sup> snow plowing<sup>51</sup> in the winter, and filling pot holes. As the Proprietors own to the middle of most roads, it is the responsibility of the individual property owner to maintain the curbs and gutters fronting on the Proprietor's land.<sup>52</sup> The Lighting Committee has the responsibility for the maintenance, that is not supervised by the Ladies' Association, the placement of the gas lights and lines, and responsibility of negotiating the operating agreement with the local utility company, Public Service Electric and Gas.<sup>53</sup> The Sewer Committee has the responsibility for the maintenance and management of the six Park sewers.<sup>54</sup> The Security Committee has the responsibility for the security matters of the Park. This committee hires the Llewellyn Park security force that: monitors admittance into the Park at the Main

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<sup>50</sup> The roads outline in the Deed of trust are owned by the Trustees and are separate blocks on the Township's latest tax map. At these locations, a proprietor owns only to the edge of the curb, not half-way into the street.

<sup>51</sup> Committee of Managers Meeting Minutes of December 16, 1943. The Park used a team of horses to plow the Park's roads until the winter of Winter of 1943.

<sup>52</sup> In almost every Annual Proprietors' Meeting Announcement, the Committee of Managers reminds the Proprietors to clean out their gutters.

<sup>53</sup> Bernard Berkowitz and Charles Robbins.

<sup>54</sup> Such sewer management concerns itself with technical requirements of the Municipal, state and federal environmental standards. See maps S-1 and S-2.

Gate, patrols the Park, and enforces other regulations and rules of the Committee of Managers.<sup>55</sup> In an effort to deter Park residents and others from driving too fast, speed bumps are placed intermittently along Park roads. The Property Committee was established in 1948, when an addition to the Main Gate Lodge was completed, and was "... to take over the work of supervising repairs to the buildings and other property of the Park, excluding repairs to the motor vehicles."<sup>56</sup> Presently, the Real Estate Committee has the responsibility for monitoring the sales of houses in the Park, and assisting Park residents in selling their homes, if they so desire.<sup>57</sup> Whenever, a Llewellyn Park property goes on the market, the Proprietors receive a "for sale" announcement, from local realtors. Originally, the committee was responsible for administering the purchase of the Robert Howard properties so these would not be developed by a speculative

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<sup>55</sup> Since Llewellyn Park is a private neighborhood, the town police will defer their actions to the Llewellyn Park security force, before entering the Park. The relationship between the Park and West Orange focuses on the Park allowing access to its neighbors. In 1873, the Committee of Managers voted to open the Park to visitors, except on Sunday. This policy was in effect until the 1970s. When the Park decide to close the Park and the gates, except the Main Gate which is monitored 24 hours a day. The Llewellyn Park security issue could be separate thesis topic by itself.

<sup>56</sup> Committee of Managers Meeting Minutes, December 10, 1948.

<sup>57</sup> Ralph Osborne, Jr. the first chairman of the Real Estate Committee.



builder at densities greater than one house per-acre.<sup>58</sup> The Recreation Committee was established to monitor the conditions of the paddle tennis court,<sup>59</sup> the skating pond within "The Ramble" and to supervise recreational events at these facilities.<sup>60</sup> Finally, the Finance Committee has the responsibility "... to review the investments of the savings accounts,"<sup>61</sup> and to ensure that the Park is receiving the best returns on its financial investments.

As a general rule, chairmanship and membership of the individual committees of the Committee of Managers is not very demanding. At times when the issues related to the functioning and operating of the Park demand action, the work of each specific committee increases.<sup>62</sup> Some committees, such as the

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<sup>58</sup> Proprietors of Llewellyn Park Meeting, January 14, 1957. The Real Estate Committee has a more dubious history which will be described in a later section of this chapter. See Chapter IV Appendix for letters announcing the purchase and sale of the former Howard properties. Today, professional realtors handle the sale of Park houses. By 1986, the remains of the former Howard tract, that were not purchased by the Town of West Orange for its Senior Citizen Apartment building, had two houses on it, These lots were 1.53 acres and 1.75 acres each.

<sup>59</sup> The paddle tennis court was first built through subscriptions from Park residents in 1956.

<sup>60</sup> Since many of the Park's residents are members of Country Clubs or have built their own tennis courts, swimming pools and paddle tennis courts, the recreational facilities in "The Ramble" have been not well used. In addition, "The Ramble" has been the site for many baseball games as indicated by the Childhood Memoirs of Charles A. Munn and the Committee of Manager Meeting Minutes of March 14, 1957.

<sup>61</sup> Committee of Managers Meeting Minutes December 13, 1944.

<sup>62</sup> Bernard Berkowitz and Charles Robbins. Traditionally, the Chairmen, Treasurer, Secretary and Road Committee Chairman are the



Recreation, meets irregularly, while the Security committee is much more active and meets monthly and whenever the need arises with the security personnel of the Park.<sup>63</sup> In the interviews conducted, the efforts of the committee chairman are paramount to the activity of the individual committees. Thus, the more active the committee chairman is, the more active and demanding the committee work becomes. As the Chairman of the Committee of Managers is responsible for making the agenda and setting the goals of the Committee of Managers, he spends a great amount of time concerned with Park matters. In addition, the Chairman's leadership style has a great influence on the substance and approach to the managing and controlling of the Park's land use and other activities.

#### Special Committees

While the duty of the Chairman of the Committee of Managers is to represent the Park to the "outside world," many of large issues that affect the Park demand much time and work, and are outside of the professional expertise of the Chairman. In order to successfully deal with these large issues, special committees have been formed on a temporary basis. They represent the Committee of Managers and report to both the

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busiest members of the Committee of Managers.

<sup>63</sup> Charles Robbins.

Committee of Managers and to the rest of the Park. In a review of the Managers' Meeting Minutes since 1918, special committees were formed for three major reasons: one, for Park-wide celebrations and memorial events; two, for addressing internal Park problems; and three, for negotiating with non-Llewellyn Park agencies. Examples of these Park-wide social committees for celebrations include: the pageant in honor of the one-hundredth anniversary of the birth of Llewellyn Haskell,<sup>64</sup> the Thomas Edison Birthday Centennial,<sup>65</sup> and the one-hundredth anniversary of the founding of Llewellyn Park.<sup>66</sup> Membership on these committees is Park-wide and entails responsibility for the implementation of these events. Examples of the second type of

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<sup>64</sup> Occurred on June 8, 1914, commencing at 4:30 P.M. This committee also published a small booklet entitled, *Pageant in Honor of the One Hundredth Anniversary of the Birth of Llewellyn S. Haskell, Founder of Llewellyn Park.*

<sup>65</sup> This committee dedicated a memorial to Thomas Edison 1947, which is in the "Glen" section of "The Ramble." Llewellyn Park tradition calls for the celebrations only at one-hundred year intervals.

<sup>66</sup> Occurred on June 8, 1957. This was a day long affair that included children's games and competitions, an historical tent, a cocktail party and dinner under a tent in "The Ramble."

Special Committees include: the Pond Committee,<sup>67</sup> the Building Committee,<sup>68</sup> the Rat and Rodent Control Committee,<sup>69</sup> and the Committee for the Preservation of the Traditions of the Park.

Not all of these special committees were effective nor produced desirable results, as in the case of the Committee for the Preservation of the Traditions of the Park. On September 24, 1954, and duly charged "... to study ways and means of preserving the traditions of the Park, including the matter of restrictions, design of houses, methods of selling and purchasing Park Property;"<sup>70</sup> the Committee to Preserve the Traditions of the Park was created on November 17, 1954. The committee lasted four years from 1955 to 1959, and was comprised of four members: Robert Corbin - the Chairman, Lawrence Wilkinson, H. Burr Kelsey, and Rudolph Goerke. The committee wrote a report and developed a plan that according to Robert Corbin, "... was fashioned after the cooperative Apartment House and other types of Cooperative adventures ..." that featured an elaborate stock ownership scheme

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<sup>67</sup> Committee of Managers Meeting Minutes, April 1954. This pond has been used for skating since the Park was developed. The committee was active for about twenty-five years from 1940 to 1965. When the Pond Committee work of restoring the pond was complete, it was renamed the Recreation Committee and is now a standing committee.

<sup>68</sup> This committee was responsible for building an addition in 1946-47 to the 1857 Main Gate Lodge, and after the construction was complete the Building Committee became the Property committee.

<sup>69</sup> This committee was established twice once 1938 and from 1948-1951 to address the negative impacts of the vermin population on the Park.

<sup>70</sup> Committee of Managers Meeting Minutes, November 17, 1954.

that was tied to a Proprietor's acreage.<sup>71</sup> As for the success of the committee efforts, Mr. Corbin announced at a later meeting, "for various reasons in the opinion of this committee it was not desirable to bring to completion the Plan which was sent to the Proprietors."<sup>72</sup> And with these words, the Committee was abandoned.

The third set of these special committees was formed to address specific problems and issues that have serious affects on the Park and then to negotiate a beneficial settlement for the Park. And for the most part, the committee name identifies its function. Examples of these committees include: "Glenmont" Committee,<sup>73</sup> Special Committee to meet with Public Service Electric and Gas,<sup>74</sup> Committee to Advise the Planning Board (of West Orange), <sup>75</sup> Tax Assessment<sup>76</sup> and Insurance.<sup>77</sup> Two of these

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<sup>71</sup> Ibid., February 28, 1956. See items G, H and I in the Appendix.

<sup>72</sup> Ibid., January 29, 1959.

<sup>73</sup> This committee was established in 1958 to negotiate the agreement for the management of the "Glenmont" estate as a National Park Site. See Chapter II.

<sup>74</sup> This committee was responsible for relocating and rerouting the overhead wires in the Park in 1948. See Map: W-1.

<sup>75</sup> Committee of Managers Meeting Minutes of 1952.

<sup>76</sup> Ibid., May 10, 1945. This ad-hoc committee has met whenever the Committee of Managers believes that the tax rates for the land held by the Trustees are assessed unfairly and the rates should be reduced.

<sup>77</sup> Ibid., June 11, 1946. This committee meet to review the Park's insurance policies. Joseph Scheerer and Raymond Potter where the

special committees, Highway (later called the East-West Freeway Committee) and Zoning, were established to address the major planning-related issues that affect the Park.

#### Highway Committees<sup>78</sup>

An understanding of the natural features of West Orange is essential to the highway issue that confronted Llewellyn Park. First of all, the slope of the mountain has limited the development to the west; and second, the Park is situated on the First Watchung Mountain due west from Newark and located between two County Parks to the north and south. Thus, the route going west is limited by the topography of the First Mountain. And the routes from Newark avoided West Orange and went west via Summit, Great Noch, or Springfield, towns where the First Mountain is lower and the gradients less severe.

While climbing the mountain is difficult (it was not until 1915 that a car could negotiate the slope) a road going west from Newark into the hinterland was developed before the founding of Llewellyn Park. The former Newark and Mt. Pleasant Turnpike (or Orange Turnpike) was chartered in 1806, by the New Jersey Legislature.<sup>79</sup> The Turnpike connected Newark with Morristown

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committee members.

<sup>78</sup> The history of the building of Route 280 is a thesis in itself.

<sup>79</sup> Williams, p. 6. The first maps of Llewellyn Park show a road named the Newark and Mt. Pleasant Turnpike, presently named Mt. Pleasant Avenue. This road forms the southern edge of the Park.



and eventually went as far west as Easton, Pennsylvania. The Turnpike thrived until the Morris and Essex Railroad was built between Newark and Morristown via Summit in 1838.<sup>80</sup> Thus, one of the historical routes west leading to the development of the Newark hinterland goes through West Orange.

With the rise of the automobile as an integral part of American society, came the building of county roads, state highways and later federally-funded interstate freeways. Llewellyn Park was in the way of one such route first planned as an Essex County expressway, then New Jersey State Highway Route 10 and finally as New Jersey Interstate Highway Route 280. As the announcements of the planning of these roads,<sup>81</sup> the Committee of Managers has acted to protect the Park by creating three highway committees.

A highway committee is first mentioned in the Minutes of 1889.<sup>82</sup> The Proprietors fought off an attempt to connect Park Avenue to Mt. Pleasant Avenue by going through the southeast corner of the Park. Yet it was not until 1928, that Farnham

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<sup>80</sup> Pierson, p. 290. The first trip between Newark and Orange was on October 19, 1836, and the round trip fare cost 25¢. The first steam powered trip was on November 2, 1837, and the line was built to Morristown on January 1, 1838. The rail road was known as the Morris and Essex, and later it became the Delaware, Lackawanna & Western Railway.

<sup>81</sup> "New Jersey," *The Encyclopædia Britannica*, Fourteenth Edition, 1929. Volume 16: Mushrooms to Ozonides, p. 310. New Jersey was the first state to authorize state funds for the building of highways in 1891.

<sup>82</sup> Guter, Item 8, p. 7. (Committee of Managers Meeting Minutes of April 1889.)



Yardley (who was formerly mayor of West Orange and active in county politics) announced at the Proprietors' Meeting that Park Avenue was not going to be used as an express highway.<sup>83</sup> Despite Mr. Yardley's negotiations, the 1941 Zoning map shows the proposed rights-of-way of this proposed connection through the southeastern section of the Park near Wildwood Ave.<sup>84</sup> This issue was resolved in 1963, when plans to connect Park Avenue to Mt. Pleasant Avenue by routing traffic along Main and White streets and by-passing the Park were announced.<sup>85</sup> In addition, this first Highway Committee concentrated on keeping Eagle Rock Avenue from being widened and taking sections from the Mountain Avenue gate, the Gate Lodge and the Proprietors' properties.<sup>86</sup> Thus the first Highway Committee was successful in warding off attempts to condemn the Park's property by the Essex County government for the building of county roads.

The second Highway Committee was established on February 11, 1929, to represent the Parks' interests in the planning and building of State Highway Route 10.<sup>87</sup> The purpose

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<sup>83</sup> 71<sup>st</sup>. Proprietors' Meeting Minutes of 1928.

<sup>84</sup> See Map: Z-1 on page 180.

<sup>85</sup> Committee of Managers Meeting Minutes, April 3, 1963. The planning of a interchange of Mr. Pleasant Avenue and Route 280, facilitated a traffic realignment connecting Park Avenue to Mt. Pleasant Avenue.

<sup>86</sup> See Note 83.

of this committee was to investigate the routes of the proposed highway and ascertain its effects on the Park. The members of this committee were John Sloane, Albert Wall and Joseph Kahrs.

From the Minutes available and newspaper sources dating from the 1930s, it is possible to identify some of the players in the battle for building the road. In addition, to the Llewellyn Park Committee, certain other Park residents were involved: S. Whitney Landon, was a member of both the Zoning and Planning Boards of West Orange; Farnham Yardley, (previously mentioned); and finally, George Merck, who besides owning the Merck Pharmaceutical Company, was a member of various state commissions.<sup>88</sup> Some of the Park's Proprietors were very active and well-known in state politics and thus could exert their influence in efforts to preserve the Park.

The proposed Route 10 was to connect Morristown and Newark via the Holland Tunnel to New York City. The Route was built from Morristown as far east as Livingston, some three miles from the Park. Two major routes were proposed: the first being very similar to the old Newark and Mt. Pleasant Turnpike, called the "Lackawanna Route" because it followed the right-of-way of the Lackawanna Railway from Newark to West Orange; and second, a route that followed Eagle Rock and Park avenues, called

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<sup>87</sup> Committee of Managers Meeting Minutes, February 11, 1929. Same source for other information in this paragraph.

<sup>88</sup> Various interviews with Park residents.

the "Erie Route," because it followed the right-of-way of the Erie Railroad out of Newark.<sup>89</sup>

The "Lackawanna Route" was selected as the best route by 1930. In a meeting with the Committee of Managers, members of the State Highway Commission, John Sloane and Edward Greble, stated that the preferred right-of-way for Route 10 was along a widened Mt. Pleasant Avenue. The Committee of Managers Minutes record the managers' reaction to this planned route as: "The consensus of opinion seemed to be that if the proposed highway was definitely going to be built, the Route proposed by Mr. Greble was probably the least objectionable to any that could be located."<sup>90</sup> After the initial reports, the Mt. Pleasant Avenue expansion plan was deemed unfeasible, and the West Orange right-of-way was planned to go through a stream valley in the southern edge of Park property and behind the Rolling Green Hills subdivision. Thus, a minimum number of houses and properties needed to be condemned for the construction of a highway right-of-way.

The issue of how to negotiate the first mountain, either a tunnel through or a cut in the mountain, became a paramount concern for the Managers and the Highway Committee. In 1931,

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<sup>89</sup> Llewellyn Park Archives, Route 280 Files. Please see appendix for sketches of proposed routes for State Highway Route 10 and New Jersey Interstate Freeway Route 280.

<sup>90</sup> Committee of Managers Meeting Minutes, October 16, 1930.

the Minutes report that the tunnel vs. cut option was discussed and the Committee of Managers passed a resolution for the building of the tunnel as being the preferred route for the highway going through West Orange, Llewellyn Park and the First Watchung Mountain.<sup>91</sup>

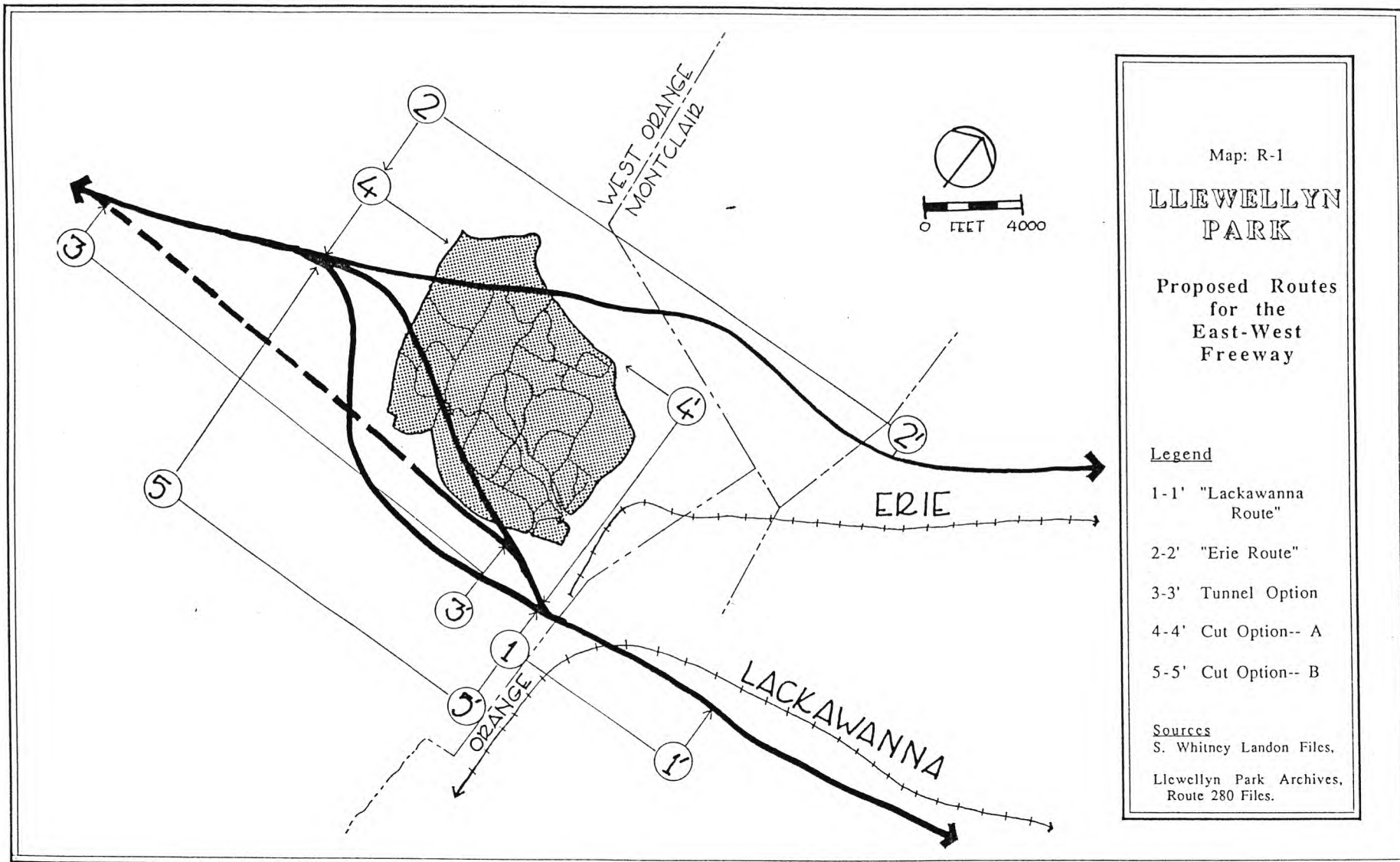
After the Second World War, the Federal Government entered the freeway construction business, and the discussion of building a road west through West Orange was moved from a state level to a Federal level. The Park leadership had significantly changed since the 1930s for George Merck, Farnham Yardley and Albert Wall were dead by 1956, Charles Edison was no longer Governor of New Jersey and a part-time resident of New York City and John Sloane was no longer active in state politics. S. Whitney Landon was one of the few leaders left. The Park had to appoint a new set of Highway Committee (the Committee on the East-West Freeway),<sup>92</sup> members who were extremely able, but not as powerful or politically influential as the members of the first or second Highway Committees.<sup>93</sup>

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<sup>91</sup> Ibid. See item K in the Appendix.

<sup>92</sup> Committee of Managers Meeting Minutes, January 27, 1953.

<sup>93</sup> Committee of Managers Meeting Minutes, 1953 to 1961. They were: Kenneth Gordon, Richard Garlock, Frederick Tomkins, S. Harrison Rollinson, Milford Vieser, Horace Corbin, Alvin Jennings, Lyle McDonald, Henry Stetson, Edward Schickhaus, and Lawrence Wilkinson.





Again the issue focused more on the manner of the road's construction, a tunnel versus a cut, rather than its route (northern or southern) through Essex County. In 1947, Essex County Freeholders, published a booklet that indicated the building of the freeway from the Passaic River in Newark to the West Orange line.<sup>94</sup> (This eventually became the present route of Interstate Route 280.) Three separate routes through the eastern section of West Orange were proposed.<sup>95</sup> Thus, the highway issue became not "if the Highway was going to be built," but rather, "how much of Llewellyn Park property was going to be condemned and lost as a freeway right-of-way." The Committee of Managers again chose the route as having the least "... injuriously effect either on the Park or the mountain," and that route was the tunnel option.<sup>96</sup>

In the campaign to build a tunnel under Llewellyn Park, the committee of Managers spent a considerable sum of money. In 1958, the Park appropriated almost \$5000 for a study on the safety and environmental factors relating to a cut through the mountain and the benefits of a tunnel.<sup>97</sup> In 1961, The Park allocated another \$5000 for the "Citizens For Survival," a

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<sup>94</sup> Essex County Board of Chosen Freeholders, *A Proposed Route for the East-West Freeway*. Fall 1947.

<sup>95</sup> See Map R-1.

<sup>96</sup> Committee of Managers Meeting Minutes, April 17, 1931, and S. Whitney Landon.

<sup>97</sup> Committee of Managers Meeting Minute, June 27, 1958.



committee that S. Whitney Landon chaired, that advocated the building of the tunnel.<sup>98</sup> On February 6, 1963, the Committee of Managers reallocated \$15,000 to assist the fight for the tunnel.<sup>99</sup>

This committee advocated the building of a tunnel through the mountain as the means of reducing the severity of the slope of the road and also for building a Civil Defense shelter. The tunnel option was further buttressed by examples of freeway tunnels built in Europe and the Fort Pitt Tunnel in Pittsburgh.<sup>100</sup> In addition, many of the Park's Committee members and the Town's officials, including Mayor Sheeran, went to Washington, D. C. and Trenton, N. J. numerous times to argue for the building of the tunnel, rather than the cut through the mountain.<sup>101</sup>

During the course of interviews with Park residents and other individuals, a "highway lobby" corruption theory developed.<sup>102</sup> According to this theory, the battle for the tunnel

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<sup>98</sup> Ibid., June 6, 1961. The monies helped pay for a report entitled, *Summary Report on the necessity of a Tunnel for Civilian Defense as part of the East-West Freeway... in the residential Town of West Orange*. It was written by the Technical Advisory Committee of the Committee For Survival, Charles Tavener, Chairman.

<sup>99</sup> Ibid., February 6, 1964.

<sup>100</sup> Charles Tavener, *Summary Report*, pp. 12-20.

<sup>101</sup> S. Whitney Landon.

<sup>102</sup> Ibid., Llewellyn Park residents and other Town residents. It is presented here as a theory because the information is from more than one source. It not intended to be either a complete or a total explanation of the history of the planning and construction of Route 280.

or cut was over in 1957, with the building of the Essex Green Shopping Center. The developers of the shopping center and other land on the top of the mountain were the same interests who advocated the cut through the mountain. In turn, these "interests" used all the means available to them to get the road built as a cut through the mountain with an interchange at Prospect Avenue, near the shopping center. A tunnel would go under the proposed shopping center and would make the top of the hill location less desirable as a shopping center.

For S. Whitney Landon the battle was over in 1961, when he was forced to resign from the Citizens for Survival.<sup>103</sup> For the Park, the Battle for the tunnel was lost, construction for the cut started in 1966, and route 280 opened on June 28, 1973.<sup>104</sup>

From a historical perspective the building of the Interstate Freeway from Newark to Morristown was inevitable. An early turnpike has existed before the Park was founded, and this road west was going to be rebuilt by the technological gains in road construction for the automobiles of the twentieth century. The building of Route 280 became a political battle for determining how much of the Park was going to be sacrificed for the freeway's right-of-way. As long as the Battle stayed within the county and

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<sup>103</sup> Llewellyn Park Archives, Route 280 Files. Various Northern New Jersey newspaper stories from 1961.

<sup>104</sup> See Chapter III Note 255 and "Proprietors of Llewellyn Park," tables T-11 to T-13.

state levels, the Park's Proprietors were able to keep the road from being built. When, however, the highway building entered the national level after the Second World War, the players in the highway construction "game" changed. As a result, the Park was unable to keep the freeway from being built. And the freeway was constructed as a cut through the mountain resulting in the loss to Llewellyn Park of its southern edge and mountain-top properties.

#### Zoning Committee

While the East-West Freeway Special Committee of the Park was successful in keeping an interstate freeway from damaging the Park, the Zoning Special Committee for the Park was very successful in preserving the Park. In fact, the Park's first zoning initiative was innovative and served as a model for the Town of West Orange when the Town's zoning was revised in 1953.<sup>105</sup>

In 1935, West Orange, enacted its first zoning ordinance.<sup>106</sup> It was a very basic document that created three zoning districts: Residence "A," Residence "B," and Residence "C."<sup>107</sup> The districts were defined according to the type of house: single family

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<sup>105</sup> Board of Commissioners of West Orange, Zoning Ordinance of the Town of West Orange, New Jersey, September 7, 1954.

<sup>106</sup> The Zoning Ordinance of West Orange, approved March 12, 1935.

<sup>107</sup> Ibid., Articles 6, 7 & 8 provide the information for this paragraph.

detached, two family attached and three family or greater structure. All three districts have approximately the same setbacks and similar sized lots. Thus, the small, single family houses that bordered on the Park were zoned the same as the estate mansions found within the Park.

Realizing that the 1935 Zoning ordinance was completely inadequate to protect the Park, the Committee of Managers appointed a Zoning Committee in 1940. Members of the Committee were: George Merck - the Chairman, Kenneth Gordon, and Horace Corbin.<sup>108</sup> The Committee hired Andre' M. Faure to prepare the Park's zoning ordinance. By October, 22, 1941, the proposed ordinance was written and approved by the Committee of Managers, and on December 3, 1941, was enacted by the Board of Commissioners of West Orange.<sup>109</sup>

The Llewellyn Park ordinance created three separate districts. The sizes of the lots were: 20,000 square feet; 40,000 square feet; and 80,000 square feet, with the corresponding lot widths being 85, 125 and 150 feet. For the most part, the districts were drawn as a de-facto recognition of the existing residential

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<sup>108</sup> Committee of Managers Meeting Minutes, January 30, 1940.

<sup>109</sup> Committee of Managers Meeting Minutes, October 22, 1941, and Board of Commissioners of West Orange, Zoning Ordinance of the Town of West Orange of 1941. See Map: Z-1.

## WEST ORANGE ORDINANCE CREATES NEW ZONES IN LLEWELLYN PARK

### NOTICE

PUBLIC NOTICE is hereby given that at a regular meeting of the Board of Commissioners of the Town of West Orange, N. J., held on Tuesday evening, the 2nd day of December, 1941, the following ordinance was presented, read and passed on first reading and ordered advertised according to law, to come up for second reading and final consideration at a meeting of the Board of Commissioners to be held on Tuesday evening, December 16, 1941, at 8:15 o'clock in the Municipal Building, on Main Street, West Orange, N. J., at which time and place a public hearing will be held and an opportunity given all persons in favor of or opposed to the said ordinance to present their views in connection with the same.

AN ORDINANCE TO AMEND AND SUPPLEMENT AN ORDINANCE ENTITLED "AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE TOWN OF WEST ORANGE AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS HEREIN CONTAINED AND FIXING PENALTIES FOR THE VIOLATION THEREOF."

The Board of Commissioners of the Town of West Orange in the County of Essex, does ordain:

1. Article 3 of an ordinance entitled "An ordinance limiting and restricting to specified districts and regulating therein buildings and structures according to their construction and the nature and extent of their use in the Town of West Orange and providing for the administration and enforcement of the provisions herein contained and fixing penalties for the violation thereof" is hereby amended as follows:

#### Article 3. Classes of Districts.

For the purposes of this ordinance, the Town of West Orange is hereby divided into classes of districts as follows:

- Residence A-1 Districts
- Residence A-2 Districts
- Residence A-3 Districts
- Residence B Districts
- Residence C Districts
- Residence D Districts
- Business Districts
- Industrial Districts

2. Article 4, Section 1, is hereby amended to read as follows:

#### Article 4. Boundaries of Districts.

Section 1. The Building Zone Map. The boundaries and areas of each of the created districts of zones are hereby established as shown on the Building Zone Map, prepared by the Planning Board, and signed by the Mayor and Town Clerk, dated February 19, 1943, and as thereafter amended and supplemented, which said map is further amended hereby to conform with the map which is attached to this ordinance and made a part hereof.

3. The said ordinance is hereby amended by the insertion following Article 5 of an article designated "Article 5A," which said article shall read as follows:

Article 5A. Residence A-1, Residence A-2, Residence A-3, District Regulations.

Within any Residence A-1, Resi-

dence A-2, Residence A-3, and Residence A Districts the following regulations shall apply:

Section 1. Uses, Height, and Yards. The provisions of Article 6, pertaining to Uses, Height and Yards shall govern.

Section 2. Width and Area of Premises.

Each premises in Residence A-1, Residence A-2 and Residence A-3 Districts, except as hereinafter provided in Article 11, shall have a lot width and an area not less than the

following:

- a) Residence A-1 Districts:  
Area—20,000 square feet; lot width—85 feet;
- b) Residence A-2 Districts:  
Area—49,000 square feet; lot width—125 feet;
- c) Residence A-3 Districts:  
Area—80,000 square feet; lot width—150 feet.

Provided that the foregoing shall not be deemed to apply to lots, not adjacent to others in the same ownership, and, of lesser width and area on or before the date this ordinance shall

be adopted.

#### Section 3. Special Exceptions.

In accordance with and in addition to provisions of Article 13, special exceptions may be granted by the Board of Adjustment where the division of a premises cannot fully comply with the required minimum width or area of lot as provided in Section 2 of this Article, but which in the main could be divided into lots comparable to lots adjacent in the same block and zone. The Board of Adjustment in granting such exceptions, shall impose such conditions as it

shall deem necessary to maintain the spirit of this Ordinance and in particular, Section 2 of this Article.

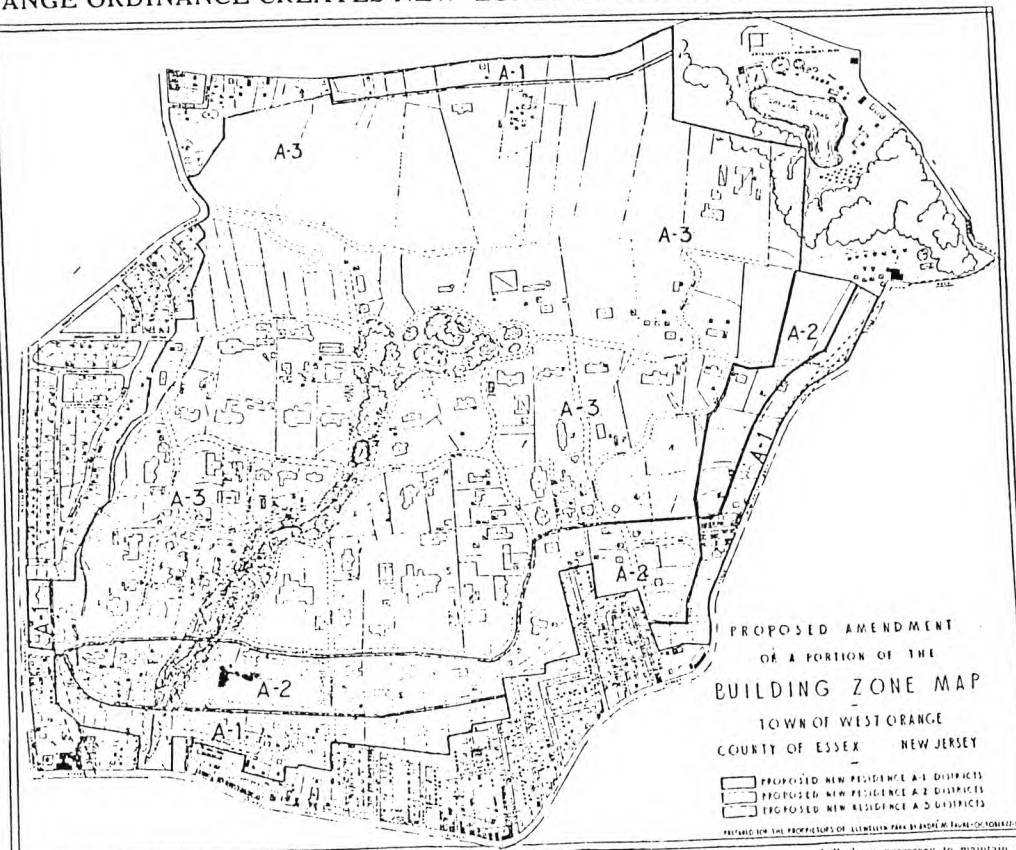
4. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

5. This ordinance shall take effect immediately.

By order of the Board of Commissioners, West Orange, N. J., December 2, 1941.

RONALD C. AFFORD,  
Town Clerk.

12-5-41



Map: Z-1

LLEWELLYN  
PARK

Zoning

1941

Source  
Llewellyn Park Archives.



developments within the Park. As a result, these districts were laid out in rings providing a transition from the smaller lots along the boundaries of the Park, to the largest lots at the core of the Park.

In 1954, the Town revised its zoning ordinance and applied the Llewellyn Park districts throughout the Town. Although there have been many technical revisions and amendments to the Town's zoning ordinance since 1941, the Llewellyn Park zoning districts were in place until January 1988.<sup>110</sup> The entire Park, as defined by its National Historic District boundaries, was zoned at the 80,000 square foot lot size level.<sup>111</sup> During the process of revising the Park's zoning, an error occurred in not rezoning the Park property that fronts Eagle Rock Avenue, as the 1988 map shows. Apparently, it was an oversight and an error, for during the Town's Master Plan Public Hearing, of January 15, 1989, the Planning Board Members went on record as indicating that those zoning district's lines were going to be redrawn into the 80,000 square foot district.<sup>112</sup>

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<sup>110</sup> The Zoning Ordinance for 1988, created special design review and consent powers for the Main Street Development Agency of the Township of West Orange. The Main Gate Lodge, stone wall and gate, and a part of "The Ramble" are within this agency's jurisdiction.

<sup>111</sup> Township of West Orange Zoning Ordinance, January 15, 1988. Presently, the residential district is denoted as "R-1." See Map: Z-2.

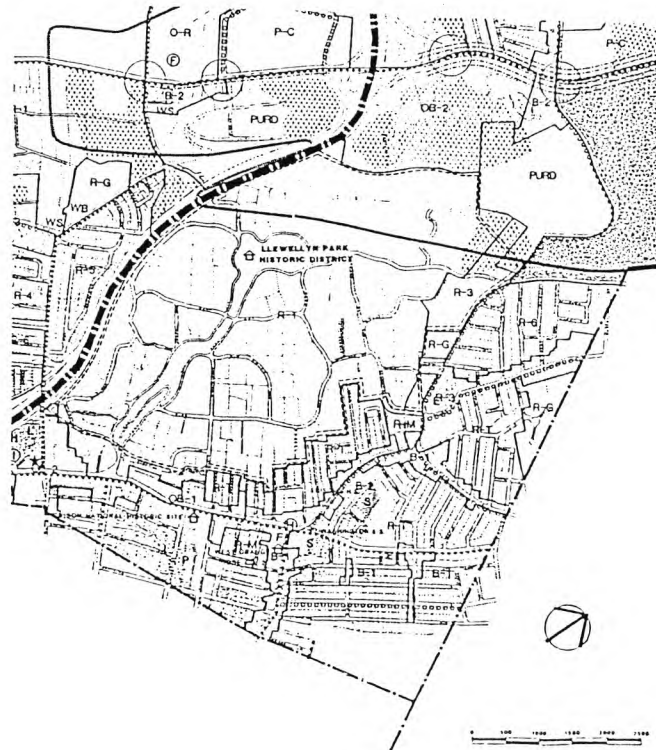
<sup>112</sup> The author was in attendance at this Planning Board meeting.



Zoning Requirement Summary  
1988 Zoning Ordinance<sup>1</sup>

Permitted Use:	One-family detached dwelling.
Accepted Uses:	Golf courses, churches schools, etc. Private garage, required accessory parking, signs, fencing and dividing walls, horticultural or agricultural building.
Maximum Height:	2 1/2 Stories, not exceeding 35 feet.
Minimum Lot Size:	80,000 Square feet.
Minimum Lot Width:	150 Feet.
Minimum Feet of Front Yard (Corner Lot):	40 Feet.
Minimum Feet of Front Yard:	40 Feet.
Minimum Feet of Side Yard:	25 Feet each side.
Minimum Feet of Back Yard:	50 Feet.
Maximum Building Coverage:	20 Percent.
Maximum Lot Coverage:	30 Percent.

<sup>1</sup> Section 25-5.1 1988 Zoning Ordinance.  
 Taken from the Zoning Matrix Summary.



Map: Z-2  
**LLEWELLYN  
 PARK**  
 Zoning  
 1988

Source  
 Figure 11  
 1988 Draft Master Plan.

The Zoning Ordinance for 1988 also created special design review and consent powers for the Main Street Development Agency of the Township of West Orange. The Main Gate Lodge, stone wall and gate, and a part of "The Ramble" are within this agency's jurisdiction.<sup>113</sup> This a moot point because the Deed of Trust and Park tradition strictly prohibit such development in "The Ramble" and Main Gate.<sup>114</sup> Thus, the Main Gate area will probably never be developed and is not affected by the Main Street Development Agency's design review authority.

#### LLEWELLYN PARK GOVERNMENTAL "POWERS"

While the efforts of the Special Committees to control the growth and development within the Park were unsuccessful in keeping a freeway from being built, and very successful in creating a Llewellyn Park Historic District and Llewellyn Park Zoning Districts, it has been the activities of the Committee of Managers and the individual committees that have been governing the Park. As the Committee of Managers is empowered through the covenants of the Deed of Trust, the Committee has acted in manner similar to municipal government. Besides having the authority to propose Municipal land use ordinances and regulations, the Committee of Managers has used eight other

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<sup>113</sup> Andrea Calfee, Manager of the Main Street Development Corporation and Assistant Township Planner.

<sup>114</sup> Harold Grotta and S. Whitney Landon, Llewellyn Park Trustees,

techniques for governing the subdivision activities that have been prevalent in the Park since 1918.

### 1. Committee of Managers' Agreements

The agreement is the moral persuasion tactic used by the Committee of Managers. These agreements are voted upon and state a position that implies that the Proprietors affected by such agreement should agree to the position espoused by the Committee of Managers. An example includes: the agreement in letting the Police Athletic League (PAL) establish a Little League Baseball Field on Llewellyn Park property rented from the Estate of Robert Dun Douglass. The Little League agreement reads:

It was therefore agreed that Mr. Wilkinson would verbally advise Joseph Carden (Executive Director of PAL) that the Park would interpose no objection as long as interested property owners do not do so.<sup>115</sup>

Thus the implication for the interested property owners is not to oppose the building of a Little League field. The interested property owners did not oppose the building of the field and it was built. If the committee of Managers had used a stronger technique in approving the Baseball field, it would have become a poor precedent for allowing non-residential uses to be approved

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<sup>115</sup> Committee of Managers Meeting Minutes, July 16, 1964.

by the Committee of Managers. So the Committee used its weakest power to not oppose the building of the Little League Field.

## 2. Committee of Managers' Resolutions

The resolution is an official policy statement of the Committee of Managers, which is empowered by the Deed of Trust of Llewellyn Park. These resolutions indicate that the Committee of Managers will enforce such resolutions with any action it may opt to take. With regard to the subdivision process, the Committee of Managers' resolutions are usually against granting zoning variances. For example, the Minutes state: "after careful consideration and extensive discussion, the following resolution was passed unanimously:"

The Board of Managers and the Advisory Committee oppose the contemplated sale of approximately one fifth of an acre with a building thereon by Mr. Phillip Townley as being contrary to the best interests of Llewellyn Park and also in violation of the zoning restrictions.<sup>116</sup>

In addition, the Committee of Managers uses resolutions to clearly indicate its opposition for the granting of a variance. The passing of resolutions implies that the Committee of Managers is preparing to pursue legal action, if the Managers so chose. Thus

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<sup>116</sup> Ibid., January 26, 1944. To get around this resolution, Mr. Townley rented this building on a small parcel of land to its tenant for a 99-year lease.

resolutions offer the moral persuasion of an agreement, but resolutions are signals that if the resolution is not adhered to, the Committee of Managers is prepared to legally defend its actions.

### 3. Deed of Trust Enforcement

The enforcement of the Deed of Trust is the unique and sole responsibility of the Committee of Managers. With regard to controlling land use, a covenant in the Deed states that Llewellyn Park is limited to single family residences.<sup>117</sup> This restriction of only single family residences within Llewellyn Park has been actively enforced on numerous occasions. A copy of the latest Committee of Managers resolution on the single family restrictions is included in the appendix. Another example of the Deed of Trust enforcement is from the 1947 Minutes and it reads:

A number of young men are living in the former Frank's home ... inasmuch as this is a violation of the Deed of Trust, Mr. Stetson and Mr. Landon will call upon ...[the landlord]... and notify her to this effect.<sup>118</sup>

As the Deed of Trust has been ruled valid since the turn-of-the-century, the Committee of Managers' enforcement of the Deed is a legitimate and acceptable means of exercising control of the development of land within the Park. Moreover, the enforcement

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<sup>117</sup> Deed of Trust, pp. 5 & 14. See items M, N, and O in the Appendix.

<sup>118</sup> Committee of Managers Meeting Minutes, April 17, 1949.



of the Deed of Trust's clauses has been paramount to the continuation of the Llewellyn Park.

#### 4. Writing Deed Restrictions

The Committee of Managers has interceded in the sale of property between private parties for the purpose of writing other restrictive covenants in the Deeds of Property that are beneficial to the protecting of the Park. The *Statement For Management* of the Edison National Historic Site, that was described in Chapter II, is an example of such a deed restriction that is subject to review every ten years. When the estate of Charles Robbins, Sr. sold a tract of land adjacent to the Orange Quarry to the the quarry in 1958, the Committee of Managers requested the following restriction be placed in the deed of sale:

- a) for a period of 50 years from the date of this Deed the herein described shall not be used for quarrying ... or excavating for the purpose of removing stone therefrom.<sup>119</sup>

The estate of Charles Robbins, Sr. agreed to have such a clause put in the deed of this land and today, this property acts as a buffer and barrier protecting the Park, from the negative effects

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<sup>119</sup> Committee of Managers Meeting Minutes, December 9, 1959. In a letter from Henry Stetson to Joseph Heyden.



generated by modern and intrusionary land uses that are located in the northwest corner of the Park.<sup>120</sup>

### 5. Voting Authority

With regard to the Sewers of Llewellyn Park, a new Proprietor was required to pay a connection fee and this action used to be voted by the Committee of Managers or the Proprietors to allow a sewer hook-up.<sup>121</sup> As West Orange municipal law requires every new house built to be connected to a sanitary sewer, this voting approval can deter and halt the construction of houses. An example of a vote is from 1929 and reads:

Mr. Norton granted permission not to build more than one dwelling house with appropriate out buildings.<sup>122</sup>

Presently, new owners have to pay a \$1000 connection fee that goes in a escrow account for future sewer improvements and there is no vote taken in allowing sewer connections.

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<sup>120</sup> See Item T-13 and Table I-1: "Indentures to the Trustees." Almost half the land of this indenture is the former property of the estate of Charles Robbins, Sr.

<sup>121</sup> The vote needed is assumed to be a majority, but without By-Laws it impossible to determine an exact per cent of yes votes required to allow a sewer hook-up.

<sup>122</sup> Committee of Managers Meeting Minutes, January 25, 1929. See items P and Q in the Appendix.

#### 6. Sale and Purchase of Properties

The ability to purchase and sell property in the best interests of the Park has aided in the preservation of the Park. As previously mentioned in the Chapter IV, a special committee was created to administer the task of developing a method for buying the Howard properties and then selling the properties to the Trustees of Llewellyn Park for one dollar in 1957. Later, the Committee of Managers sold the property to the Town of West Orange and to individuals. A letter written by Lawrence Wilkinson, the Chairman of the Committee of Managers, describes this operation as:

Funds for this purpose were provided by 29 individual Proprietors who subscribed a total of \$11,000.00. In 1957, twenty seven additional Proprietors subscribed \$2,755.00 to enable the Committee to reimburse partially the original subscribers. The understanding with all subscribers was that if the land subsequently was sold they would be repaid the amounts of their individual loans, without interest. In 1975 the lower portion of the property ... was sold to the Town of West Orange for a second Senior Citizens Home with the understanding that the Committee of Managers would repurchase the land in the event the Senior Citizens Home was not built.<sup>123</sup>

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<sup>123</sup> Report on Acquisition of Howard Property, November 1, 1976.  
See Appendix item T.

### 7. Indentures to the Trustees

Another method for the Park to acquire land is for individual Proprietors to deed parcels of land to the Trustees. Thus the Committee does not have to raise large sums of money or get in a bidding contest for an individual parcel. By donating land to the Trustees the Park's boundaries have been secured and new roads maintained by the Committee of Managers. The following list contains the indentures of land to the Trustees since 1860.

Table I-1:  
INDENTURES TO THE TRUSTEES OF LLEWELLYN PARK<sup>124</sup>

1. Oak Investment & Security Company  
Richard Colgate, President.  
November 18, 1918.  
Approximately a Five foot wide parcel  
of land separating Llewellyn Park from  
non-Llewellyn Park property along  
Edgehill Court and Edgehill Road.
2. Oak Investment & Security Company  
Richard Colgate, President.  
November 7, 1924.  
Parcel of land that was the right-of-way  
of Honeysuckle Avenue from the  
Indenture item #1. to Valley Road.

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<sup>124</sup> For items #1 through #9, S. Whitney Landon Files. For items #10 through #12 Committee of Managers Meeting Minutes of dates stated. And for Item #14, letter from Bernard Berkowitz to Committee of Managers, Trustees and Advisory Committee of Llewellyn Park, dated April 14, 1989. See items R and S in the Appendix.

3. Robert Manda  
November 16, 1924.  
An exchange of land that borders on  
Indenture item #1.
4. Robert Manda<sup>125</sup>  
April 20, 1927.
5. Farnham and Harriet Yardley  
July 23, 1930.  
The Ashley Road right-of-way.
6. Llewellyn Park Improvement Company  
Henry Parish, President.  
June 17, 1940.  
A section of Wildwood Avenue.
7. Messrs. Frederick Tomkins, Henry  
Parish and S. Whitney Landon  
November 11, 1932.  
Rocky Way right-of-way.
8. Park Proprietors Mingle, Carter, Howe,  
Potter, Adams, Dill and Osborne.  
November 1, 1923.  
Brook Way right-of-way.
9. Annie B. Howe and William Reed Howe  
May 5, 1921.  
South Gate along Mt. Pleasant Avenue.
10. Charles Browning  
June 3, 1937.  
Block-Lot number 89-45A for a  
Llewellyn Park Garage.

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<sup>125</sup> The records are incomplete as to the details of this indenture.

11. Herbert Barry  
December 13, 1944.  
Block-Lot 109-1.  
A 1.10 acre parcel surrounding the  
Eagle Rock Avenue Gate Lodge.
12. The Georgia Company  
Kenneth Gordon, President.  
May 26, 1952.  
The Elm Court Way right-of-way.
13. R. D. P. Associates.  
(Formerly Crown View Manor)  
April 14, 1989.  
Sections of Block-Lots 109-1A, 3 & 3C.  
14.46 Acres.  
Permanent open space and woodlands.

#### 8. Design Review and Consent

In order to preserve the beauty of the Park and consistency of the buildings' architecture, a special committee was established to review the architectural drawings of any new house being built in the Park. Such design reviews were rather informal and subject not to written design standards, but rather, to the informal ideas of what the appearance of a Llewellyn Park house should be, because, no design guidelines or development plans have ever been approved by the Managers.<sup>126</sup> During the existence of the design review committee, if the drawings were not submitted, the house could not be built. The minutes of 1953 read:

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<sup>126</sup> Mrs Henry Day. and the Committee of Managers Meeting Minutes.

That no objection be made to the building of one or more of these homes on Ashley Road, if the builder complies with the the zoning ordinances and provided that he submits the plans of each house being constructed for the approval of a committee to be named by the Chairman of the Committee of Managers.<sup>127</sup>

Given the fact that many of the "Post-War" houses in the Park are classified by Robert Guter as "architectural intrusions" into the Park, the design review powers and comments of this committee did not significantly alter the design of the new houses. In addition, unlike many other National Historic Districts found throughout the country, the Llewellyn Park National Historic District has no historic district design guidelines. As a result, many of the newest houses built within the Park intrude upon the historic character and negatively affect the historic qualities of the Park.<sup>128</sup>

#### 9. Selecting of "Acceptable" New Proprietors<sup>129</sup>

The most controversial and unconstitutional manner in which the Park attempted to guide and control its development was by limiting the access of certain "unacceptable" individuals in

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<sup>127</sup> Committee of Managers Meeting Minutes, September 22, 1953.

<sup>128</sup> See Chapter VI.

<sup>129</sup> As for the official record of the Committee of Managers, the Minutes do not record any resolutions taken by the Committee of Managers that exclude certain individuals from buying a house because of their race, creed or sex. Thus, the information for this section is from undocumented sources and reflections of individual proprietors.



purchasing property in the Park. The Deed of Llewellyn Park and the individual property deeds do not contain any exclusionary clauses, unlike other property deeds found across the country, so if the Park residents wished to exclude "unacceptable residents," a special committee outside the powers stated in the Deed of Trust would have to be created.

However, it is essential to put this subject in its proper historical and social context. First of all, Llewellyn Park is a small private community; at its peak level of Proprietor population during the 1950s less than one-hundred and fifty families lived in the Park. Llewellyn Park is an upper-income neighborhood with higher land costs, due to the additional Llewellyn Park tax and assessment, and generally, the individual parcels are sold in large lots. Second, it was not until the 1960s that many discriminatory practices were deemed both unconstitutional and socially unacceptable. Third, many of the Park residents' children either inherited their parents' house or acquired parcels of their parent's subdivided land.<sup>130</sup> Finally, the turnover rates of Park residents has been very low, with many Park residents living in

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<sup>130</sup> For example, the Nichols-Garrison Cottage stayed in the same family for five generations from 1866 to 1973, and the children of Thomas and Mina Edison: Charles Edison, Madeline Edison Sloane lived lived in the Park their entire lives, while their youngest child, Theodore Edison has lived in the Park all his life. In addition, Mr. & Mrs. Jerome Day live in the house that was built by Mrs. Day's parents on land that was spilt off from "The Terraces" estate. Mrs. Jerome Day is a fifth-generation Llewellyn Park resident.

the Park for thirty or forty years. Thus, when Llewellyn Park properties come on the market, their costs are higher than the average, and the number of available properties is small.

The Committee was responsible for helping advertise the attractive qualities of the Park. It published a small brochure advertising Llewellyn Park that was distributed at exclusive private clubs in New York and Newark.<sup>131</sup> The intent was to offer a notice to professionals and high-level corporate managers relocating to the New York City area, that Llewellyn Park would be a desirable neighborhood for them to live in.<sup>132</sup> The reason for the advertising was to stimulate demand for the Park's houses,<sup>133</sup> which had become less desirable because of their large size and resulting maintenance costs, and counteract the fact that the Park had become a less desirable neighborhood because of the pending freeway cutting through it and the changing land use patterns surrounding it. In fact, the net increase of Park Proprietors from 1957 to 1967 was only four.<sup>134</sup> Thus, the Real Estate Committee also served the purpose of advertising and promoting Llewellyn Park when the Park housing market softened.

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<sup>131</sup> See item J in the Appendix.

<sup>132</sup> S. Whitney Landon and Ralph Osborne, Jr.

<sup>133</sup> Ibid.

<sup>134</sup> Table #16: "Future Development of Llewellyn Park."

The Park had a committee in existence from the 1920s to the 1950s to interview selected individuals wishing to buy Llewellyn Park property. Thus if a prospective Proprietor was not a relative, business partner or a personal associate (college classmate or fellow private club member) of one Park's residents, these prospective buyers were interviewed. A 1980 New York Times article entitled, "A Haven for An Anachronistic Gain," written by Ellen Rand, stated;

Once an enclave of white Anglo Saxon Protestantism, Llewellyn Park had maintained its homogeneity by dint of tradition and genteel insistence; homes were either passed on to children or sold to individuals likely to prove to be acceptable neighbors. And the board of managers was said to have the right to accept or reject prospective purchasers to screen out "undesirables."<sup>135</sup>

Because the Park had no design guidelines, one of the Committee's purposes was to determine if prospective Proprietors proposed altering the properties they wished to purchase in a manner that would be detrimental to the beauty of the Park's landscape or its design.<sup>136</sup> Examples of altering property would be for the proposed new owner to express a desire to raze the

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<sup>135</sup> Ellen Rand. Ms. Rand's statement should be considered a social commentary on the Park society during its second period of development and beginning of the third period of development.

<sup>136</sup> Interviews with various Park residents.

existing house, or cut down trees, or subdivide the property. Thus, if prospective Proprietors stated a desire to destroy the natural or built environment, they would become "unacceptable."

As for the effectiveness of the committee, its ability to control who would sell property was limited and unofficial. The Park has a long standing tradition of Proprietor rights, and in 1916, it was written:

The lot owners did not surrender control of their lands. They were free except for ordinary restrictions [those noted in the Deed of Trust], to sell as they pleased to whomsoever they pleased.<sup>137</sup>

During the period of the existence of the interview phase of the Real Estate Committee many of the individual Proprietors sold their property to whomever they wished and without the assistance of the Real Estate committee.<sup>138</sup> The Committee of Managers Minutes do not record any resolution taken by the Committee of Managers that excludes certain individuals from buying a house because of their background. The Minutes do not record the Committee of Managers taking any action in interviewing new Proprietors or voting to admit them to Llewellyn Park. In fact, the Minutes of 1927 state "... that this being private property, the Board of Managers have no

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<sup>137</sup> *Pageant*, p. 7.

<sup>138</sup> Ralph Osborne, Jr.

jurisdiction."<sup>139</sup> During the 1950s, at the Proprietors' Meeting the Chairman of the Real Estate Committee stated that the committee was to assist in the sale of Proprietors' houses and "no commissions are involved."<sup>140</sup> Thus, the official purpose of the Real Estate Committee was to assist in the sale of houses, with no mention of the Committee interviewing prospective purchasers.

Presently, the Park has no such committee reviewing or admitting Proprietors to the Park. The same *New York Times* article that condemned the history of the Park as a exclusive enclave concluded: "The Park by all accounts now makes those of varying backgrounds quite comfortable."<sup>141</sup> And Robert Guter concludes in his 1985 *National Register of Historic Places Inventory- Nomination Form*, "the biggest challenge likely to face the residents of Llewellyn Park from this point on is how to cope with the demands of pluralism without losing the solidarity that makes possible the preservation of their unique environment."<sup>142</sup> Thus, the present Llewellyn Park is a neighborhood approximately one-hundred and seventy wealthy and culturally diverse families from every continent.

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<sup>139</sup> Committee of Managers Meeting Minutes of June 10, 1927.

<sup>140</sup> Proprietors' Meeting Minutes Minutes, January 9, 1958.

<sup>141</sup> Ellen Rand.

<sup>142</sup> Guter, Item 8, p. 9.



## CONCLUSION

Llewellyn Park is a neighborhood within West Orange, New Jersey, and subject to all of the Township's policy decisions and municipal ordinances. Yet, Llewellyn Park has another set of governmental policies and restrictions that guide its development. The Deed of Trust of 1857 places restrictions on the parcels of land that comprise Llewellyn Park. These clauses stated in the Deed of Trust, established the Trustees and the Committee of Managers of Llewellyn Park. Since its inception, the Committee of Managers has been supplemented by: the Ladies' Association, the Advisory Committee and Special Committees. By delegating specific tasks to the Ladies' Association, in establishing ten individual committees and for creating Special Committees, the Committee of Managers has governed Llewellyn Park in the twentieth century. From the membership of the eight standing committees and ad-hoc Special Committees, policies and rules have been developed and implemented throughout the third period of development to regulate the Park's land subdivision activity. While some of the Parks' subdivision controls have been unsuccessful or unenforceable, many other policies enacted are still enforced and have protected and enhanced the Park. The efforts of the Committee of Managers to plan for the Park's development have been limited to the writing of unique Llewellyn Park zoning districts and creation of the Llewellyn Park National Historic District. Despite one-hundred and thirty-two years of



evolution of land development practices and land use controls, the government of Llewellyn Park is based upon a vaguely worded Deed of Trust that has neither been invalidated nor rendered completely obsolete. Moreover, the unanimous agreement clause in the Deed of Trust regarding the sale of "The Ramble" has insured the Park's existence. Thus, this deed that is based upon the preservation and maintenance of a "... private pleasure ground ..." <sup>143</sup> is the reason for the Park's survival.

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<sup>143</sup> Deed of Trust, p. 1.

## CHAPTER V

### AN EVALUATION OF THE HISTORY OF LLEWELLYN PARK

Chapter V contains the summary of the development data base listed in the appendix, identifies some of the impacts and implications of the pattern of land development within Llewellyn Park and projects certain issues that the Committee of Managers must respond to in accordance with its purposes of maintaining and preserving Llewellyn Park.

#### SUMMARY OF DEVELOPMENT DATA

The third period of development has altered the appearance of Llewellyn Park. From 1927 to 1987, the population of the Proprietors of Llewellyn Park has increased. Presently Llewellyn Park is at its highest Proprietor population level.<sup>1</sup> The rate of increase in the number of Proprietors has been inconsistent, for its highest growth rates were in the decades immediately following major wars.<sup>2</sup> With many land uses intruding into the Park's boundaries during the Twentieth century, the Park is at its smallest size since the end of the Civil War.<sup>3</sup> This smaller acreage base and large Proprietor population have resulted in the highest density levels ever attained within Llewellyn Park.<sup>4</sup>

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<sup>1</sup> Bar Graph #B-1: "Proprietors of Llewellyn Park"

<sup>2</sup> Table #16: "Future Development of Llewellyn Park."

<sup>3</sup> Bar Graph #B-2: "Estimated Acreage of Llewellyn Park."

<sup>4</sup> Bar Graph #B-3: "Estimated Average Lot Size."

The growth in the population of the Park's Proprietors has been made possible by land subdivision. The size of Proprietors' holdings increased until 1913, indicating the consolidation of smaller parcels into estates. Since 1913, the average lot size has decreased, indicating former estates being subdivided. All of the Gilded-Age estates have all been subdivided except for "Glenmont."<sup>5</sup> The building of new roads through former estates has been the means of residential development. With no new roads having been developed since 1951, the building of new houses within the Park occurs at the expense of the existing wooded areas and open space. Future building of new homes will be fueled by the subdivision of Theodore and Anna Edison's and Ann Holmes' properties.<sup>6</sup> The pattern of the land development within the Park has been one of estate-building from 1857 to World War One, and since the First World War, the pattern of the land development has been one of estate mansion razing and former estate land subdividing.

#### Development Capacity of Llewellyn Park

Because its boundaries have been fixed by both the historic district line and by surrounding land development, Llewellyn Park can no longer grow by annexing land. In turn, the means for

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<sup>5</sup> Table T-14: "Proprietors of Llewellyn Park 1987."

<sup>6</sup> Table #15: "Undeveloped Land Within Llewellyn Park."

Llewellyn Park's growth has been the result of subdividing former estates into smaller lots. After some seventy years, Llewellyn Park is running out of larger lots to subdivide. Depending on the design of these new subdivisions and other factors, Llewellyn Park has between 19 and 39 lots available for future homes.<sup>7</sup> The projected growth rates of net Proprietors suggest that in as little as fifteen years Llewellyn Park will attain its developed capacity level.<sup>8</sup>

In some instances, these presently undeveloped parcels of Llewellyn Park provide a buffer shielding the historic residences of the Park from the higher density developments surrounding the Park. With these parcels being developed, special design considerations must be taken to provide a sufficient barrier and buffer from surrounding land uses intruding upon Llewellyn Park. Thus, the development of these undeveloped lots has an impact on the safety and security of the residents of Llewellyn Park.

#### Increased Demands on "The Ramble"

Use of "The Ramble" will probably increase, due to the increased number of Proprietors of Llewellyn Park. With the former recreational space being developed into more homes, the only remaining large open spaces in the Park will be "The Ramble" and the other trustee-owned land near the Mountain Avenue gate.

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<sup>7</sup> Ibid.

<sup>8</sup> Table #16: "Future Development in Llewellyn Park."

Hendon Chubb's property where baseball and croquet games were held years ago are presently new houses.<sup>9</sup> Thus, the field in "The Ramble" again will be the site for baseball games as it was for Charles Munn (1870s) and Robert Murray (1950s).<sup>10</sup> Yet future recreational projects have to be balanced with the "attractive nuisance"<sup>11</sup> and liability insurance problems that affected attempts to build a playground in "The Ramble" in the 1950s.<sup>12</sup>

In addition to its recreational uses, part of "The Ramble" has been used as a dump, primarily for the thousands of leaves that fall from the Park's trees each season. The individual Proprietors, having no place on their own property to compost leaves and dump dead branches, have used the "The Ramble" as the site for such necessary landscape maintenance operations.<sup>13</sup>

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<sup>9</sup> Mrs. Henry Day, Charles Robbins and S. Whitney Landon.

<sup>10</sup> Charles Munn and Committee of Managers Meeting Minutes, March 14, 1951.

<sup>11</sup> Committee of Managers Meeting Minutes, June 6, 1950. This term is defined as building something in "The Ramble" that needs to be monitored and maintained at a high level in order to protect the Park from liability claims against it. For example, a swimming pool built in "The Ramble" would be an "attractive nuisance" because the pool would have to be monitored by a life guard and its maintenance costs would be high. Thus, a swimming pool is an "attractive nuisance" and should not be built.

<sup>12</sup> Ibid.

<sup>13</sup> The issue of the pick-up and removal of leaves is a controversial and politically active topic in the relationship between the Township of West Orange and Llewellyn Park. This issue has not been resolved to the liking of some Park Proprietors.

### Llewellyn Park Continues

Despite being created approximately 130 years ago, Llewellyn Park has remained a private residential community. Most of the original landscaping and wooden structures found in "The Ramble" are gone, many of the Nineteenth century houses have been razed, and the size of the individual lots has decreased. The Township surrounding the Park has developed into a densely-populated suburban town with commercial office space, high-density residential properties and an eight-lane interstate freeway penetrating the boundaries of Llewellyn Park. Yet, the Park has retained much of its beauty and has remained true to its design concept. Jane Davies has said of Llewellyn Park:

Enough of the early villas and cottages survive so that the unity of , picturesque landscape and architecture is still apparent to a discerning eye, and a sensitive spirit can still experience 'the total romanticism of Llewellyn Park.'<sup>14</sup>

Because so much of the original character of the Park has been retained, Llewellyn Park was declared a National Historic District in 1986. Thus, the first planned American suburb, designed in the late 1850s is still an active, historic suburban neighborhood of the late 1980s.

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<sup>14</sup> Jane Davies, p. 156.



## THE CHANGING LLEWELLYN PARK GOVERNMENT

### Financing Llewellyn Park's Continuity

With the collection of revenues limited to annual deed of trust stated tax of \$10 per acre, and supplemented by special one-time fees,<sup>15</sup> it became a financial necessity for the Park to institute its annual property assessment to balance its budget. Even with the assessment, the Park has not had a great surplus of cash reserves, for a 1950s letter written to Hendon Chubb, a Llewellyn Park Trustee, referred to the traditional state of poverty of the Park's Trustees.<sup>16</sup> The Park has been funded by its Proprietors, who have acted both corporately and individually.

Some Proprietors formed private corporations to assist in the development and protection of Llewellyn Park. George Merck, used his Eagle Ridge Realty Company to develop his land at the top of the hill. Kenneth Gordon and others established the Georgia Company, to develop Elm Court Way. In addition, three other corporations were established to sell and develop Llewellyn Park properties in a manner consistent with the rest of the Park. These three corporations were: the Llewellyn Park Improvement Company (Henry Parish was its president), Oak Investment and Security Company (Russell Colgate was its president) and

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<sup>15</sup> Such fees include: the annexation fee of \$100 per acre and the sewer connection fee of \$1,000 per connection.

<sup>16</sup> Committee of Managers Meeting Minutes, November 17, 1954. This refers to the limited financial status of collective trustees, not to their individual wealth.

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Undercliff Associates (Hendon Chubb was its president).<sup>17</sup> While none of these three corporations built roads, all of them sold individual parcels of land to new Proprietors.

Individual Proprietors were active in the maintenance of the Park, and thus, helped to keep the Park's budget low. During the Civil War era, when many of the Park's residents could not pay their taxes, especially Llewellyn Haskell, some of the Park's wealthy Proprietors paid the budget surplus.<sup>18</sup> Since the 1860s, individual Proprietors have paid for special public works projects in the Park. For example, in 1903, Orson D. Munn "grappled with the problem of the Spring at the Glen Avenue, converting it into a running fountain."<sup>19</sup> During the first part of the Twentieth century, Hendon Chubb spent his own monies to maintain the skating pond in "The Ramble."<sup>20</sup> Since World War Two, the Real Estate and Pond Committee used Proprietors' subscriptions to buy Mr. Howard's land and to build the Paddle Tennis Court. The East-West Freeway Committee requested monies from individual Proprietors to assist in their fight for the tunnel.<sup>21</sup> Park Residents bought firewood that was cut from dead and overgrown trees in

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<sup>17</sup> S. Whitney Landon Files. See tables of "Proprietors of Llewellyn Park" for exact land holdings of these corporations.

<sup>18</sup> Proprietors Meeting Minutes 1861 to 1866.

<sup>19</sup> Ibid., January 12, 1903.

<sup>20</sup> S. Whitney Landon.

<sup>21</sup> Committee of Managers Meeting Minutes, October 28, 1958.

"The Ramble."<sup>22</sup> Individual Proprietors have donated land to the Trustees.<sup>23</sup> Even today, every Proprietor is financially responsible for the maintenance of the street gutters and curbs on their property. Just as Llewellyn Haskell had spent his own money to build and develop Llewellyn Park, the individual wealth and altruistic practices of the later Proprietors of Llewellyn Park have assisted in the maintenance and development of Llewellyn Park.

### The Post-War Transition

The Post World War Two period was a disquieting period for the Park. While the rest of the country was amidst a post-war economic recovery, the Park was declining. From 1947 to 1974, many Twentieth century land uses were taking bites out of the Nineteenth century community. A five-story senior citizens' apartment building, 49 garden apartments, a six-story office building, and an eight-lane interstate freeway were constructed inside the boundaries of Llewellyn Park during this time period. From 1957 to 1977, both the growth rate of new Proprietors and the net increase in the number of Proprietors of Llewellyn Park was negative.<sup>24</sup> The architecture quality of the new buildings

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<sup>22</sup> Proprietors' Meeting Minutes, Volume 4, 1947 to 1964. References in the Minutes indicate Proprietors purchased firewood.

<sup>23</sup> See Table I-1: "Indentures to the Trustees."

<sup>24</sup> Table # 16. The land removed from the Park by the Route 280 construction is the reason for these numbers being negative.

from the early 1950s was a "diminished design quality"<sup>25</sup> from the building architecture of other Park houses. Finally, many of the Park's leadership within the Committee of Managers of the 1930s died during the 1950s.<sup>26</sup>

The Committee of Managers of Llewellyn Park created, discussed and debated new ideas and new policies to protect the Park. From 1940 to 1958, the committee of Managers created numerous Special Committees, delegated authority and added new standing committees. With the Committee of Managers accepting the 1947 Ladies' Association Constitution, the Managers officially delegated design and maintenance responsibilities of "The Ramble" to the Ladies' Association. The Managers' initiative on creating a special Llewellyn Park zoning district was very successful, but soon the limitations of zoning were evident. Thus the Managers created new committees. To protect the Park from poorly designed buildings, a building design review committee was formed. Since the Park gained only a net of four new residents between 1957 and 1967, the Real Estate Committee was formed to help advertise and promote the Park. The East-West Freeway committee was formed to protect part of Park from becoming the right-of-way of an interstate freeway and to preserve the Park from being divided. Finally, an elaborate

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<sup>25</sup> Guter, Item 7, p. 3.

<sup>26</sup> See Highway section and Proprietors Meeting Minutes from 1955 to 1959.



Llewellyn Park condominium scheme was proposed by the Committee to Preserve the Traditions of the Park.

The Committee of Managers' efforts were only partially successful. The Real Estate Committee was both unconstitutional and ineffective in recruiting new Proprietors. The design review committee was not able to enforce design guidelines preserving the architectural integrity of the Park and was abandoned. The Committee to Preserve the Traditions of the Park was abandoned. And finally, the East-West Freeway Committee was unable to keep Route 280 from being built and splitting the Park. The 1941 Zoning ordinance lasted some 45 years and was the most effective of the new programs of the Committee of Managers to control land development within the Park.

The Parks' government and individuals were reacting to the issues of post-war period that affected the Park. Many of these reactive attempts to protect the Park in the would have either invalidated the Park and were dropped or eventually wither in time. In the review of the land development controls and actions of the 1950s, only the zoning ordinances have proved effective measures in protecting the Park.



### Governmental Organization

Presently well-funded through the annual assessment and supplemented through the benevolence of the Proprietors, the governmental organizations of Llewellyn Park will play an even greater role in Llewellyn Park's future. Since its creation, the Committee of Managers has grown in size as it addresses the issues that confront the Park.

As Llewellyn Park becomes a larger, more diverse and pluralistic mini-society, the Committee of Managers meetings will become more of a forum for the discussion of Llewellyn Park's issues and problems. With Llewellyn Park being a National Historic District, the new programs of the Park's governmental organization and the new development with the Park must be evaluated as being beneficial or harmful to the historic character of Llewellyn Park.

The Committee of Managers will probably react to problems, just as the Committee did in the 1950s by creating new committees to deal with these future problems. The impact of the Park reaching its development capacity levels will amount to numerous problems. The Park could lose some of its man-made and natural landmarks because, some of the large Llewellyn Park mansions, trees and remaining gardens could be demolished and replaced with smaller houses on smaller lots. More variances will be sought by property owners desiring to subdivide their parcels

at sizes not allowable under the current zoning.<sup>27</sup> And the use of "The Ramble" will have to be discussed.

The increasing density of development in the Township surrounding the Park will create a set of future problems and concerns that will require the Township of West Orange to increase its knowledge of the Park and detail the causes and effects that local land use issues have on the Park. A short list of the potential problems generated from new high density land developments include: greater automobile traffic, resulting in pressures to expand the local roads at the expense of the Park property and increasing levels of air pollution damaging the trees and other vegetation and the historic stone structures of the park; the possibility that future homes within Llewellyn Park will require the Park to make infrastructure improvements;<sup>28</sup> and the possibility that new regulations regarding the conservation of natural resources will ban the use of Gas-fueled lights.<sup>29</sup> Thus, the Committee of Managers will create new committees to resolve the future problems that affect the Park.

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<sup>27</sup> Table # 15, Variances section.

<sup>28</sup> Although the present Town Plan does not indicate that the Parks sewers are in need of repair. See maps S-1 and S-2.

<sup>29</sup> During the period of high oil and gas prices of the late 1970's, Llewellyn Park came under some governmental pressure to switch from gas lights to electric lights.

With the Park becoming a National Historic District, the issue regarding the appearance of "The Ramble" has arisen.<sup>30</sup> This debate focuses on "The Ramble" being maintained as "a semiwild state of exceptional beauty," or being restored to its historic state of rustic benches and bridges, stone pedestrian paths and wooden kiosks.

The governmental structure of Llewellyn Park has complicated the discussion regarding the use and appearance of "The Ramble." Three committees, the Ladies' Association Tree and Shrub Committee, The Recreation Committee and Property Committee all share some jurisdiction in the use and maintenance of "The Ramble." As historic Llewellyn Park reaches its development capacity, the Park's open space, "The Ramble" will become more intensively used by the Proprietors. And the use of "The Ramble" will be subject to much inter-proprietorial debate, for "The Ramble" provides space for many different Park functions.

With the rise of the assessment funding the Committee of Managers, Llewellyn Park's capital improvement funding process has progressed from one-man, financially independent benefactors into committees funded according to the approved Park budget. The actions of Hendon Chubb have been replaced by the Pond Committee and then by the Tree and Shrub, Property

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<sup>30</sup> The author attended one such meeting on rebuilding the Paths of "The Ramble" on April 4, 1989.

and Recreation committees, however; information has been lost over the years. For example, the fountain donated to the park by Orson Munn, called the Munn Memorial, has been long forgotten and is in a state of disrepair.<sup>31</sup> Thus, with a larger and more diverse government, the future leaders of Llewellyn Park will need to know the history of the Park in order to adequately govern Llewellyn Park.

### CONCLUSION

Llewellyn Park is nearing the end of its third development period, because the land available for subdivisions is becoming scarce. Within twenty years, Llewellyn Park could reach its residential capacity. These new houses will be much different than previous new construction, because Llewellyn Park is now a National Historic District. In recent years, it has been private developers, not the Committee of Managers that have been determining the appropriate designs for new Llewellyn Park homes. The future will bring with it a new set of problems brought by the current types of land development within and surrounding the Park. Just as the Committee of Managers reacted to the problems of the Park in the 1950s, by creating new committees and reorganizing its structure, the future Committee of Managers will do the same. Even though, its landscape has

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<sup>31</sup> In the various interviews conducted, no one knew what the Munn Memorial was. The fountain's restoration is an issue for the Committee of Managers to decide.

changed, governmental organizations have grown in size and stature, Llewellyn Park has continued and will remain a planned suburban community entering its 128th year.

## CHAPTER VI

### CONCLUSION

Chapter VI presents the answers to the research questions put forth in the Introduction and contains suggestions regarding present and future of the Park and its importance in the field of residential suburban planning.

### RESEARCH QUESTIONS

What have been the changes in the actions of the Llewellyn Park governmental system concerning controls on the development of land in the Park since 1857 ?

The members of the governmental organizations of Llewellyn Park, the Committee of Managers, Advisory Committee and Ladies' Association, have increased their activities of monitoring the land development process within Llewellyn Park. The Committee of Managers of Llewellyn Park has initiated many programs and pursued new policies. For the most part, these policies have been reactions to the problems caused by existing and planned development. These new programs and policies of the Committee of Managers have been only partially successful in preventing certain new land uses from damaging the Park. Governmental projects (the building of schools and senior citizen housing, widening of roads, and constructing of freeways) were accomplished despite Park objections. The manner in which a few of the Park's programs (the real estate interviews, "condominium



scheme" proposal and design review functions) were implemented became unacceptable to the residents and these programs were discontinued. The Park has maintained its over-all concept and appearance. The Committee of Managers has taken four significant actions: one, establishment of the property assessment fee that finances the Park's operation and existence; two, the creation of the special Llewellyn Park zoning districts in the Township's zoning ordinance amendments of 1941 and 1988; three, the ability to enforce the zoning through the use of resolutions and the Township's acceptance of these resolutions; and four, the designation of the Llewellyn Park National Historic District in 1986. The Committee of Managers of Llewellyn Park has not altered from its Deed of Trust stated obligations "... of maintaining and embellishing the said Llewellyn Park ...."<sup>1</sup> Even though some of its new programs have been proven unsuccessful, other Committee of Manager initiatives have been very successful in enhancing the Park.

What have been the changes in the structure of the governmental organization of Llewellyn Park since 1857?

With regard to its land use decisions, the Park's governmental structure has evolved from a privately-funded, one-person approach into a community-funded committee-system

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<sup>1</sup> Deed of Trust, p. 10.

approach. Originally, it was Llewellyn Haskell who planned, designed, financed and supervised the construction and development of Llewellyn Park. With the creation of the Committee of Managers, many of Haskell's duties were assumed by the Committee. Earlier in the twentieth century, some individual Proprietors paid for the construction and maintenance of certain elements of the Park. These activities have been assumed by the individual committees of the Committee of Managers and Ladies' Association. In 1930, the Advisory Committee was created to assist the Managers in the governance of the Park. In its Constitution of 1947, the Llewellyn Park Ladies' Association was officially delegated the Managers' design and maintenance responsibilities of "The Ramble" and other Trustee-held Park property. The Committee of Managers has established short-term Special Committees to deal with specific issues that have an impact on the Park. And finally, the Committee of Managers has periodically reorganized its committee system. The changes in the structure of the governmental organization of Llewellyn Park have served to enhance the efficiency of the Committee of Managers' ability to protect the Park.

What was the original governmental structure of Llewellyn Park?

The foundation of the governmental structure of Llewellyn Park has remained intact since its creation in the Deed of Trust of 1857 -- over 130 years ago. The deed called for three trustees to hold the title of lands that were to be "a private pleasure ground...which shall at all times hereafter, be used and enjoyed...."<sup>2</sup> A Committee of Managers was established "to have exclusive control and management of the said Llewellyn Park...."<sup>3</sup> The deed of trust does not contain exclusionary clauses and allows individual proprietors to sell their land to whomever they please. With the legal validity of the Deed of Trust upheld by the Court of Chancery in 1900,<sup>4</sup> and 132 years of tradition and proprietor acceptance, the original governmental structure of Llewellyn Park has endured.

What have been the changes in the pattern of land development of Llewellyn Park since 1857?

The land use patterns within Llewellyn Park have been through two major transitions since 1857. The first transition occurred in the 1870s and 1880s and was marked by: one, the

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<sup>2</sup> Ibid., p. 1.

<sup>3</sup> Ibid., p. 10.

<sup>4</sup> Proprietors' Meeting Minutes, January 12, 1903.

enlargement of the smaller Park houses; two, the building of large mansions and ancillary buildings; three, the consolidation of smaller parcels of land into large country estates; and four, the development of industrial land uses in sections of West Orange that surround the Park. The second transition started about 1914 and still continues. This development period is identified by: one, the razing of some of the existing homes; two, the subdivision of land into smaller parcels; three, the construction of new homes on former open space and woodlands; and four, the intrusion of non-Llewellyn Park-styled land uses within the boundaries of the Park. During the twentieth century, modern land uses have been constructed within the boundaries of the Park, and have intruded upon the integrity of Park's original design. The land development process has transformed Llewellyn Park from an area of country homes surrounded by farms into a exclusive, wooded suburban neighborhood surrounded by a densely developed contemporary suburban town.

What has been the pattern of land development within Llewellyn Park?

Llewellyn Park has been through three distinct periods of land development since it was founded by Llewellyn Haskell in the 1850s. The dates used to signify the periods are symbolic benchmarks, rather than the actual starting and finishing dates of the land development activities represented in each period.

Period One lasted from 1853 to 1872, and represents the founding of Llewellyn Park, the building of its first homes, and landscaping of "The Ramble" and the rest of the Park. In 1853, Llewellyn Haskell, in search of a healthier environment, settled at Turk's Eagle Ridge along the First Watchung Mountain in Orange, New Jersey. From 1853 to 1857, Haskell bought farm land along the mountainside for the purposes of developing a residential community of "country homes for city people." Haskell first began selling land in 1855, and by 1857, Llewellyn Park was established with the writing of the Deed of Trust, which outlined the uses of the interior space of the Park and restricted the uses of the land for residential purposes. The building architecture of this period is "Gothic Revival" and most of the first buildings were designed by A. J. Davis, who lived in Llewellyn Park. Most of these houses were small cottages while a few were moderate-sized country villas and castlesque structures. The landscape and overall design concept were created by Llewellyn Haskell in a "Romantic" style, while A. J. Davis and others designed rustic bridges, benches and kiosks which were placed throughout "The Ramble." The average landholding was about six acres with the individual parcels ranging from one to ten acres.<sup>5</sup> In addition, some Llewellyn Park residents were associated with the "Perfectionist" philosophy. Surrounding Llewellyn Park, other residential communities were

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<sup>5</sup> "Country Homes for City People" and Henry Winthrop Sargent, pp. 567-571.



developed according to some of the Park's design elements. Thus, during the first development period Llewellyn Park was a "Romantic" community in the broadest sense: its buildings' architecture, its landscape's architecture, and its residents' philosophies; that was located in a rural environment on the eastern slope and ridge of the First Watching Mountain.

Period Two lasted from 1872 to 1918. It represented the period of Gilded-Age Victorian estate building. Smaller parcels of land were consolidated into larger estates. The original "Gothic-Revival" cottages of the Park were expanded, while other larger mansions and ancillary buildings (barns, carriage houses, chicken coops and greenhouses) were built. Of these estate mansions, "Glenmont" (which still stands) and "Bonaire" were built in the Queen Anne-Shingle style. These Victorian estates were semi self-sufficient country estates created in the image of the ideal Jeffersonian, agrarian independent family farm. Except for the two ponds that were drained, "The Ramble" was maintained in all of its "Romantic" splendor as a private park, and was open six days a week for the public to visit. During the second period, the land surrounding the Park was developed into an industrial complex featuring the Thomas Edison's factories and research and development facilities. In subsequent years, higher-density residential and commercial land uses were constructed surrounding the factories and the Park.



Period Three started with the end of the First World War and continues today. While the preceding two periods were marked by creating and consolidating Llewellyn Park land, this period is characterized by the splitting up of land. The average size of Llewellyn Park lots has fallen to approximately two acres. The Park is at its highest proprietor population level. This subdivision process has taken two distinct forms. One form is "Estate-dividing" where former estates are divided into equivalent sized lots. In addition, new roads were put through some of these former estates. The other form of land development is "Lot-splitting" where sections of a larger parcel are subdivided and developed. Similarly, the architecture of this period has been categorized into two distinct phases. The first architectural phase, called "Academic Reaction" and lasted until the Second World War, and is defined as the tendency "to relinquish innovation in favor of a kind of staid propriety...."<sup>6</sup> The second phase, called "Post-War" has lasted since 1945 and "the architecture of this period reflects, for the most part, [a] reduced size and diminished design quality...."<sup>7</sup> "The Ramble" is no longer maintained as a "Romantic" Park, and has been allowed to grow into a semiwild forest. Other post-war developments have intruded upon the Park. An interstate freeway is the Park's southern boundary, office

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<sup>6</sup> Guter, Item 7, p. 3.

<sup>7</sup> Ibid.

buildings, high-density apartment buildings and garden apartments are found along the eastern, southeastern and northern edges of the Park. The intrusions of many twentieth century land uses within the boundaries of Llewellyn Park have reduced the Park's total acreage to its lowest total acreage level since the Civil War.

The five above answered questions provide background information and the context for the answering of the primary thesis question which is presented below.

How has the land use pattern, internal organizational structure and activities of Llewellyn Park changed since the founding of Llewellyn Park as a privately-held, planned residential suburban community?

Llewellyn Park has evolved since its founding in 1857. Metaphorically, Llewellyn Park is a living organism, whose "body," the appearance of its physical layout has changed dramatically in some aspects, while its "spirit," the effects of its landscaping and overall design, have not changed.

Presently, the "body" of Llewellyn Park is a hybrid, being formed from elements of its past. The Park is an architectural mosaic of American architecture ranging from the "Gothic-Revivalist" buildings designed by A. J. Davis to a "Post-Modern" bath house designed by Robert Stern. The internal land use

pattern has become much more dense with many lots smaller than those planned by Llewellyn Haskell.<sup>8</sup> The old roads remain and the new roads have been built at the same scale. Many of the original "rustic" structures within "The Ramble" are gone. The areas of West Orange surrounding the Park have evolved from a rural mountain-side into a fully developed, twentieth century suburb. The juxtaposition of the nineteenth century Llewellyn Park to the twentieth century West Orange results in a dichotomous and inharmonious land use relationship. The government of the Llewellyn Park has grown from three trustees and an inadequately funded, five-man Committee of Managers in 1857 to a well-funded, nine-member Committee of Managers supplemented by an Advisory Committee, Special Committees and the Ladies' Association.

The "spirit" of Llewellyn Park continues. Three trustees hold the title to commonly-held lands known as "The Ramble." Llewellyn Park proprietors meet every second Monday of January from 6 p.m. to 9 p.m. to vote on their budget and elect new members to the Committee of Managers. The land use within the boundaries of the Park is still residential and other aspects of the design concept for Llewellyn Park continue. The beauty and unique features of the Park have been documented for over one-hundred years. For as Jane Davies wrote in 1975, "a sensitive

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<sup>8</sup> The smallest lots planned by Llewellyn Haskell were one acre in size.

spirit can still experience the total "Romanticism" of Llewellyn Park."<sup>9</sup> Thus, the "Romantic spirit" of the Nineteenth century Llewellyn Park continues, preserved inside its gates from the Twentieth century world that surrounds it.

#### COMMENTS ON LLEWELLYN PARK

The following section contains the author's comments concerning the need for the planning principles developed within Llewellyn Park to be employed throughout the Township of West Orange and the need of greater land use planning efforts within the Park.

#### Llewellyn Park's Future

Because the Park's recent development has been created by subdividing existing land into smaller parcels, Llewellyn Park will soon exhaust its supply of available land and its present development period will stop. While the actual number of new lots created is subject to many factors, Llewellyn Park possibly could reach its development capacity in fifteen years,<sup>10</sup> and when this capacity level is reached, Llewellyn Park will attain its Fourth Period of Development.

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<sup>9</sup> Davies, p. 154.

<sup>10</sup> Table # 16: "Future Development of Llewellyn Park."

What will be the characteristics of this Fourth Period of Development of Llewellyn Park? In looking back on the history of Llewellyn Park, planners and historians will recognize that this period began as a reaction of the Park's proprietors from the damages caused by Route 280 and their desire to protect the Park. Because of the reactionary rationale for creating the Llewellyn Park National Historic District, the benefits of the Llewellyn Park National Historic District status have not been realized by the Park's Proprietors.

Architecturally, Robert Guter's four phases of Llewellyn Park architecture will be expanded into six categories by adding two more architectural styles: one being the "Contemporary-International," identified by houses built between the 1960s to 1980s, and the other being the "Neo-Historic," buildings built after the Park became a historic district in the mid-1980s.

The fourth period of development of Llewellyn Park combined with the historic district status will significantly alter the manner of development of Llewellyn Park. The historic district has defined the Park's boundaries and will make the Park a more attractive neighborhood and will increase the purchasing cost of a house in the Park. This historic district status will cause a debate on the meaning of the historic district status. Some will argue that the "Gothic-Revival" inspired buildings are the only true historical buildings within Llewellyn Park, while others will argue that all the buildings within Llewellyn Park are



representative "period-pieces" adding to the historical attributes of Llewellyn Park. As a result, some of the houses will fare better than others. The houses that contribute to the historic nature will become more valuable. Homes that will be noted as "not contributing" to the historic nature of the Park or not as significant representations of their architectural style will be razed and replaced with historic-looking houses or will be remodeled into historic-looking houses. In addition, these new Llewellyn Park houses will become larger, more luxurious, with additions such as swimming pools and tennis courts, and the landscaping designs will copy the "Romantic" designs found in the Park. In looking back at the Fourth Development Period, historians will conclude that building houses according to the design attributes of Llewellyn Park Historic District was a means of maximizing profit.

#### Llewellyn Park's Present

The Committee of Managers of Llewellyn Park should undertake a Llewellyn Park Landscape Architecture and Horticultural Review and create a Llewellyn Park Historic District Development Plan. The purposes for such actions are to document the natural environment of Llewellyn Park in the same detail as its built environment and to establish policies and design guidelines for new developments so that new houses will not compromise the historic qualities of Llewellyn Park. Knowledge



gained from these studies will assist the Committee of Managers and the Ladies' Association in initiating policies and programs to supplement the existing zoning ordinances, Township land use regulations and Deed of Trust.

#### A New Numbering System

In addition, the Committee of Managers would do well to revise the internal numbering system of Llewellyn Park houses. Originally the maps of Llewellyn Park residents included the residents name, the system of numbering the houses according to the alphabetical list of residents was developed in the late 1930s. Houses were numbered according to the alphabetical order of the owner's last name, thereby, Ellis Adams, the first person on the list, lived in house number 1, and so on. As the original owners moving away, died and their houses were razed, the numbering system has become chaotic and illogical. For example, house number 1 is next door to house number 99, yet, both houses were built within a few years of each other. New houses have been assigned old numbers, for example, the present house number 41 was just constructed, while house number 49 is one of the oldest houses in the Park.

A more logical numbering system would be to number the houses by their location to facilitate finding the house in emergency situations. For example, the houses could be given a three-digit number that corresponds to its location within the

Park. Another possible scheme would be to number the houses according to the year they were built and occupied, thus, house number 1 would be the first house built and occupied in Llewellyn Park, the Nichols-Garrison cottage (presently, it is number 45). With the *National Register of Historic Places Nomination-Inventory Form* identifying the years the houses were built, most of the research required for assigning numbers has been done. While the transition from the old system to the new system would confuse some residents and break a semi-old tradition, the present numbering system is confusing, unhelpful in cases of emergencies and has no historical correlation.

#### Landscape Plan

Its historical beauty withstanding, the landscape of Llewellyn Park has an unique feature. Robert Guter describes the cooling effect of Llewellyn Park in a mid-summer day as: "a visitor entering Llewellyn Park on a hot summer day is likely to be struck by an immediate and dramatic drop in temperature. This phenomenon results from the distinct microclimate peculiar to the Park ...."<sup>11</sup> With the increase of air pollution in Northern New Jersey, it is essential to know how the trees of Llewellyn Park are surviving in this environment. With Route 280 and the new Construction at the top-of-the-Mountain cutting off many of

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<sup>11</sup> Guter, Item 7, p. 2.

the sources of the springs from their stream beds within Park, some areas of the Park are dryer and while other areas are wetter. The landscape architecture review would determine the wooded areas or specific species of flora within the Park that are under stress and need more attention. The need for the documentation of the Llewellyn Park landscape is first step in creating a management plan for the flora of the Park.

Llewellyn Park's landscaping is more than just trees and shrubs, it is the combination of art and nature. Artistic elements of Llewellyn Park include the entrance features (including the Main Gate Lodge), pedestrian paths and other structures in "The Ramble," interior fencing, and gas light poles and stanchions. A landscape plan would define these elements in their appropriate historic context and providing appropriate examples of their use in the present Park thus, continuing the combination of art and nature within Llewellyn Park.

#### Entrance Features

Llewellyn Park's entrance has always been the Main Gate. "Llewellyn Park: Country Homes for City People," defines the entrance of Llewellyn Park as:

Every one (sic) purchasing a country place naturally wished a fine entrance to it. Where can an approach be found more varied and

beautiful, than through the Glen Avenue, Wildwood Avenue or Tulip Avenue, to the different residences in Llewellyn Park?<sup>12</sup>

Henry Winthrop Sargent described the Park as "all the private places seem like one large estate enlivened by dwellings and establishments which, at intervals are seen through vistas in the forest."<sup>13</sup> Thus, the park was to have one historical entrance feature, the Main Gate, and the individual residences within the Park were planned to be subservient to the overall design of the Park. More importantly, houses within Llewellyn Park were designed not to have individually built entrance features.

Entrances to private homes within the Park never did and should not include built architectural features; the original emphasis was on trees and shrubs creating vistas and views leading from one house to the next. Mail boxes, modern brick light posts, and gateway features found at the driveways of many of the newer Park residences, although appropriate in other suburban neighborhoods, violate the original design concept of the Park. These architectural features intrude upon the historical and natural environment of the Park and should be removed. The acceptable and appropriate entrance feature to the individual residences of Llewellyn Park is nature itself aided by discretely built structures, that do not detract from the natural environment.

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<sup>12</sup> "Country Homes for City People."

<sup>13</sup> Henry Winthrop Sargent, p. 567-71.

## "The Ramble"

"The Ramble" provides space for many different functions. The lower section, the "Glen" serves as the entrance to Llewellyn Park and is the focal point of the Park. The middle section, where the skating pond is located, is used for recreational and social activities. Finally, the upper section, known as "cliffwalk," along the ridge of the mountain has marvelous views of the metropolitan New York skyline and was designed for site-seeing.

As previously mentioned, "The Ramble" will become more intensely used as the Park becomes more densely populated. In order to obtain the facts required for a purposeful analysis and to determine future plans, a landscape survey is needed. After such a survey is completed, a Special Committee on the Future Uses and Design of The Ramble would be created to explore the legal, environmental, recreational, and historic design aspects of this unique open space. This committee would develop alternatives for the use and design of "The Ramble" so the Committee of Managers and the Proprietors could make meaningful decisions.

The architecture of the structures within "The Ramble" have been photographed and documented; items such as "rustic" benches, kiosks and fences have been identified. With the passing of time, these wooden structures have decayed and disappeared. The replacement of some of the rustic benches with modern concrete and wood park benches is inappropriate to the original design of "The Ramble." These two modern benches located in the



"Glen" by the skating pond should be replaced with more appropriately designed benches, preferably copies of the original and rustic-designed benches.<sup>14</sup>

Using "The Ramble" as the Llewellyn Park leaf dump violates of the Deed of Trust. As the Deed of Trust states:

And Whereas, the said Llewellyn S. Haskell proposes to devote the said tract or parcel of land and premises, with its appurtenances, to the purposes of a private pleasure ground ... at all times hereafter, be used and enjoyed by certain persons who are now, or may hereafter become, the owners or occupants of certain other lands...<sup>15</sup>

Although "The Ramble" is "a private pleasure ground," this section of the "private pleasure ground" presently used as a leaf dump. Such use precludes Park residents from using and enjoying this land as "a private pleasure ground." Therefore, the use of "The Ramble" as a leaf dump is a violation of the Deed of Trust. The dumping of leaves, tree branches and shrubbery cuttings must cease. As the Trustees have acquired a fourteen-acre parcel of land to the north of Mountain Avenue, the Llewellyn Park dump can be relocated here.

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<sup>14</sup> Sources have indicated that these benches were gifts to the Park.

<sup>15</sup> Deed of Trust, p. 1.



### Interior Fences

The original Llewellyn Park had no interior fences to delineate property lines or detract from the beauty of the natural environment. The early Park residents created a sense of privacy by using trees, other vegetation and distance to screen themselves from their neighbor. In "Country Homes for City People" it is written, "while each owner ... has a perfect right to build as many fences as he pleases on his individual place, still no one has built a fence."<sup>16</sup> Thus, interior fences within Llewellyn Park are not consistent with the original and historic design of Llewellyn Park. As, fencing provides many practical purposes, and fences were constructed during the Second and Third Periods of development within Llewellyn Park. These fences were built to contain farm animals, dogs, surround swimming pools, and enclose tennis courts.

The design, types and materials of fencing are key elements of interior fences being appropriately designed within Llewellyn Park. New interior fences should be made of wood or metal and be screened from the Park's streets by trees and low shrubs, moreover, metal chain-link fences that separate individual properties are inappropriate to the design of Llewellyn Park and should be covered with vines, removed or replaced with hedges or appropriate fences.

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<sup>16</sup> "Country Homes for City People."

### Lights and Light Stanchions

There has been a consistency of the design of the gas lights stanchions and globes. Although gas street lights were not introduced into Llewellyn Park until the 1880s and 1890s, these gas lights have even added to the historic character of the Park. The modern examples of these gas lights are the only appropriate design of exterior self-standing lights that should be allowed in Llewellyn Park. While it is not possible to put in more gas-fueled lights, these old designs are available in electric powered versions. Thus, new lights can be added without being inconsistent to the Llewellyn Park standard for light stanchions.

### Development Plan

The manner of the Committee of Managers decisions with regard to new development within the Park has been reactionary. With the reduction of the Park's available, undeveloped land to a few large parcels, the Committee of Managers can create a development plan containing design guidelines for these new houses that are consistent with the historical features and scale of development of Llewellyn Park rather than wait and react to proposed new developments. In addition, this development plan will serve as a guide to the developers of these parcels, easing the design process.

These development guidelines are found in many different communities throughout the country and vary according to the

historical architectural style of the community. Llewellyn Park is of a "Romantic, American Gothic" style that places a heavy emphasis on existing natural features of the land to enhance and provide a context for the man-made environment. Therefore, new development within Llewellyn Park will be appropriate to the unique characteristics of the Llewellyn Park Historic District. Some of these characteristics include narrow curvilinear streets, extensive use of trees and shrubs, gothic- or carriage house-inspired building architecture, no internal fences between properties, large sized lots, and no architectural entrance features to individual residences. Neither should mailboxes be placed at the entrances of the driveways of the new houses. The purpose of these guidelines is to provide design parameters from which many specific designs may be created and to supplement the existing zoning and subdivision ordinances.

For example, it is inappropriate for a new home in Llewellyn Park house to be a modern interpretation of a colonial-styled farmhouse; it is appropriate for a new Llewellyn Park house to be a modern interpretation of a gothic cottage or a gilded-age carriage house. New Llewellyn Park roads should be narrow, approximately 25 feet wide, curvilinear and have curbs made of cobblestone. The views along these streets should be similar to those found along other Park streets. The streets should be lined with rhododendron, and other appropriate Llewellyn Park-styled flora (such as laurel, beech, dogwood trees). The new

street lights should look like the existing gas lamps. Architectural gates or pillars should not serve as entrance features to any individual residence, and internal fences should be screened by shrubs and trees and not placed along internal lot lines. And finally, the lots should be of a large size (which is allowed by the Zoning Ordinance of 1988.)

Llewellyn Park was designed by Llewellyn Haskell, over 130 years ago as the first planned "Romantic" suburb in America. Llewellyn Park is presently a National Historic District, and needs design guidelines that identify the historical aspects and elements of the "Romantic" Llewellyn Park. These design guidelines, along with the existing development controls, will provide a framework for new residential development within Llewellyn Park. New development within Llewellyn Park must be consistent with the original design concept to further enhance the beauty of the natural environment of Llewellyn Park. Thus, new residences will neither detract or intrude upon the existing development within the Park or threaten the historic district status of Llewellyn Park.

#### Planning Importance of Llewellyn Park

Professor Christopher Tunnard in his 1947 essay described "The Ramble" as "... a prototype of the interior space now considered so desirable in community development."<sup>17</sup> And

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<sup>17</sup> Tunnard, p. 187.

Robert Guter, in his National Register of Historic Places Inventory-Nomination Form, in defining the importance of Llewellyn Park stated:

Llewellyn Park became the first concentrated collection of picturesque dwellings appropriately sited in a picturesque environment where a successful interaction of art and nature might be achieved without the expense of owning fifty acres.<sup>18</sup>

The three master plans (adopted in 1953, 1966 and 1989) of West Orange generally describe Llewellyn Park as the site of the home of Thomas Edison, yet these plans fail to note the planning importance of Llewellyn Park. Thus, it is possible to conclude from reading the Township's master plans that only the residents of West Orange who have the privilege of living within Llewellyn Park receive the benefits of interior open spaces that are the "successful interaction of art and nature." Therefore, it should be a major priority for West Orange to document and understand the benefits of the planned environment of Llewellyn Park. As the Township's leaders understand the planning importance of Llewellyn Park and begin to develop Llewellyn Park modeled land use design regulations, the residents of West Orange will receive the advantages of planning without the expense of owning Llewellyn Park property.

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<sup>18</sup> Guter, Item 8, p. 17.



As for other planned private communities throughout the country, Llewellyn Park offers many lessons and good examples of physical planning and community-based governmental activity. The natural environment should be protected and enhanced, thus preserving the quality of life. The stream running throughout the Park and in the steeply sloped "Ramble" form wetlands and these and other environmentally sensitive lands within Llewellyn Park have been preserved. The concept of using park land and dedicated open space as exemplified in Llewellyn Park is an excellent example of how to preserve the natural environment and allow for residential development. The Park's designed landscaping show how trees and shrubs enhance the environment and act as physical barriers and create views and vistas throughout a community and negate the need for building physical walls and unsightly fences. Urban and suburban local community groups should look to the Committee of Managers of Llewellyn Park as a community association that has successfully protected and preserved this unique natural environment.

In 1859, Llewellyn Park was entering its third year as a planned suburban residential community there were few other planned communities in the country; yet, in 1989, there are literally thousands of planned, private communities throughout the country. Llewellyn Park's history offers much insight into how these communities will fare during the next 130 years. Built as static, picture-perfect communities located is the suburban-



rural transition area, private residential communities will be significantly altered by future land use development in their environs. As land develops, it becomes more expensive, and with increasing land cost come associated higher levels of development. Llewellyn Park has survived because its flexibility that allowed it to respond to current land development and societal pressures. The Park was initially planned for country homes that contained much open space. The open spaces within these estates became sites for new development, while the fringe areas of the Park were significantly altered by higher levels of development surrounding the Park. The Park's fringe areas were developed by current market conditions rather than according to the 1857 conditions. Thus planned communities need space available for future growth and specific boundaries delineated that contain an exterior buffer or transition area.

Llewellyn Park has survived because of a strong tradition of "gentlemen's agreements" and the Deed of Trust has been adhered to and enforced rather than by strict and specific design guidelines and regulations. Moreover, Llewellyn Park has survived because its residents' desire and ability to protect and enhance the Park's continuity. Throughout its existence, this private community has been described in enthusiastic and very emotional terms and, for example, the Llewellyn Park budget is always passed by unanimous vote. Thus the Park has survived by the financial and political capabilities of its residents. Private

communities require residents to take special interest in their community. In order for any private community to survive its residents must have the means to insure the community's survival and be willing to compromise some of their own desires for the common good of their community.

Why review history? An understanding of the past is essential for survival in the present world and improving the quality of life in the future. In a review of almost a century of living in Llewellyn Park, Theodore Edison, commented, "I can't help feeling that the present generation is suffering a real loss by not paying more attention to what was good in the past."<sup>19</sup> Why study Llewellyn Park? This nineteenth century utopian residential community has combined art, nature and mankind in a ideal "Romantic" setting that has enhanced and advanced the quality of life without the senseless and irremediable destruction of either the environment or civilization and is a neighborhood that is as beautiful, viable and contemporary today as it was 130 years ago.

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<sup>19</sup> Theodore Edison, "Backward Glances," p. 4.

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APPENDIX

APPENDIX ITEM: A



Uxwell Park.

Orange, New Jersey April 27 1869

My dear Edwin

I have had a  
pleasure to say that I  
just a box of fruit & two bottles  
of Sherry wine in it on board  
of the last evening - Capt.  
D. said he would forward it by you  
said also that you had not  
replied to his last letter - You  
will of course return with him.

The wine is very nice  
I was also glad to receive your  
note on your return from Africa  
announcing improved health -  
but sorry you had lost our precious  
no, my beloved Co. Affly  
Hudson Building  
57 West 10th St

# LLEWELLYN PARK.

## COUNTRY HOMES FOR CITY PEOPLE.

A PRIVATE PARK OF 750 ACRES; 10 MILES OF DRIVES AND WALKS; A  
"RAMBLE" OF 50 ACRES; ONLY 60 MINUTES  
FROM NEW YORK.

LLEWELLYN PARK, at Orange, New Jersey, offers many attractions to persons seeking a country residence in the vicinity of New York: in its ease of access, being distant only one hour from Barclay and Christopher street ferries; in its healthfulness of climate, being in proverbially the healthiest region so near the city; in its beauty of situation, which must be seen to be appreciated; in its abundant supply of pure soft spring water; and last, but not least, the peculiar advantages involved in the project itself, which may be enumerated as follows, viz.:

I. *It is fairly in the country*, comprising many old farms, with their orchards, green fields, and native woods, and yet so contiguous to the large town of Orange, where there are good schools and churches of the various denominations, as to enable the residents to secure the necessities of life with the greatest possible convenience, even the butchers, bakers, and icemen coming to their very doors.

II. *Its position*.—Lying mainly on the southeastern slope of Orange Mountain, and extending from its base to its summit, it is most favorably situated both for health and cultivation; for, while it is sheltered from the prevailing winds of winter, it catches the sea-breezes which prevail in summer.

III. *Its design*.—The idea involved in Llewellyn Park is, to enable a family occupying a small place in the country, costing only a few thousands of dollars, to enjoy all the advantages of an extensive country-seat, without the expense or trouble attending the latter. It was planned with special reference to the wants of citizens doing business in the city of New York, and yet wishing accessible, retired, and healthful homes in the country; but may be considered attractive to all persons who contemplate locating in this neighborhood.

To accomplish this purpose, a tract of land, containing 750 acres, beautifully situated on the southeastern slope of Orange Mountain, with a surface finely diversified, embracing deep ravines, bold, rocky cliffs, brooks of the purest spring water, picturesque old oaks, beeches and tulips, a noble old forest of native evergreen and deciduous trees, has been laid out in the natural style of landscape gardening, with 10 miles of drives and walks; and 50 acres in the centre of the tract have been reserved as a pleasure-ground, known as the "Ramble." The remainder of this tract has been divided into villa sites, of 1 acre, 2 acres, 3 acres, 5 acres, 10 acres, 20 acres, or even 50 acres, if desired; which enables one to purchase a fine country-seat of almost any moderate size, and to secure,

IV. *An elegant entrance* to his place, however small. Every one purchasing a country place naturally wishes a fine entrance to it. Where can one be found in the neighborhood of the city, finer or more picturesque than the entrance to Llewellyn Park through Park Avenue and Glynn Ellyn?

V. *A fine approach* is indispensable in a country place of any pretension. Where can an approach be found more varied and beautiful, than through Glen Avenue, Wildwood Avenue, or Tulip Avenue, to the different residences in Llewellyn Park? An entrance and an approach in each case that have cost more than \$50,000.

VI. *The Ramble*, extending from the valley to the top of the mountain, contains fifty acres of land, embellished by a fine native forest, open lawns, large plantations of rare evergreen and deciduous trees and shrubs, numerous walks, rustic summer-houses, bridges, seats, cascades, etc., forming an invaluable play-ground for children, and affording ample opportunity for healthful and agreeable exercise in the open air.

VII. *Drives and Walks*.—A first-class country place can hardly, be said to be complete unless there are drives and walks on the premises, to be used exclusively by the family and their friends; and if they are at all extensive, as at Montgomery Place, on the Hudson River (five miles of drives), of course they must involve a large expenditure of money to build these and keep them in repair. The difficulty is overcome, and this important feature (which can only be realized upon a large estate), is fully accomplished in Llewellyn Park by the seven miles of roads (already completed) and three miles of walks in the Ramble alone.

VIII. *Fences rendered useless*.—It is an interesting fact that, while each owner, (and there are 50) in the Park has a perfect right to build as many fences as he pleases on his individual place, still no one has built a fence; doubtless because he has found no necessity for one, the whole tract (750 acres) being surrounded by a fence, and each proprietor having adopted the Flanders mode of pasturing his cows, thereby avoids another heavy item of expense in a country place.

IX. *Restrictions*.—There are none whatever, save the ordinary "nuisance clause" inserted in ordinary deeds, for mutual protection against the erection of grog-shops, factories, hotels, etc., etc., if that may be called a restriction.

This is mentioned to guard against any misapprehension, as some persons might suppose that restrictions were inseparable from so novel a project. It is the perfect simplicity of the plan of Llewellyn Park and its entire freedom from all restrictions, that render it so feasible, practicable and desirable.

X. *Conditions*.—There is but one condition, and that is, that each acre sold shall contribute to the maintenance and embellishment of the park, help keep its roads and walks in order, pay its gate-keepers, gardeners, etc., etc. This contribution to the common fund can never exceed TEN dollars per acre per annum. It is so contained in the deeds, so that, if a person owns five acres, his annual tax cannot exceed fifty dollars per annum, and may be as much less as the proprietors themselves choose to make it at their annual meeting.

XI. *Proprietors of Llewellyn Park*.—The Park is intended to accommodate about one hundred families. Fifty of the sites, from one to twenty acres each, have been sold, the average being about six acres. Thirty of these places have already been improved, built upon, and are occupied chiefly by Merchants doing business in New York City.

XII. *The value of the property as an investment* is indicated by the fact that the sites now sell at five times what they did when the Park was first commenced.

XIII. *Llewellyn Park is a Private Park*, and this is perhaps its most important feature. While in extent it nearly equals Central Park, unlike that, it is strictly private, to be used only by the owners and their friends. It is under the control of a board of managers elected annually by the proprietors, and its privacy is secured by lodges and gate-keepers at the entrances. Strangers who wish to visit it, can gain admittance by simply entering their names in a book kept at the main entrance for that purpose.

APPENDIX ITEM B



## APPENDIX ITEM C

XIV. *Recapitulation.*—In Llewellyn Park one owning only three acres of land (for example) secures an elegant entrance, a fine approach, a pleasure-ground of fifty acres, seven miles of drives, their privacy secured by lodges and gate-keepers, three miles of private walks, and may enjoy all these advantages as a perpetual right by the contribution of thirty dollars (or less) per annum to the common fund (which at present amounts to about \$3,000 per annum), to be expended for the benefit of himself and co-proprietors.

### GENERAL ADVANTAGES.

It is believed that no spot within twenty miles of New York is in all respects so healthy as the Orange Mountains. It is almost the only locality so near the city where there is no fever and ague.

Purchasers of sites desiring to build of stone, can obtain the material on the premises free of charge.

The main entrance is on Valley road, at the termination of Park avenue, one mile from Orange Railroad station. As we ascend along the Park avenues, Newark, New York, and their bays, Brooklyn, Staten Island, and the Narrows are taken at a glance. Upon reaching the top of the mountain, 600 feet above the level of the sea, a landscape more than 100 miles in extent spans the horizon. Cultivated fields and country-seats, villages, towns and cities, ponds, rivers and bays, with the Navesink Hills at the south, Nyack Mountain, Haverstraw Peak, and the Highlands towards the north, with Long Island and the ocean in the east, all lie revealed to the eye. This natural panorama is acknowledged by all to be one of the finest in America.

For ease of access, beauty and variety of scenery, for healthfulness of climate, for the intelligence and moral order of its population; in short, for all those considerations which combine to render a region attractive as a family residence, it is believed that the vicinity of Orange, a town containing 10,000 inhabitants, especially the mountain side, possesses advantages not surpassed, if equalled, by any other place in the vicinity of New York.

For a full description of Llewellyn Park see "Downing's Landscape Gardening and Architecture," page 568, Sargent's edition.

We think no one can fail to be convinced of the accuracy of the foregoing statement, who will visit the Park and give it a careful examination.

For maps, terms, and particulars apply to the proprietor, L. S. HASKELL, Library Building, Orange, Essex County, N. J.

Llewellyn Park may be reached by the following trains of the Morris and Essex Railroad, foot of Barclay and Christopher Streets.

To ORANGE.—6.30, 7.30, 8.00, 10.00 and 11.30 A.M., 1.00, 2.30, 3.40, 4.30, 5.30, 6.30, 8.45 and 11.45 P.M.

To NEW YORK.—6.43, 7.18, 8.10, 9.08, 10.13 A.M., 12.13, 1.46, 3.13, 4.18, 5.30, 6.43, 7.38, 7.46 and 10.43 P.M.

Also, via New Jersey Railroad, foot of Cortlandt street, every hour, connecting with Orange horse-cars at the Market street Station, Newark.

N.B.—Cabs at Christopher street will take passengers from the ferry to any point between Canal and Thirtieth streets for 40 cents each.

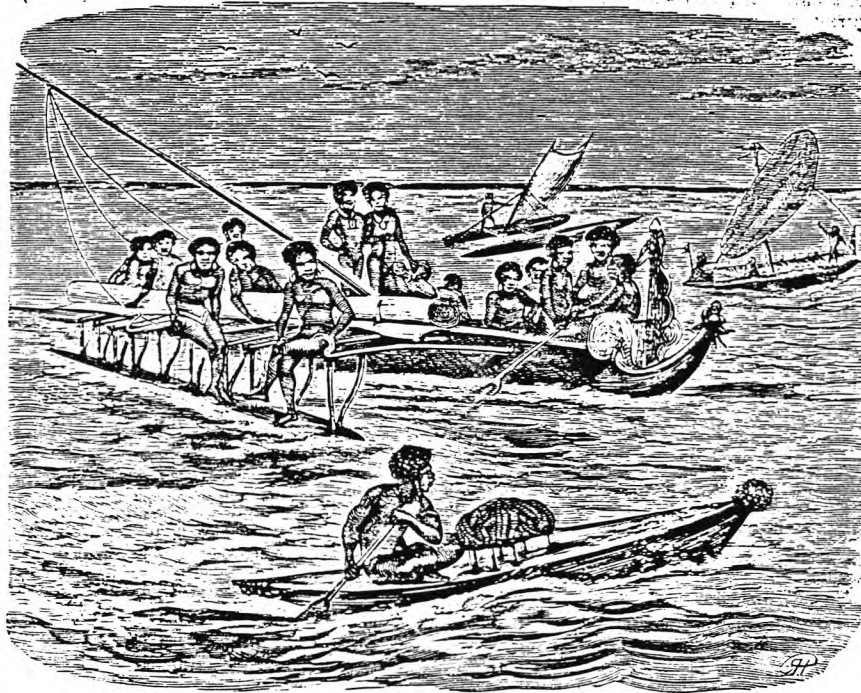
long as the canoe, to the gunwale of which it is attached by a series of light poles. The method by which the outer ends of the poles are fastened to the outrigger is very curious, and can be better understood by reference to the illustration than by a description. Like the ends of the canoe, those of the outrigger poles are fashioned into a snake-like form.

The natives can run along these poles to the outrigger with perfect safety, often sitting upon it when the wind is high, so as to preserve the balance of the vessel. In many canoes, however, a slight platform is laid upon these poles, so as greatly to increase the bur-

den-carrying space of the vessel; and a corresponding but smaller platform projects from the opposite side of the canoe. On this platform

several paddlers are stationed, finding it easier to work their long-handled paddles from the platform than from the narrow spaces of the canoe itself. The sail is made of strips of palm-leaf, interlaced with each other. When it is not required, the sail is struck and rolled up, so as to occupy as little room as possible, and the mast can also be struck.

Two other kinds of New-Guinea canoes are shown in the illustration. These canoes are not found in the same part of New Guinea, but, as the natives travel in them for considerable distances, they have been brought together in the same illustration for the convenience of comparison.



Canoes of New Guinea.

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## LLEWELLYN PARK,

ORANGE, NEW JERSEY.



MAIN GATEWAY AND LODGE OF LLEWELLYN PARK.

LLEWELLYN PARK, at Orange, N. J., combines acknowledged healthfulness, accessibility, and social advantages, with an opportunity to secure the enjoyment of a large and costly country place, by the purchase of one acre of land, which carries with it the possession of fifty acres of pleasure-grounds, and seven miles of private drives, throughout a tract of land nearly as large as Central Park. All persons seeking a country home are invited to visit and examine the remaining building-sites of from one to five acres each, the greater portion of the Park having already been sold, and improved by New York Merchants.

For Maps, Terms, and Particulars, apply to the owner,

Or to HAZARD, APTHORP & CO., 110 Broadway, N. Y.

L. S. HASKELL, Orange, N. J.,

For fuller particulars of the Park, see article in No. 85 of the JOURNAL, and also Downing's "Landscape Gardening."

APPENDIX ITEM E

January 11, 1968

Orange Quarry Co., Inc.  
313 Eagle Rock Avenue  
West Orange, N.J.

Gentlemen:

The Board of Governors of Llewellyn Park has notified this department that you are conducting quarrying business on lot 1 in block 102, as shown on the West Orange Tax Maps. Said lot is in a residential zone which zone does not permit any business use.

A survey made by Louis Di Marzo, Chief Town Engineer, confirms this notice. Therefore, I must order you to cease quarrying or carrying on any other business on this lot immediately. Your co-operation will be greatly appreciated and will preclude further action by the Building Department.

If you have any questions, do not hesitate to call me.

Very truly yours,

John R. Cunningham  
Chief Building Insp.

Orange Quarry Co., Inc.

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS

POSTMARK OF  
DELIVERING OFFICE

ORANGE  
JAN 12  
1968

Address below and  
return here at postmark  
and mail back to back  
of article RETURN

John R. Cunningham, Chief Bldg. Insp.  
313 Eagle Rock Avenue  
West Orange, New Jersey

(other side)

## APPENDIX ITEM E

WM. READ HOWE, PRESIDENT  
MARY VINCENT, TREAS.  
WINTHROP D. SMITH, SEC'Y  
HERBERT BARRY  
CHARLES R. BROWNING

### BOARD OF MANAGERS OF LLEWELLYN PARK

HENDON CHUBB  
MRS. RUSSELL COLGATE  
MRS. GEORGE MERCK  
ALBERT C. WALL

WEST ORANGE, N. J.

The Park Proprietors at their annual meeting on January 12th, 1920, instructed the Managers to solicit subscriptions on a plan by which the Proprietors would meet the annual deficit in the budget by equitable apportionment instead of by the unsatisfactory method which has heretofore obtained of raising the amount of the deficit by voluntary subscription—a method which inevitably led to payments which were in some cases greater and in some cases less than the benefits derived by the particular donor.

As you probably know, the Park tax fixed by the deeds which govern the Park, is only \$10 an acre. Under the conditions of the deeds this is the maximum tax which can be levied by the Managers. This amount was generous enough over half a century ago before automobiles had shortened the life and greatly increased the maintenance charge of the Park roads. Consequently, each year there must be raised by voluntary subscription the amount necessary for the upkeep of the Park roads and the other expenses of operation.

We have always referred to it as a deficit, but it is a deficit only in the sense that the vision of the '50's failed to foresee the costs of the present day.

The task which the Proprietors set the Managers was to provide a plan for raising about \$8,400 over and above the amount raised by the tax and apportioning the burden among the several Proprietors on the basis of the values of their properties taken at the valuation fixed by the taxing authorities of the Town of West Orange for the current year. The resolution recognized a difference in this obligation on the part of the improved and unimproved properties. Obviously, the owners of the improved properties receive more benefit from the expenditures for upkeep of the Park than do the owners of the vacant lands.

The Managers have therefore assessed the improved properties in the ratio of 90% to 10% for the unimproved properties.

Those of you who attended the meeting of the Proprietors will recall that the Proprietors were unanimously in favor of a plan which would do away with separate appeals for subscriptions to funds for policing the Park, oiling the roads, lights and general expenses. The endeavor of the Managers has been to accomplish this and their belief is that such appeals will be unnecessary in the future and that each Proprietor can be reasonably certain of the amount a particular property will be asked to pay toward the so-called deficit.

The bill for your ratable portion of this assessment for the year 1920, with the amount of your voluntary contribution (if any) credited thereon, is sent herewith.

THE BOARD OF MANAGERS OF LLEWELLYN PARK.

APPENDIX ITEM F

LLEWELLYN PARK PROXY

Know all Men by these Presents, That the undersigned, the owner of the land described below, having the rights and privileges of Llewellyn Park, and which land is subject to the annual tax and assessment for the support of said Park, hereby constitutes and appoints KENNETH B. GORDON, S. WHITNEY LONDON and HENRY T. STETSON, or any or either of them, my true and lawful attorneys or attorney, substitute or substitutes, proxy or proxies, in my name, place and stead, to vote for me for each and every acre of land owned by me, or standing in my name, and subject as aforesaid, at any annual or other meeting of the proprietors or persons owning land as aforesaid, for imposing a tax and assessment for the maintenance, operation and embellishment of the Park; the election of trustees or managers; or for any other purpose that may properly come before the meeting, under the provisions of the deed of trust made by Llewellyn S. Haskell to Augustus O. Moore and others, dated February 28th, 1857, and recorded in Book C-10 of Deeds for Essex County, page 293, with the same effect as if I were present. And I do hereby give unto my said attorney or attorneys full power of substitution and revocation, hereby ratifying and confirming all that my attorney or attorneys or their substitutes may do in my place and stead.

This proxy to be good until revoked. I own \_\_\_\_\_ acres and agree to notify the Proprietors' Secretary if I sell any of such land, giving the name and address of the person to whom I sell.

In Witness Whereof I have hereunto set my hand and seal this  
day of \_\_\_\_\_, A. D. nineteen hundred and \_\_\_\_\_

Witness

\_\_\_\_\_[Seal]  
Proprietor (owner) will sign here.

\_\_\_\_\_  
Witness will sign here.



APPENDIX ITEM G

*The Committee of Managers of Llewellyn Park*

West Orange, New Jersey

June 4-1957

To: The Proprietors of Llewellyn Park

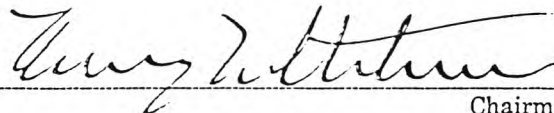
Beginning September 1954, in answer to individual requests from a number of Proprietors, the Committee of Managers undertook the study of ways to preserve the traditions of the Park. As a result of three years study, a plan has been devised which will allow the Proprietors to control the future development, and to preserve the traditions and way of life of Llewellyn Park

The Committee of Managers at a recent meeting considered the plan and authorized a polling of the Proprietors to ascertain whether they would be interested in its further development. This plan has been prepared with the aid of counsel. It closely resembles similar successful plans devised to control properties. A brief outline in duplicate is attached to this letter to acquaint the Proprietors in a general way with the plan.

You will note a statement on the last sheet of the plan, which we hope many of the Proprietors will be willing to sign. This statement does not obligate any Proprietor to the plan. It simply records an expression of opinion that the Proprietor is interested in the plan and recommends it be developed into a detailed agreement for submission to the Proprietors. Not until the completed agreement is signed, and then by a substantial majority of the Proprietors, is it binding on anyone.

As the power to adopt a plan to control the Park is solely in the hands of the individual Proprietors acting in a group for the common good, we respectfully request an expression either positive or negative to the plan. We hope you will mail one signed copy to the Proprietor's Secretary in the enclosed envelope. Any questions you may have may be directed to the Proprietor's Secretary and a Committee Member, familiar with the plan, will gladly answer them.

Sincerely,



Chairman



## APPENDIX ITEM H

### OUTLINE OF PLAN

This plan essentially forms a cooperative corporation patterned after cooperative apartment ownership and cooperative real estate communities.

1. Form a New Jersey corporation.
2. The owners of at least 80% in area of Park property will convey to the Corporation title in fee to land only. (Ownership of buildings and other improvements will be retained by present owners).
3. These owners will receive, in exchange, one share of common stock in the Corporation for each \$100 valuation of land. (Value at fair value for year in which the plan is made operative.).

#### All Stock Endorsed:

"This certificate accompanies a lease on specified land and is transferable only together with the lease to a person approved by the Board of Directors of Llewellyn Park Corporation as provided in the lease."

4. The Corporation will lease back to each owner the land conveyed for a term of 99 years for a total rental of \$5.00 (Plan to extend the term yearly).

#### LESSEE COVENANTS:

- a. To pay Municipal, State and Governmental taxes and assessments on land and improvements thereon when due and payable, subject to right to appeal or contest the same.
- b. The Board of Directors of the Corporation will each year or oftener determine the amount needed for operating the Park, including roads, lighting, sewers, etc. Such determination may be revised by a majority vote of the outstanding shares of stock. The final amount shall be assessed pro rata among the shareholders according to the Municipal assessment of the respective shareholder's leased properties including land and improvements.
- c. Assessments for capital purposes shall be levied in the same manner but only after approval by a majority of the outstanding shares of stock.
- d. To abide by all reasonable rules for use of leased land and the buildings and improvements thereon. (Rules to be adopted by a majority vote of the outstanding shares of stock).
- e. Leased land and improvements to be used for single family residence only. (With right to sublet an existing out-building to one family tenant who is to be approved. New sublet facilities to be approved by Corporation and not in excess of 1000 sq. ft. living area.)
- f. Lessee cannot assign lease, except to certain relatives, or sublet without written approval of the Corporation. (Rejection of a proposed lessee by the Corporation may be reversed by decision of a majority of the outstanding shares of stock).
- g. Stock not to be pledged or assigned except to approved assignee of the lease (Except for mortgage purposes in limited amounts).
- h. To abide by all laws, ordinances and other Government regulations applicable to the leased land and improvements thereon;

## APPENDIX ITEM I

- 2 -

5. Breach of any lease-covenant will constitute a default for which the Corporation can, after written notice and an opportunity to cure the default, terminate the lease. Upon termination the Corporation may sell the lease together with the accompanying stock for the best price obtainable to an approved assignee and the net proceeds, after paying all expenses and charges, shall be paid to the prior lessee whose lease was terminated.

6. Subject to rules and regulations of the Corporation the lessee can build, demolish, or change any improvements to the land; maintain the land as lessee sees fit; subdivide and lease to an approved assignee.

7. Provides for convey of fee simple to any approved mortgagee for purpose of allowing land and buildings to be mortgaged under an approved Bond and Mortgage. In event of foreclosure the mortgagee can dispose of land to anybody without approval. (After 90 days of default under any mortgage the Corporation shall have the right to purchase the mortgage at any time prior to foreclosure sale and to hold the mortgage or continue the foreclosure and distribute the net proceeds, if any, after the payment of all costs and expenses to the prior lessee of the mortgaged property upon surrender of the accompanying stock).

8. In the event of condemnation, proceeds to be delivered to lessee upon surrender of stock for cancellation and retirement.

9. Upon bankruptcy or general assignment of assets, lease may be terminated by the Corporation, sold to an approved assignee at fair market value and the net proceeds delivered to persons legally entitled to them upon surrender of the common stock for transfer to new lessee.

---

I have read the foregoing plan, and am interested in it as a means of preserving the traditions of Llewellyn Park.

I recommend that a detailed plan and agreement be prepared for submission to all of the Proprietors.

I make this recommendation without committing myself to approve the final plan nor to become a party to it.

---

Proprietor

## *Llewellyn Park*

WHERE QUIET COUNTRY LIVING  
HAS STOOD THE TEST OF TIME



MAIN ENTRANCE TO  
*Llewellyn Park*  
AT  
MAIN STREET AND PARK AVENUE  
WEST ORANGE, N. J.

*Llewellyn Park*, located in the very heart of Essex County, affords its residents many unique advantages in gracious living.

The Park was established nearly a century ago to provide a continuance of pleasant country surroundings and beautiful scenery. These traditions have been faithfully preserved by the succeeding generations who have enjoyed its rustic charm. In the meanwhile the city has grown up around it, affording the advantages of modern shopping centers, public and private schools and excellent commuting service to New York and Newark. In fact the main gate, shown here is only a short mile from the Orange station of the Lackawanna Railroad.

*Llewellyn Park* is also within a mile of several good country clubs, excellent restaurants and movie theatres, but still the country atmosphere prevails. It is an unusual combination of the best features of country and suburban living.

A fair portion of *Llewellyn Park's* seven hundred acres is community owned wood-

land with ravines, streams and country footpaths. The winding roads are flanked with evergreens and rhododendrons. There are no sidewalks to mar the rural effect. The roads, sewers, and Park property are owned by the proprietors and privately maintained. The roads are not open as public thoroughfares. A modest tax is levied on the proprietors for their upkeep.

To further the proper development of the Park and to assist prospective purchasers and sellers, the Board of Managers has appointed a real estate committee whose names appear below.

A number of choice building sites are available for approved homes and from time to time some existing homes are on the market.

For further information contact one of these committee members.

HENRY CROSS  
OR. 5-6836

RALPH OSBORNE, Jr.  
Chairman  
OR. 3-1102

HERBERT GAY, Jr.  
OR. 5-3272

APPENDIX ITEM K

COMMITTEE OF MANAGERS RESOLUTION

HIGHWAY COMMITTEE  
CONCERNING THE TUNNEL OR CUT OPTION

April 17, 1931

1. The use of any portion of the Park involves an unsightly cut in the First Mountain and substantial destruction of the natural beauty of the ridge- a rare possession not only of those living in West Orange, but also of a number of constantly increasing number of residents in Essex County.
2. Open Spaces in old communities near congested centers are invaluable.
3. If it be a fact that the open cut method is cheaper than other methods which would not bisect the mountain, a comparison of cost should not determine the outcome. The picturesque advantages of the homes of those living should not be sacrificed to the needs of those persons who wish to pass through the Town. The only way to accomplish even justice is to construct the highway as not to injuriously affect either the Park or the mountain.

## APPENDIX ITEM L

### LLEWELLYN PARK RESOLUTIONS

#### RESOLUTION FOR TAX

"RESOLVED, that unanimous consent be give that the secretary cast a ballot on behalf of the whole acreage present, in person, or by proxy, assessing the Park tax at TEN DOLLARS (\$10.00) per acre for the year \_\_\_\_ on all lands subject to a tax, payable as heretofore provided by resolution adopted at the Annual Meeting of the Proprietors on the 13<sup>th</sup>. day of January, 1868."

#### RESOLUTION FOR ASSESSMENT

"RESOLVED, that the Managers be instructed to levy an assessment on land owned by the proprietors for such funds as are needed in excess of the amount raised from Park taxes, based on the Town assessments of the improved and unimproved properties in the Park. The amount required from each Proprietor of improved property to be in the same proportion to the whole amount of subscriptions needed, as such Proprietor's improved property bears to the total assessments of the improved properties in the Park; and the amount required from each Proprietor of unimproved property to be in such proportion to the whole amount needed as the Managers shall deem best."

APPENDIX ITEM M

RESOLUTION OF THE COMMITTEE OF MANAGERS OF LLEWELLYN PARK

WHEREAS the zoning ordinances of the Town of West Orange provide specifications and limitations on the use of property; and

WHEREAS the Deed of Trust limits the real property contained within its description to single family residences; and

WHEREAS the Deed of Trust does not permit within Llewellyn Park (the "Park") the operation of businesses; and

WHEREAS it has come to the attention of the Committee of Managers that certain proprietors have rented portions of their premises or out-buildings to persons other than members of their family; and

WHEREAS some of such rentals may be in violation of certain of the restrictions contained in the Deed of Trust, and said zoning ordinances; and

WHEREAS questions have arisen on the existence and use of guest houses;

NOW, THEREFORE, the Committee of Managers does hereby resolve that the following shall be the established policy of the Park in connection with such matters:



## APPENDIX ITEM N

1. In the case of unsubdivided property, which if subdivided ~~would~~ allow multiple residences, a garage house or other residence out-building or garage apartment, will be permitted to be tenanted so long as the occupancy is that of a single family in each such structure; PROVIDED, that the number of tenanted structures does not exceed the number of residences that would be permitted if the property were subdivided.

Persons living in rented quarters must conform to the rules, regulations. and operation of the Park as set forth by the Committee of Managers of Llewellyn Park. Any persistent non compliance or violation of such rules, etc. shall be cause to require the Proprietor to cease renting such quarters.

2. Ancillary structure or garage house in existence prior to the adoption of the Zoning Ordinances of the Town of West Orange in December 1941: In such case, the Committee of Managers will permit the continuation of the rental of such structures as a non-conforming use. However, such non-conforming use may not be expanded and, if abandoned, not used again for rental for six (6) months.

Furthermore, when such property is sold or Title has changed, rental of such structures shall cease, and the new Proprietor shall not permit persons to use such property for rent, unless paragraph 1 applies.

### APPENDIX ITEM O

3. Proprietors who have parents or children residing with them in their main residence or have live-in servants, or proprietors who require special aid may permit such family servants or special helpers to have occupancy within the proprietor's main residence even if the proprietor were to accept a nominal rental in such case or cases without violating the above-stated rental policies.

4. Any quarters added to a garage, outbuilding or carriage house or built on a property detached from the main house shall comply with the said zoning ordinances, the Deed of Trust and the above Park conditions and requirements.

5. Any garage house or other residence out-building or garage apartment may be used for nonpaying guests provided that the total occupancy of such guest house shall not be more than three (3) months in any one year period.

6. The restrictions within the Deed of Trust concerning the prohibition of the carrying on of any trade or business shall, subject to the foregoing policy, be interpreted and enforced strictly.

REVISED 3/15/89

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#### NOTE

Paragraph 5 should have further consideration, and possible other paragraphs also.

APPENDIX ITEM P

**Agreement**

*between*

Various Owners of Rights in Private Sewers in Llewellyn Park

*and*

Trustees of Llewellyn Park

AGREEMENT made between the undersigned (hereinafter called the Owners), parties of the first part, and FARNHAM YARDLEY and HENDON

CHUBB and \_\_\_\_\_  
Trustees of Llewellyn Park, parties of the second part, the day hereunder written.

WHEREAS, five private sewers are located in Llewellyn Park, West Orange, New Jersey, generally described as follows:

Sewer No. 1: Located in Brook Way through Wildwood Road to property of Augusta C. Browning, thence to Llewellyn Place.

Sewer No. 2: Located in Wildwood Road and Mountain Road.

Sewer No. 3: Located in Valley Road, Parkway to Oak Bend, also Tulip Road, and also Edgehill Road.

Sewer No. 4: Located in Honeysuckle Road to Valley Road.

Sewer No. 5: Located in Bloomfield Way and Lynwood Way.

AND WHEREAS, each of the undersigned owns certain rights in one of said sewers above referred to; and

WHEREAS, it is advisable that the Committee of Managers of Llewellyn Park (chosen pursuant to the provisions of a certain deed dated February 28th, 1857, made by Llewellyn S. Haskell and wife to Augustus O. Moore, Thomas B. Merrick and Edwin C. Burt, Trustees, recorded in the office of the Clerk of the County of Essex on the 28th day of February, 1857, in Book C-10 of Deeds for said County, on Pages 293 to 315.) be vested with authority to deal comprehensively with applications for connections with the sewers of the Park many of which lie in private roads subject to the control of said Board,——

NOW THEREFORE, in consideration of the premises and of One Dollar to the parties of the first part paid by the said Trustees, the parties hereto agree as follows:

1: The Owners hereby grant to the Trustees all right, title and interest in and to the sewers referred to in the preambles hereof insofar as said sewers lie in the private roads of the Park or in lands not within the property lines of the Owners, the purpose of this limitation being to reserve to the Owners the exclusive dominion over the portion of the sewers located in lands of the Owners but not to include as lands of the Owners any portion of the private roads of the Park except where owner owns on both sides of the road.

2: The Trustees hereby accept said grant.

This agreement shall bind and enure to the benefit of the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this.....day of..... 1924.

APPENDIX ITEM Q

*Application for Permit to Open Roads, etc.,*

**IN LLEWELLYN PARK**

To be signed in duplicate by the applicant, and forwarded, with a check for the fee, (the check to be drawn to the order of "Treasurer of Llewellyn Park,") to the Treasurer of Llewellyn Park, Llewellyn Park, West Orange, New Jersey. One form will be returned to the applicant.

Dated

**APPLICATION:** The undersigned hereby requests permission of the Trustees of Llewellyn Park and the Committee of Managers of Llewellyn Park to open as much of the roads, avenues and ramble or other Park properties as may be necessary for doing the work and making the improvements specified below.

Your petitioner, in consideration of the permit, agrees to assume all expenses and liability for injury, both as to person and property, and to save the Trustees and Managers of the Park harmless from all damages of any kind whatsoever; to replace and restore the roadway, turf and grounds, whether the same were in good condition when the work was begun or not, leaving the same in perfect order; to repair all the defects that may occur within one year caused by the settling of the earth in the trench or for any other reason whatever, including the resurfacing of the roadway where it may be required; also in all respects to conform to the rules and requirements of the Park to the satisfaction of the Chairman of the Road Committee.

Respectfully,

.....  
Applicant

The work referred to is to .....

\_\_\_\_\_  
Receipt is acknowledged of the fee of \$.....

**CONSENT:** Consent is hereby given to the performance of the work specified, in consideration of the agreement mentioned in the application.

S. WHITNEY LANDON  
BRIAN P. LEEB  
RALPH D. OSBORNE, JR. } Trustees of Llewellyn Park,

By.....  
Attorney

**PERMIT:** Permission is hereby given for the above-described work.

The work shall be completed within thirty days from the date of the commencement, shall be carried on in all respects in conformity with the rules and regulations of the Park, and must be subject to the approval of the undersigned.

.....  
Chairman of the Road Committee

APPENDIX ITEM R

This Indenture, made the                      day of                      , 19                      , BETWEEN

Trustees of Llewellyn Park, in the Town of West Orange, County of Essex and State of New Jersey, of the first part, and

and \_\_\_\_\_, his wife, of the \_\_\_\_\_ of \_\_\_\_\_ County, \_\_\_\_\_, of the second part,

WITNESSETH:

WHEREAS, Llewellyn S. Haskell and Mary Anna, his wife, by their deed of conveyance bearing date the twenty-eighth day of February, in the year eighteen hundred and fifty-seven, and recorded in Book C-10 of Deeds for said County of Essex on Pages 293 to 315, both inclusive, granted and conveyed certain lands and premises and the appurtenances, together with two ways, or rights of way therein described, and situate in the Town of West Orange, unto Augustus O. Moore, Thomas B. Merrick and Edwin C. Burt, as Trustees of said Llewellyn Park, for certain uses, intents and purposes therein expressed and declared; and

WHEREAS, one of said trusts was to the effect that the said Trustees in said deed mentioned and their heirs and assigns, successors in said trusts, should and would forever thereafter suffer and permit the said Park and its appurtenances, with its several roads or avenues, and the said way or rights of way, as laid down on the certain map of said Park filed in the office of the Register of said county, to be freely and at all times thereafter used and enjoyed, as a place of resort and recreation, by certain persons therein mentioned, and their respective families, tenants, agents and servants so long and for such time only as they shall severally reside upon their certain other respective lands and premises within the certain limits in said deed mentioned, subject to such rules, conditions, regulations, taxes and assessments as might from time to time thereafter be made and imposed in the manner therein prescribed, for the proper maintenance and embellishment of the said Park upon his, her or their paying at the outset to the Trustees of said Park the sum of One Hundred Dollars for each and every acre of the said lands and premises, and at the same rate for a fractional part thereof, and annually thereafter such taxes and assessments as may be imposed in the manner and for the purposes declared in said deed; and

WHEREAS, the said parties of the first part are now the Trustees of said Park as the legal successors of the said Augustus O. Moore, Thomas B. Merrick and Edwin C. Burt; and

WHEREAS, the parties of the second part are the owners of a certain tract or parcel of land lying within the limits aforesaid, to wit:

ALL THAT certain tract or parcel of land and premises situate, lying and being in the Town of West Orange, County of Essex and State of New Jersey, bounded and described as follows:

APPENDIX ITEM S

AND WHEREAS, the said \_\_\_\_\_ and \_\_\_\_\_  
have applied to the parties of the first part, Trustees of Llewellyn Park as aforesaid, for the benefits and advantages aforesaid and have agreed to perform all of the obligations and duties above referred to and more particularly set out in the deed C-10, Pages 293 to 315, above referred to, insofar as the lands of the parties of the second part above referred to are concerned, and which application and agreement are evidenced by the parties of the second part joining in this instrument by signing and acknowledging the same,—

Now, THEREFORE, we, the said \_\_\_\_\_

Trustees of said Llewellyn Park for the time being, in consideration of the premises and the sum of \_\_\_\_\_  
to us in hand paid by the said \_\_\_\_\_, do hereby admit, acknowledge and declare that we have received the said sum of \_\_\_\_\_

from the said \_\_\_\_\_ at and before the delivery and execution of these presents, the same being at the rate of One Hundred Dollars per acre for the said land, and that the said \_\_\_\_\_, his heirs and assigns, and his respective family or families, tenants, agents and servants, so long and for such time only as they shall severally reside upon said premises or any part thereof, are and shall be forever hereafter entitled to use and enjoy said Llewellyn Park and its appurtenances, together with its said roads or avenues and the ways or rights of way, for the uses and purposes aforesaid, in such manner and subject to all such rules and regulations, taxes and assessments as are or shall be made or imposed in or by virtue of said deed of conveyance from the said Llewellyn S. Haskell and wife to the said Augustus O. Moore, Thomas B. Merrick and Edwin C. Burt, Trustees as aforesaid, to which deed of conveyance reference is hereby expressly made.

IN WITNESS WHEREOF, the said parties of the first and second parts have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*Trustees of Llewellyn Park.*



## APPENDIX ITEM T

### COMMITTEE OF MANAGERS of LLEWELLYN PARK

West Orange, New Jersey 07052

November 1, 1976

#### REPORT ON ACQUISITION OF HOWARD PROPERTY

In 1956 the Committee of Managers purchased the Howard Property on Bloomfield Way to prevent its sale to a speculative builder. Funds for this purpose were provided by 29 individual Proprietors who subscribed a total of \$11,000.00. In 1957 twenty seven additional Proprietors subscribed \$2,575.00 to enable the Committee to reimburse partially the original subscribers. The understanding with all subscribers was that if the land subsequently was sold they would be repaid the amounts of their individual loans, without interest.

In 1975 the lower portion of the property (consisting of somewhat less than 3 acres out of a total of approximately 6 acres) was sold to the Town of West Orange for a second Senior Citizens Home with the understanding that the Committee of Managers would repurchase the land in the event the Senior Citizens Home was not built. Now the start of construction of the home is imminent. Therefore, the Committee of Managers at their meeting held September 21, 1976 authorized the repayment of all loans by Proprietors to acquire the property.

The Committee of Managers wishes to express its appreciation to all the participating Proprietors for their generosity so many years ago.

Lawrence Wilkinson

Chairman

APPENDIX ITEM U

COMMITTEE OF MANAGERS of LLEWELLYN PARK

West Orange, New Jersey 07052

April 14, 1989

To the Committee of Managers  
Trustees and Advisory Committee  
Llewellyn Park  
West Orange, New Jersey 07052

I am pleased to advise you that I have received a copy of the deed from R.D.P. Associates conveying to the trustees of Llewellyn Park the 14.47 acres in Llewellyn Park formerly owned by the quarry owners. The deed provides that the property cannot be subdivided, that no development whatsoever can be undertaken and that the property must remain in a natural state subject to ordinary landscaping and maintenance. I am forwarding the copy of the deed to Vic Lazzaro for his review of the description and I am asking him to see that the deed gets into the proper Llewellyn Park file.

Sincerely,



BERNARD S. BERKOWITZ

BSB:ar



A = 39  
 B = 116.  
 C = 124.  
 D = 127.  
 E = 30.  
 F = 139.

Map: M-14  
**LLEWELLYN  
 PARK**

Proprietors  
 of  
 Llewellyn Park

1987

Source  
 Table T-14.

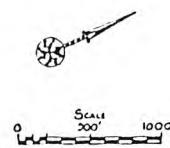


TABLE N-1NAMES OF ESTATES WITHIN  
LLEWELLYN PARK1857-1859<sup>1</sup>

<u>Proprietor</u>	<u>Estate Name</u>
Alexander J. Davis	"Wildmont"
Llewellyn S. Haskell	"Eyrie"
F.W. Jaefray	"Arcadia"
T. K. Gibbs <sup>2</sup>	"Lakewood"
William Green	"Beech Lodge"
Thomas B. Merrick	"Tydryn Terrace"
Egbert Starr	"Evergreen Hall"
Levi P. Stone	"Oakleigh"
Llewellyn Haskell	"Undercliff" <sup>3</sup>

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<sup>1</sup> Source: 1857 and [1858?] Llewellyn Park Prospectus Maps and "Hughes Map of Essex County" of 1859. Other buildings probably were named but the data is unavailable.

<sup>2</sup> When "Lakewood" was first built, it was not part of the Park.

<sup>3</sup> This is not a estate, rather a undeveloped parcel of land that was given a name.

TABLE N-2NAMES OF ESTATES WITHIN  
LLEWELLYN PARK1878<sup>1</sup>

<u>Estate Name</u>	<u>Proprietor</u>
"Arcadia"	Alexander Hudnut
"Ashley"	William Galletly
"Blythea"	Charles J. Martin
"Baronald"	William Barr
"Brookside" <sup>2</sup>	T. K. Gibbs
"Castlewood"	Equitable Life Assurance Co.
"Evergreen Hall"	E. Starr
"Fern Cliff" <sup>3</sup>	R. C. Browning
"Glen Bank"	R. C. Browning
"Oakleigh"	Levi P. Stone
"Locust Grove"	Mrs. James Ward
"Ormsbee"	Dr. Ormsbee Fowler
"Sunshine"	John Hare
"Tyrdyn Terrace"	Orson D. Munn
"Undercliff"	Estate of Llewellyn Haskell

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<sup>1</sup> G. M. Tompkins, "City Atlas of Orange and Township of West Orange."

<sup>2</sup> In previous sources, this estate was known as "Lakewood."

<sup>3</sup> Name given to property holding, not estate, just as "Undercliff."

TABLE N-3NAMES OF ESTATES WITHIN  
LLEWELLYN PARK1904 <sup>1</sup>

<u>Estate Name</u>	<u>Proprietor</u> <sup>2</sup>
"Baronald"	William Barr
"Beech Lodge"	William Green, Jr.
"Blythea"	Heirs of C.J. Martin
"Blythwood"	Robert Dun Douglass
"Bonaire"	Henry Auchincloss
"Castlewood"	Chambers Dale
"Chestnut Hall"	A. B. Jenkins
"Ellersley Place"	Isabella Wallace
"Elm Court"	E. Remington Nichols
"Glenbank"	Ross Browning
"Glenmont"	Thomas A. Edison
"Hollyoaks"	Marguerite Colgate
"Oakleigh"	Caroline Stone Estate
"Oldstead Lodge"	Everett Colby
"Shenactop Lodge"	William R. Howe
"Sunny Side"	George J. Searbury
"The Terraces"	Orson D. Munn
"Undercliff" <sup>3</sup>	D. A. Heald
"Woodlands"	Elizabeth Burke
"Woodside"	D. A. Heald Estate
"Wildmont"	Joseph Davis & Sister

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<sup>1</sup> Robinson, "Atlas of the Oranges Essex County, N.J.," Plates 4, 16, 17 & 19. This Atlas in one of the first tax maps of the Oranges, and Llewellyn Park.

<sup>2</sup> It was a usual practice to have the estates of the Park's proprietors in the wife's name. This was doen to protect the house from having liens placed upon it by the business activities of the proprietor.

<sup>3</sup> Not a building, rather it is the name for a piece of property. Today it is block 105 and 109.



TABLE N-4

NAMES OF ESTATES WITHIN  
LLEWELLYN PARK

1913 <sup>1</sup>

<u>Estate Name</u>	<u>Block-Lot</u>	<u>Proprietor</u>
"Ahbwrhlea"	95-1	William Read Howe
"Baronald"	94-12	Jessie Barr
"Barrymead"	112A-1	Herbert Barry
"Beech Lodge"	97-19	William Green, Jr.
"Blythlea"	97-5	Mary Goodrich
"Blythwood"	114-86	Robert Dun Douglass
"Bonaire"	114-80	Robert A. Franks
"Castlewood"	97-14	Henry Newson
"Chestnut Hall"	102-3	A. B. Jenkins
"Elm Court"	101A-1	Bertha M. Nichols
"Glenbank"	90-4	Frederick Browning
"Glenmont"	91-1	Thomas A. Edison
"Hollyoaks"	90-15	Margaret Colgate
"Oakbrook"	86A-9	Josephine Colgate
"Oakleigh"	101A-24	Mary, Stone Douglass & Augusta Stone Whittemore
"Oldstead Lodge"	102-7	Edith Colby
"Sunny Brook"	103-10	Charles Cleveland
"Sunnyside"	97-20	George Seabury
"The Terraces"	104-10	Charles A. Munn
"Wildmont"	110-1	Ellis Beale Estate
"Woodlands"	101A-1	Elizabeth Burke
"Woodside"	97-1	Cora Wehrhane

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<sup>1</sup> A.H. Mueller, 1911. Plates 15-19.

TABLE N-5

NAMES OF HISTORIC ESTATES and HOMES  
WITHIN LLEWELLYN PARK

1987<sup>1</sup>

<u>House</u>	<u>Block-Lot</u>	<u>Year Built</u>	<u>Architect</u>
"Ahbwrhlea" <sup>2</sup>	95-1	ca. 1900	
Auchincloss Estate	90-12	1883/4	McKim, Mead & White
Carriage House			
James T. Burt House	112.02-1	1857/58	
"Beechlawn"	95-19	ca. 1900	
"Beechwood"	94-12.04	ca. 1880	
Byerly-Kerr House	96-1	1858	A. J. Davis
Byerly Cottage	96-3.03	1868	A. J. Davis
"Broadacres"	97-5.03	1930	
"Castlewood"	97-14	1858	A. J. Davis
"Chestnut Hall"			
Carrage House <sup>3</sup>	103-3.01	ca. 1900	
Anna R. Frost	112-3	1856	A. J. Davis
Garrison House <sup>4</sup>	100-1	1857	A. J. Davis
The Gate Lodge	86-68	1856	A. J. Davis
"Glenmont"	91-1	1880	H. H. Holly
"Glenbank"	90-4	1863	
Haskell's Cottage <sup>5</sup>	113.02-1	ca. 1867	A. J. Davis
J. How[?]t House	101.01-16	ca. 1870	
"Landmore" <sup>6</sup>	102-5.01 & 7	1930	Delano & Aldrich

---

<sup>1</sup> Robert Guter, Section 12. Notebooks One and Two.

<sup>2</sup> This property was owned by the Beechwood Corporation in the 1930s and 1940s, and in some sources is referred to as "Beechwood" which confuses it with the other "Beechwood" estate.

<sup>3</sup> The carriage house is all that remains of the "Chestnut Hall" Estate of A. B. Jenkins built ca. 1900.

<sup>4</sup> Davies, Figure 8. p. 156. She notes the name of this house as Nichols-McKim- Garrison-Chubb cottage. After its first four residents' last names.

<sup>5</sup> Built for Haskell's son and his new bride. Sometimes referred to as "Arcadia Cottage," which is not to be confused with the original "Arcadia" of Alex. Hudnut of 1878.

<u>House</u>	<u>Block-Lot</u>	<u>Year Built</u>	<u>Architect</u>
"Long Acres"	113A-30	ca.1890	
"Oakbrook"	86.01-7 & 9	ca. 1900	
"Oakleigh"	101.01-24	1858 & 1886	Calvert Vaux addition by McKim, Mead & White
"Oldstead Lodge"			
Carriage house	102-7	ca. 1900	
"Sunny Brook"			
Carriage House	103-10	ca. 1890	
"Tyrdyn Terrace"/	104-10	1858	A. J. Davis
"The Terraces"			
Gardner's Cottage		ca. 1870	C. F. McKim/ Stanford White
"Twin Oaks"	94-12.05	ca. 1925.	
"Woodlands" Stable <sup>7</sup>	101.02-1.01	1885	
Williams Farmhouse <sup>8</sup>	112.01-12	ca. 1770	

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<sup>6</sup> Home of Charles Edison, Governor of New Jersey in the late 1940's.

<sup>7</sup> Woodlands was the name given to the mansion of John Burke built in 1880-1885. The second "Arcadia" was enlarged to make the "Woodlands." This stable is the only building left standing from the original "Woodlands" estate of 19.60 acres.

<sup>8</sup> This is the oldest house in the Park. Actually, its a converted and much modified Revolutionary War Era farmhouse.

TABLE T-1:  
PROPRIETORS OF LLEWELLYN PARK

1855 and 1857

**Original Proprietors of 1855:<sup>1</sup>**

1. John Burke \*<sup>2</sup>
2. Edwin C. Burt
3. Wendell P. Garrison \*
4. Orson D. Munn \*
5. Egbert Starr
6. Levi P. Stone

**Llewellyn Park's Early Proprietors and Residents:<sup>3, \*\*4</sup>**

1. Llewellyn S. Haskell
2. C. Bramhall
3. J. S. Brown \*\*
4. Edwin C. Burt
5. James M. Burt
6. John W. Burt
7. W.E. Coney \*\*
8. Alexander J. Davis

<sup>1</sup> Pierson, *History of the Oranges*, p. 318. These people bought land from Haskell before the creation of Llewellyn Park in 1855. Also, excluding A.J. Davis whose property was purchased from a local farmer, not Haskell.

<sup>2</sup> \* It is an unresolved question why a certain number of the original proprietors, John Burke, Orson D. Munn or Wendell Garrison, did not appear on either of the two early prospectus maps.

<sup>3</sup> As indicated in the Propesctus Map of 1857, which is titled, "Map of/ Llewellyn Park/and Villa Sites, on Eagle Ridge/In Orange and West Bloomfield/Property of L.S. Haskell, 1857."

<sup>4</sup> \*\* These proprietors are indcated on a latter version of the the 1857 Prospectus map of Haskell's property, entitled, "Llewellyn Park/and Villa Sites on Eagle Ridge/in Orange & West Bloomfield/Essex County, New Jersey/ Property of L.S. Haskell." No date is indicated on this map. The shorthand name is the 1858 Llewellyn Park Prospectus Map.

9. W.L.M. Donald \*\*
10. A.L. Fowler \*\*
11. Dr. Fowler
12. Mrs. Anna R. Frost
13. Daniel A. Heald
14. Joseph Howard
15. John H. Hunt
16. F.W. Jaefray \*\*
17. J.H. Lane, Jr.
18. Charles J. Martin
19. R. H. Manning \*\*
20. Thomas B. Merrick
21. Augustus O. Moore
22. Egbert Starr
23. W. H. Starr \*
24. Levi P. Stone
25. Dr. J. A. Weder
26. C. Wells \*
27. Miss Margaret Williams \*\*\*5
28. Charles Harrison \*\*\*
29. Phebe Harrison \*\*\*
30. Caleb Harrison Condit
31. Eleanor F. Condit \*\*\*
32. Joel W. Condit \*\*\*

---

5 \*\*\* Neighboring farmers whose land boarded on the original "Llewellyn Park" as indicated in the Deed of Trust.

TABLE T-2:  
PROPRIETORS OF LLEWELLYN PARK

1866<sup>1</sup>

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	<u>Proprietor</u>	<u>Present Park Property</u> <sup>2</sup>
1.	E. H. Abbott	yes
2.	A. C. Babcock	partially
3.	D. M. Babcock	partially
4.	Captain Baker	no
5.	J. F. Bailey	yes
6.	Mrs. Beach	no
7.	G. Bodner	no
8.	D. Bond	no
9.	Miss Binney	no
10.	C. Bramhall	no
11.	D. Brown	no
12.	Ross C. Browning	yes
13.	Ed. Burnett	no
14.	Edwin C. Burt	yes
15.	James M. Burt	yes
16.	John W. Burt	yes
17.	C. F. Carruano	no
18.	C. H. Condit	no
19.	Ira H. Condit	no
20.	Joseph Condit	no
21.	Margaret Condit heirs	no
22.	J. Cowans	no
23.	Alexander J. Davis	partially
24.	Mr. Ford	yes

---

<sup>1</sup> M. & J. Hughes' "Map of the Town of/ Orange/ Township of East Orange/ and part of West Orange/ Essex County, New Jersey," 1866.

<sup>2</sup> By overlaying the 1987 map on the 1866 map it is possible to determine if the land holdings of the proprietors of 1866 are within the present Llewellyn Park boundaries. A "yes" indicates that the 1866 land holdings are within the 1987 boundaries, "partially" indicates that a portion of the 1866 land holdings are within the 1987 boundaries, and a "no" indicate that the 1866 landholdings are outside the 1987 boundaries.



	<u>Proprietor</u>	<u>Present Park Property</u>
25.	Dr. A. Fowler	no
26.	Mrs. A. R. Frost	yes
27.	W. J. A. Fuller	yes
28.	Mrs. Doherty	no
29.	A. Gates	yes
30.	William A. Getantly	yes
31.	Daniel Green	yes
32.	William Green	yes
33.	E. Hazard	yes
34.	Llewellyn S. Haskell	partially
35.	J. H. Hare	yes
36.	Mrs. Harrison	partially
37.	Charles Harrison	yes
38.	Issac Harrison	partially
39.	Daniel A. Heald	yes
40.	Dr. Hedges	no
41.	M. Higgins	no
42.	Joseph Howard	yes
43.	B. W. Hullet	no
44.	J. W. Judd	partially
45.	C. G. Judson	yes
46.	William Leconey	yes
47.	C. Lertzuman	no
48.	Lighhorpe & Otterbein's Hat Shop	no
49.	Dr. Marcy	yes
50.	Charles J. Martin	yes
51.	J. M. McKim	yes
52.	Thomas B. Merrick	yes
53.	J. L. Merrill	yes
54.	William Merrill	no
55.	Mrs. Augustus O. Moore	partially
56.	L. Plumb	yes
57.	William M. Price	yes
58.	J. H. Richards	yes
59.	Douglas Robinson	yes
60.	I. Rosenfeld	yes
61.	St. Mark's Public School	no
62.	Edward Smith	no
63.	Egbert Starr	yes
64.	Levi P. Stone	yes
65.	Miss Sarah Tichenor	no

	<u>Proprietor</u>	<u>Present Park Property</u>
66.	T. S. Tichenor	no
67.	Theodore Tilton	yes
68.	D. L. Wallace	yes
69.	Mrs. Whittingham	partially
70.	Jessie Williams	no
71.	Miss Margaret Williams	no

Total number of proprietors of 1866 whose property holdings  
are within the 1987 boundaries of Llewellyn Park: 43

Total number of proprietors of 1866 whose property holdings  
are not within the 1987 boundaries of Llewellyn Park: 28

TABLE T-3:  
PROPRIETORS OF LLEWELLYN PARK

1878 <sup>1</sup>

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>	<u>Estate Name</u>
1.	Henry Auchinclos		"Bonarie"
2.	D. M. Babcock		
3.	I. C. Babcock		
4.	William Barr	4.375	"Baronald"
5.	A. Bierdstadt		
6.	Miss Mary G.P. Binney	1.00	"Glen Bank"
7.	Ross C. Browning	11.50	"Fern Cliff"
8.	Mrs. Francis Burnside		
9.	Elijah Burnut		
10.	Mrs. Elwood Byerly		
11.	J. Coddington		
12.	William Dinster		
13.	Dominic estate	4.65	
14.	Equitable Life Assurance Society	5.20	"Castlewood"
15.	A. C. Force		
16.	Dr. O. Fowler		"Ormsbee"
17.	T. A. Fowler	1.50	
18.	Wendell P. Garrison	4.00	
19.	William A. Gellatly	6.00	"Ashley"
20.	T. K. Gibbs	6.00	"Brookside"
21.	Charles F. Green	4.23	
22.	David E. Green		
23.	Mrs. J. H. Green		
24.	William Green	4.25	
25.	John M. Hare	1.71	"Sunshine"

<sup>1</sup> G.M. Hopkins, *City Atlas of Orange and Township of West Orange New Jersey*, Philadelphia. Pa., 1878. Plates U, X, V, AA & BB. Block and Lot identification numbers and exact acreage totals were not introduced until the turn of the century with the 1904 *Altas of the Oranges* by A.H. Mueller.

<sup>2</sup> Acreage totals determined by markings on the 1878 map that indicated certain properties subject to a Llewellyn Park tax. Only those proprietors lots that were marked have acreage amounts listed.

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>	<u>Estate Name</u>
26.	Mrs. Issac Harrison		
27.	Haskell estate		"Undercliff"
28.	Jabez H. Hazard		"Woodbine Cottage"
29.	Daniel A. Heald	4.25	
30.	Rev. T. A. Howe		
31.	Alexander Hudnut		"Arcadia"
32.	James W. Judd		
33.	E. W. Kingsley		
34.	James Lancey	1.30	
35.	George Lethbridge	4.67	
36.	J. W. Little	5.65	
37.	Dr. A. W. Lozier		
38.	Dr. Marcy	1.00	
39.	Charles J. Martin	6.25	
40.	Orson D. Munn	36.89	"Trydyn Terrace"
41.	Miss Plummer		
42.	Douglas Robinson	1.00	
43.	Frederick Sayre	1.53	
44.	Egbert Starr	10.00	"Evergreen Hall"
45.	Dr. Stockton		
46.	Levi P. Stone	10.00	"Oakleigh"
47.	Mary Sullivan		
48.	Anthony Thompson		
49.	J. T. Thompson	5.68	
50.	Sarah Tichenor		
51.	Thomas Tichenor		"Arcadia Cottage"
52.	Theodore Tilton	3.00	
53.	Mrs. Agnes Vincent	1.23	
54.	D. L. Wallace	17.92	
55.	Mrs. James M. Ward		
56.	Zimri West	13.26	
57.	Mrs. Hannah Whittingham	1.00	
58.	Abraham Williams		
59.	Daniel Williams		
60.	Miss Margaret Williams		
61.	Zenas Williams		
62.	William Woodhull	1.53	
63.	Frederick Worth	1.53	
64.	C. H. Condit		
65.	George V. Hecker	1.00	

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>
66.	J. M. Lawrence	15.60
67.	A. W. Timpson	3.00
68.	J. G. Wright	3.25
69.	L. O. Wilson	8.40
70.	Thomas O. Woodruff	

TABLE T-4:  
PROPRIETORS OF LLEWELLYN PARK

1888<sup>1</sup>

<u>Number</u>	<u>Proprietor</u>	<u>Acreage<sup>2</sup></u>	<u>Estate Name</u>
1.	H. B. Auchinclos * <sup>3</sup>	22.80	"Bonaire"
2.	Thomas Blackburn ** <sup>4</sup>	21.25	
3.	John Blake **	21.50	
4.	Jessie Barr	9.62	"Baronald"
5.	Rosalie O. Bierdstadt	2.91	
6.	Amos Binney	1.14	
7.	Mary Bishop	0.43	"Glen Bank" "Woodlands"
8.	Sophia Bluhm	1.28	
9.	J. B. Bray	13.33	
10.	Almira L. F. O. Breakspear	1.00	
11.	Ross C. Browning	2.66	
12.	John Burke	24.95	
13.	Mrs. Elwood Byerly	1.94	
14.	Adrian Cantine	6.13	
15.	N. H. Cheesbrough	3.25	
16.	LeClear	1.00	
17.	E.S. Coles	2.50	"Glenmont"
18.	Arnold Constable & Co.	10.43	
19.	Henry Dale*	2.42+	
20.	Dodd **		
21.	Lydia Dominick	4.65	
22.	W. H. Doty	3.50	
23.	Thomas A. Edison	10.49	

<sup>1</sup>"Map Of/Llewellyn Park, West Orange, New Jersey." Mead & Taylor, 1888. This map was made before tax map block and lot numbers were established.

<sup>2</sup> Acreage amounts are rounded up to two decimal places.

<sup>3</sup> \* Proprietors whose land holdings have no acreage numbers and indicated as part of Llewellyn Park on the Mead & Taylor. Where possible the acreage amounts are estimated from 1904 A. H. Mueller *Atlas*.

<sup>4</sup> \*\* Property holders within Llewellyn Park boundaries, as set by the Deed of Trust, yet not indicated as proprietors.



<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>	<u>Estate Name</u>
24.	H. T. Folsom estate	6.00	"Lakewood"
25.	Ameila Fowler	1.18	
26.	Wendell P. Garrison	4.00	
27.	Charles F. Green	2.61	
28.	David E. Green	10.76	
29.	James Hardy	1.00	
30.	John M. Hare	2.10	"Sunshine"
31.	Jabez H. Hazard	7.39	
32.	Daniel A. Heald	52.18	"Undercliff"
33.	George V. Hecker	1.00	
34.	Henrietta Johnson	1.00	
35.	Josephine Jones	5.98	
36.	James W. Judd **	9.42	
37.	James Kearney	2.29	
38.	Anna Lancey	1.30	"Beech Lodge"
39.	Emily Lawrence	15.60	
40.	J. H. Macher	7.77	
41.	A. B. Malcombson	1.97	
42.	Charles J. Martin	13.99	
43.	J. M. McKim	4.00	
44.	C. F. McFadden	1.00	
45.	R & J. M. McManus	4.15	
46.	C. A. Munn	2.00	
47.	Henry N. Munn	22.79	
48.	Orson D. Munn	25.47	"Trydyn Terrace"
49.	Mutual Benefit Life	2.58	
50.	Orange Savings Bank	3.50	
51.	H. Parish, Jr.	3.70	
52.	Eliza Plummer	3.30	
53.	Frederick F. Sayre	1.53	
54.	George V. Seabury	4.33	
55.	Meta R. Sedgwick	3.09	
56.	T. H. Spaulding	5.20	"Castlewood"
57.	Egbert Starr	10.00	"Evergreen Hall"
58.	Levi P. Stone	10.00	"Oakleigh"
59.	J. J. Thompson	5.62	
60.	Theodore Tilton	3.00	
61.	E. W. Timpson	3.00	
62.	Agnes Vincent	1.23	
63.	D. L. Wallace	17.92	"Ellersley Place"
64.	Van Wagenen	1.00	

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>
65.	T. D. Weld **	
66.	Zimri West	13.26
67.	Hannah Whittingham	1.00
68.	Zenas Williams **	
69.	L. O. Wilson	8.40
70.	Sarah Woodhull	1.53
71.	T. O. Woodruff **	6.36
72.	Mrs. C. E. Worth	1.53

TABLE T-5:  
PROPRIETORS OF LLEWELLYN PARK

1891<sup>1</sup>

<u>Number</u>	<u>Proprietor</u>	<u>Acreage<sup>2</sup></u>	<u>Estate Name</u>
1.	Darius Allen <sup>3</sup>		
2.	A.T. Atkins <sup>2</sup>		
3.	H. B. Auchinclos	15.46	"Bonaire"
4.	Thomas Blackburn <sup>4</sup>	21.25	
5.	John Blake <sup>3</sup>	21.50	
6.	Blakemann <sup>2</sup>		
7.	Jessie Barr	9.62	"Baronald"
8.	Ellis C. Beale <sup>5</sup>		"Wildmont"
9.	Rosalie O. Bierdstadt	2.91	
10.	Amos Binney	1.14	
11.	Mary Bishop	0.43	
12.	Otto Bluhm	1.28	
13.	J. B. Bray	13.33	
14.	Almira L. F. O. Breakspear <sup>6</sup>	1.00	

<sup>1</sup> Compiled from three sources: "Robinson's Atlas of the Oranges," of 1890, "Robinson's Driving and Bicycle map of the Oranges," of 1895 and Baldwin's "Directory of the Oranges" from 1897. This map was made before tax map block and lot numbers were established. Acreage totals are estimates derived from the 1888 Mead and Taylor "Map Of Llewellyn Park" and the 1904 A. H. Mueller, *Atlas of the Oranges*.

<sup>2</sup> Acreage amounts rounded up to two decimal places.

<sup>3</sup> Proprietors whose land holdings have no acreage numbers and indicated as part of Llewellyn Park. Acreage estimated from 1904 tax map lot boundaries.

<sup>4</sup> Property holders within Llewellyn Park boundaries, as set by the Deed of Trust. These property owners owned parcels that comprised the Crystal Lake Amusement Park and Crystal Lake, the total acreage of the Crystal Lake Amusement Park and Lake was 41.50 acres.

<sup>5</sup> Owns a part of the A.J. Davis estate "Wildmont" site of the Orange Quarry. The map indicates that Ellis C. Beale owns a substantial part of the estate by no acreage is noted. The estimate the Beale property is approximately 16 acres.

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>	<u>Estate Name</u>
15.	Ross C. Browning	3.23	"Glen Bank"
16.	John Burke	24.95	"Woodlands"
17.	Mrs. Frances Burnside	3.96	
18.	Rebecca F. Byerly	1.94	
19.	F.C. Cantine	6.13	
20.	N. H. Cheesbrough	3.25	
21.	LeClear	1.10	
22.	E.S. Coles	2.50	
23.	Mrs. H. Russell Colgate	8.03	
24.	Margaret Condit <sup>7</sup>	4.00 estimate	
25.	Arnold Constable & Co.	10.43	
26.	Henry Dale <sup>2</sup>	8.00 estimate	
27.	Mrs. L. R. Doane <sup>6</sup>	4.00 estimate	
28.	B. Dodd <sup>2</sup>		
29.	W. H. Doty	3.50	
30.	Thomas A. Edison	10.49	"Glenmont"
31.	H. T. Folsom estate	6.00	"Lakewood"
32.	Thomas Foster estate	2.11	
33.	Ameila Fowler	1.18	
34.	Julia Gimbernat	1.00	
35.	Amanda Green	5.30	
36.	Charles F. Green	.05	
37.	David E. Green	10.76	
38.	A.B. Hamilton estate <sup>2</sup>		
39.	James Hardy	1.00	
40.	Haskell estate		
41.	Jabez H. Hazard	7.39	
42.	Daniel A. Heald	22.05	
43.	Daniel A. Heald & C.J. Martin Heirs	32.99	"Undercliff"
44.	George V. Hecker	1.00	
45.	Reverend T. A. Howe	6.70	
46.	Henrietta Johnson	1.00	
47.	Josephine Jones	5.98	

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<sup>6</sup> Other members of the Breakspear family owned property on the north side of Eagle Rock Avenue. E.I. Breakspear owned 9.00 acres.

<sup>7</sup> Owners of the properties indicated in 1890-1 will later sell their land to the Essex County Country Club. In 1891 the some parcels were subdivided in plats that were unique to this time period.

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>	<u>Estate Name</u>
48.	James W. Judd estate	9.42	
49.	K.A. Judd	5.22	
50.	S. Judd	4.39	
51.	T.K. Kinney	7.10	
52.	Anna Lancey	1.30	"Beech Lodge"
53.	Emily Lawrence	15.60	
54.	W. Love <sup>3</sup>		
55.	O. Lyon estate <sup>3</sup>		
56.	J. H. Maghee	7.77	
57.	A. B. Malcombson	1.97	
58.	Charles J. Martin Heirs	13.99	
59.	J. M. McKim estate	4.00	
60.	C. F. McFadden	1.00	
61.	R & J. M. McManus	4.15	
62.	Mrs. H. C. Moore	8.30	
63.	C. A. Munn	2.00	
64.	Henry N. Munn	22.79	
65.	Orson D. Munn	25.47	"Trydyn Terrace"
66.	Orange Savings Bank	3.50	
67.	H. Parish, Jr.	3.70	
68.	Eliza Plummer	3.30	
69.	Polo Club Grounds <sup>5</sup>	16.58	
70.	Frederick F. Sayre	1.53	
71.	George V. Seabury	4.33	
72.	Meta R. Sedgwick	3.09	
73.	E. Soverall <sup>2</sup>		
74.	T. H. Spaulding	5.20	"Castlewood"
75.	Egbert Starr	5.00	"Evergreen Hall"
76.	Levi P. Stone	10.00	"Oakleigh"
77.	J. J. Thompson	5.62	
78.	Theodore Tilton	3.00	
79.	T. W. Timpson	3.00	
80.	Agnes Vincent	1.23	
81.	D. L. Wallace	17.92	"Ellersley Place"
82.	Van Wagener	1.00	
83.	Cornelius Weidenfield	8.00 estimate	
84.	Zimri West	13.26	
85.	Hannah Whittingham <sup>5</sup>	1.00	

<u>Number</u>	<u>Proprietor</u>	<u>Acreage</u>
86.	D. P. Williams <sup>2</sup>	
87.	Margaret Williams estate <sup>2</sup>	
88.	Jessie Williams estate <sup>2</sup>	
89.	Zenas Williams <sup>2</sup>	
90.	Henry Wilson	
91.	L. O. Wilson	8.40
92.	Sarah Woodhull	1.53
93.	T. O. Woodruff <sup>2</sup>	6.36
94.	Mrs. C. E. Worth	1.53



TABLE # 6  
PROPRIETORS OF LLEWELLYN PARK

1904 <sup>1</sup>

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	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	112-10	Altas Estate Co.	6.16
2.	114-8; 90-10, 18, 21 & 22; 89-59	H. B. Auchinclos	16.04
3.	90-19	John Auchinclos	.94
4.	114-76	John V. Balot	2.58
5.	113-1	Jeanette Barnes	.75
6.	94-12	William Barr	9.62
7.	84-90	George Binney <sup>3</sup>	1.14
8.	99-1 & 3	J. L. Blake	3.84
9.	88-52	A. C. Browning	
10.	88-51	Charles Browning	
11.	94-1	Fred Browning	1.50
12.	88-45, 47 & 49; 114-96	R. C. Browning estate	8.45
13.	114-70	Joseph B. Bray	
14.	113-31	Max Brodener	7.49
15.	101B	Elizabeth W. Burke	19.60
16.	114-68	Fred Burnett	2.24
17.	96-1	Rebecca Byerly	1.94
18.	94-2	A. B. Cantine	6.13
19.	90-20	Robert M. Clarke	1.36
20.	99-8	M. H. Cheesborough	3.25
21.	102-7	Everett Colby	5.31
22.	113-62, 66 & 68	E. M. & H. J. Condit <sup>4</sup>	(---) <sup>5</sup>

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<sup>1</sup> E. Robinson, *Atlas of the Oranges, Essex County, N.J.*, A.H. Meuller, Philadelphia, Pa., 1904. This is the first official map that indicates block and lot numeraton.

<sup>2</sup> Acreage amounts rounded to two decimal points.

<sup>3</sup> It is unclear, but George Binney's Property holdings might include block-lot 84-1 of .43 acres.

<sup>4</sup> These people have proptery holdings within the boundaries of

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
23. 90-15	Marguerite Colgate	2.79
24. 97-14	Chambers Dale	5.20
25. 88-3	Hattie Davis	
26. 113-8	Emma S. Dennis et al.	2.38
27. 85-6	Emily M. Dixon	1.75
28. 114-86	Robert Dunn Douglass	3.55
29. 91-1; 101-19	Thomas A. Edison	13.46
30. 112-1	Equitable Life Insurance Co.	7.10
31. 113-92	Thomas Foster	2.25
32. 86- 1 & 6	Henry Folsom	10.72
33. 113-23	Amelia M. Fowler	1.00
34. 86-13	Sylvia Fowler	1.10
35. 109-1	Amanda Green	5.30
36. 96-3; 97-24	David E. Green <sup>6</sup>	10.76
37. 97-19	David E. Green, Jr.	1.30
38. 89-57	Joseph F. Greenleaf	.93
39. 86- <sup>7</sup>	Golf Land of Essex County <sup>5</sup>	29.80
40. 87-42	J. M. Hare	1.00
41. 101-16	Caroline Harrison	3.09
42. 86-5, 7, 8 & 9; 95-2 & 5; 97-1	D. A. Heald	52.18
43. 113-19	Margaret Higgins	1.00
44. 89-58	Howard Savings Bank	1.54
45. 112-20	Anna B. Howe	1.75
46. 113-1; 102-3 & 5	A. B. Jenkins	19.65
47. 102-1	Anne Jenkins	2.40
48. 112-5	Elizabeth Judd estate	9.42
49. 99-5	Charles Kocher	3.75
50. 85-1; 114-64	A. B. Malcolmson	6.79
51. 95-1	Alice Heald Manning	1.00

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Llewellyn Park, yet they are not proprietors.

<sup>5</sup> The Condit's properties are very small with no acreage figure listed on the map.

<sup>6</sup> David E. Green's total real estate holdings listed on the map are 14.615 acres.

<sup>7</sup> Golf Land of Essex County owns lots 16, 17, 26 & 34. Known as Essex County Country Club.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
52. 97-5; 85-8 & 9	Mary Martin	13.99
53. 85-13	Sarah Martin	1.75
54. 100-1	J. M. McKim estate	4.00
55. 89-36	William A. McManus	.50
56. 100-3 & 5	George Merck	6.63
57. 102-12	Henry H. Munn	7.76
58. 104-10	Orson D. Munn <sup>9</sup>	25.47
59. 101A-1	E. Remington Nichols	15.12
60. 99-11	Orange Savings Bank	3.50
61. 104-7	Henry Parish, Jr.	3.70
62. 90-2	Eliza Plummer	1.80
63. 114-56	Sarah Purdy	5.61
64. 114-90	George Richards	2.48
65. 85-4	Peter Roos <sup>5</sup>	3.93
66. 113-17	F. F. Savage	1.53
67. 97-2	George J. Seabury	4.33
68. 86-14	Irving Smith	2.51
69. 101-24	Caroline Stone estate	10.00
70. 113-134	Sullivan Brothers <sup>5</sup>	1.56
71. 113-16	Thomas Tichenor estate <sup>8</sup>	2.07
72. 113-4	William Tichenor estate <sup>5</sup>	.96
73. 94-8	Mabel Tracy	3.96
74. 113-21	John B. Van Wagener	1.00
75. 102-21	Agnes Vincent	2.13
76. 103-1	Isabella Wallace	17.92
77. 112-1 (112B)	Nancy Watson	3.52
78. 112-15	Thomas Weld estate	4.39
79. 85-10; 86-1	W. C. Whittingham <sup>5</sup>	22.98
80. 112-12	Thomas Williams	4.55
81. 113-72	Charlotte T. Wood	1.55
82. 113-15	Sarah R. Woodhull	1.53
83. 112B-17	John Randall	6.28
84. 86-10 & 11	Virgina Smith	4.50
85. 114-90	J. Schachter	.20

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<sup>8</sup> Only about three-quarters (1.7 acres) of this property holdings will remain in the Park.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
<b>EAST OF EAGLE ROCK AVENUE</b>		
1. 148-90	David E. Green <sup>7</sup>	3.86
2. 148-86	Henry B. Howe	9.00
3. 148-92	Mrs. A. O. Moore	8.30
<b>TOP OF THE MOUNTAIN TO PROSPECT AVENUE</b>		
1. 105-2	Bradley Currier Co.	10.20
2. 106-15 & 107-1	Thomas Blackburn	32.75
3. 110-1	Joseph Davis & Sister	26.50
4. 106-1	Caroline F. Harrison	2.70
5. 84-3 & 85	Marcus Hartley	16.44
6. 105-1	William R. Howe	10.80
7. 108-3	Rowland Johnson	1.00
8. 106-16	Emily Lawrence	15.60
9. 111-1	Hugh Mitchell <sup>9</sup>	21.50
10. 106-5	Orson D. Munn <sup>10</sup>	23.43
11. 108-1	Julia Williams	7.35
12. 84-84	Margaret Whittingham & Mary Wilmer	13.55
13. 84-6	Walton Whittingham	13.55
14. 105-8	Thomas O. Woodruff	6.36

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<sup>9</sup> Crystal Lake Resort and Amusement Park Property is not residential property of Llewellyn Park.

<sup>10</sup> The total property holdings of Orson D. Munn are 118.15 acres that includes a tract of 69.25 acres (Block 155- 40) across Prospect Avenue.

TABLE T-7:  
PROPRIETORS OF LLEWELLYN PARK

1913<sup>1</sup>

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	94-12; 95-3	Mrs. William Barr	11.22
2.	112A-1, 15	Herbert Barry	19.40
3.	113B-1, 3, 4 & 62	Arthur E. Bredt	1.70
4.	95-5	L. Maxwell Brighton <sup>3</sup>	8.10
5.	88-51	Charles R. Browning <sup>4, 5</sup>	2.20
6.	90-4	Frederick Browning	3.23
7.	101B-1	Mrs. John Burke	19.60
8.	103-1	Hendon B. Chubb <sup>6</sup>	17.92
9.	102-7	Everett Colby	7.39
10.	96-1	Mrs. Emma Cole	6.30
11.	90-15	Margaret A. Colgate	2.79
12.	86B-1, 7 & 9	Josephine Colgate	6.67
13.	101A-22	Douglass Cox	1.50
14.	114-78	William Deane	1.60
15.	113A-15	R. M. Disbrow	1.53
16.	101A-24	Mary Stone Douglass & Augusta Stone Whittemore	10.00
17.	101A-16	P. Stone Douglass	3.90

<sup>1</sup> Committee of Managers of Llewellyn Park, "A Map of/ Llewellyn Park/ West Orange/New Jersey/ 1913." This map only shows houses of proprietors and property lines. Park proprietors from this source are numbered 1- 53.

<sup>2</sup> Acreage amounts rounded up to two decimal places.

<sup>3</sup> Also included in acreage total is estate of William Read Howe. Land not subdivided according to 1913 map.

<sup>4</sup> Also included is estate of Campbell Smith. Land not subdivided according to 1913 map.

<sup>5</sup> Please see undeveloped property of R.C. Browning at 112A-96.

<sup>6</sup> Also included is estate of Winfred Wallace. Land not subdivided according to map of 1913.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
18. 114-86	Robert Dunn Douglass	3.55
19. 91-1; 101-19	Thomas A. Edison	13.46
20. 86B-1 & 6	Henry Folsom	10.72
21. 114A-92	Mrs. Thomas Foster	2.25
22. 114-80	Robert A. Franks	6.61
23. 100-1	Phillip McKim Garrison	4.00
24. 90-20, 21 & 22	Frank Gellantly	3.94
25. 97-5	Charles Goodrich	9.43
26. 89-1, 41 & 59	James Greenleaf	5.52
27. 86B-13	Charles DeWitt Hedges	1.10
28. 86B-12	Henry Heninger	1.28
29. 95-1 & 5	William Read Howe <sup>2</sup>	18.90
105-1		
30. 102-1	Percy Ingalls	2.40
31. 102-3 & 5	Alfred B. Jenkins	16.78
113A-1 & 17		
32. 88-47	Albin Lehner	.60
33. 100-45	George W. Merck	6.63
34. 97-24	Mrs. Catherine Moulton	6.40
35. 104-10	Charles A. Munn	50.10
106-5 & 24		
36. 102-12	Mrs. Henry Munn	7.76
37. 97-14	Henry Newsom	5.20
38. 101A-1	E. Remington Nichols	15.12
39. 104-6 & 7	Harry Parish, Jr.	4.73
40. 97-19	Hans Piaget	1.30
41. 90-2	W. E. Quimby	1.82
42. 89-57	George Sedgwick	.93
43. 108-2	Henry Shriver	17.65
44. 90-4A	Campbell Smith <sup>3</sup>	3.23
45. 86B-14	Irving Smith	2.51
46. 86A-10	Mary Virginia Smith	2.48
47. 102-21	John Vincent	2.13
48. 90-10 & 12	Albert C. Wall	4.25
49. 103-1, 4 & 20	Winfred Wallace <sup>4</sup>	17.92
50. 113A-13	L. W. Wallner	1.53
51. 97-1	Cora Wehrhane	8.73
52. 112B-1	Borden D. Whiting	12.94
53. 113A-8 & 11	Harriet J. & Farnham Yardley	11.13



OTHER PROPERTY HOLDERS <sup>7</sup>

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
1. 112A-15	Herbert Barry	4.39
2. 110-1	Ellis Beale estate <sup>8</sup>	24.91
3. 99-5	Frederick Berg	3.25
4. 84-4	Amos Binney	1.57
5. 106-20	Thomas Blackburn Estate	11.50
6. 94-1	Frederick Browning	1.50
7. 114-96	R. C. Browning estate <sup>4</sup>	5.71
8. 88-52	A. C. Browning	.50
9. 99-8	N. H. Cheesborough	3.25
10. 85A-6	Emily M. Dixon	1.75
11. 111-1 & 107-1	John English <sup>9</sup>	42.75
12. 105-18	Dudley Farrand	10.20
13. 112B-23	Amelia M. Fowler	1.00
14. 112A-5	Annie Gillespie	9.42
15. 85A-1, 16, 17, 26 & 34	Golf Land of Essex County (Essex County County Club)	36.55
16. 85-8 & 9	Mary Goodrich	2.81
17. 109-1	Amanda Green	5.30
18. 109-5	D. A. Heald estate <sup>6</sup>	33.00
19. 112B-19	Margaret Higgins	1.00
20. 99-3 & 112A-20	Annie H. B. Howe	3.84
21. 106-16	Emily Lawrence	15.60
22. 85A-4; 87-4 88-45	Llewellyn Park Improvement Co.	6.04
23. 85A-1	A. Bell Malcomson	3.00
24. 114-64	Julia Malcomson	3.79
25. 85A-7	Sarah R. Martin estate	1.75
26. 112A-10	Arthur H. Mitchell	6.10
27. 114-60	J.E. Schatcher <sup>10</sup>	.20

<sup>7</sup> A. H. Mueller, *Atlas of the Oranges 1911*, plates. 16-19. Some of these people listed are Park Proprietors.

<sup>8</sup> Ibid., Plate 19. The Estate of A.J. Davis, "Wildmont," is shown as still standing and used as a residence.

<sup>9</sup> Ibid., Plate 19. Property of Crystal Lake Amusement Park and Lake.

<sup>10</sup> A reference in the Committee of Managers Meeting Minutes indicates that on September 20, 1920 the question of Mr Schlatcher paying his Park Taxes was discussed.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
28. 99-11	Orange Savings Bank	3.50
29. 114-56	Sarah E. Purdy	4.14
30. 112B-17	John Randall	6.12
31. 94-8	George W. Stern estate	3.96
32. 94-2	Salvatore Stizza	6.13
33. 112B-21	John B. VanWagner	1.00
34. 85B-1	Sarah Whittingham	2.02
35. 108-1	Julia Williams	7.85
36. 112B-12 & 30	Thomas Williams	4.54
37. 85B-7	John Wilmer	11.20
38. 85B-5	Elizabeth C. Wilmer	.79

TABLE T-8:  
PROPRIETORS OF LLEWELLYN PARK

1927 <sup>1</sup>

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	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	94-2C	Margaret P. Adams	.49
2.	94-12, 12A	Calvin Agar	4.11
3.	97-20	Alice Anderson	4.33
4.	88-6 & 60	George Bailey	.40
5.	112A-1; 109-1	Herbert Barry	12.40
6.	94-12B	Harry Battome	1.75
7.	95-1, 2, 3, & 5	Beechwood Corp	8.90
8.	114-78	Winfred M. Brooks	1.07
9.	86B-14	William Boulder	2.51
10.	113B-1, 3, 4 & 62	Arthur E. Bredt	1.70
11.	88-42	Rosalie Brigham	.50
12.	88-52,49B & 51	Charles R. Browning	1.10
13.	88-45; 90-4	Charles Browning Corp.	4.01
14.	101B-1A & 1B	Elizabeth Burke estate	4.57
15.	94A-2G, 2H, 2I & 2J	Robert Carter	1.33
16.	103-4A, 4C & 10	Alice L. Chubb	6.84
17.	103-20	Hendon B. Chubb	1.63
18.	102-7	Edith Colby	5.31
19.	86A-5, 7 & 9	Russell Colgate	6.67
20.	101A-22	Douglass Cox	1.50
21.	107-1 & 111-1	Chystal Lake Amusement Co.	41.80
22.	97-24	Alice C. Dane	7.63
23.	94A-1, 1A, & 2A	Mary W. Dill	1.40
24.	101A-16	Beatrice Douglass	3.09
25.	114-63, 86 & 100	Robert D. Douglass	6.59

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<sup>1</sup> Committee of Managers of Llewellyn Park, "Llewellyn Park Validations 1927."

<sup>2</sup> Acreage amounts rounded up to two decimal places.

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
26.	106-16	Eagle Ridge Co.	15.60
27.	91-1; 101-19	Thomas A. Edison	13.46
28.	102-5 & 12A; 113A-13	Charles Edison	7.19
29.	112A & B-15	Theodore M. Edison	4.39
30.	86B-1 & 6	Henry Folsom	6.91
31.	89-58B	Douglass Fonda	.46
32.	89-57	Margaretta Fort	.92
33.	114-80	Robert A. Franks	6.61
34.	88-48	William E. Frenaye	.60
35.	86A-10 & 11	Herbert S. Gay	1.50
36.	86B-1	Joseph Gay	3.81
37.	85B-7A, 8 & 9; 97-5	Mary Goodrich	8.13
38.	95-6	Carol D. Gordon	.74
39.	88-3 & 4	John Greenwald	.24
40.	89-58A	Helen Grossett	.68
41.	86B-13	Anna P. Hedges	1.10
42.	86B-12	Henry Heininger	1.28
43.	113A-19	Margaret Higgins estate	1.00
44.	94A-2 & 2J	Louis Hinman	.49
45.	112A-20	Henry L. Holmes	1.75
46.	113A-11A,15, 17, 21 & 23	Robert R. Howard	5.28
47.	114-92, 96B & 99	M. R. Hutchinson	4.22
48.	113A-1	A. B. Jenkins estate	6.48
49.	102-3	Mrs. A. B. Jenkins	5.69
50.	94-12D & 101B-1D	Stephen Kelsey	3.11
51.	101B-1C	Clarence H. Kelsey	2.01
52.	90-18	Cynthia S. Kerr	.65
53.	114-96A; 113B-135 & 150	Llewellyn Park Imp. Co.	1.76
54.	89-41, 59A, 59E, 59D, 61 to 67	Walter Manda	2.60
55.	90-20	George C. McBride	1.36
56.	84A-74	Mary J. McCarthy	.36
57.	100-1	J. M. McKim estate	4.00

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
58.	84A-64, 80, 82, 84, 85, 90 & 91; 84B-6; 105-1, 5 & 18	George W. Merck	88.71
59.	99-1, 3, 8 & 11; 100-3 & 5	Fredrike Merck	18.03
60.	84B-1	John & James Mitchell	1.91
61.	94-2C	Sigvard M. Mohn <sup>3</sup>	.49
62.	104-10; 106-1, 5 & 24	Charles A. Munn	40.30
63.	88-5	Edward F. Nelson	.10
64.	85A-1A, 4, 4A & 4B; 97-14	Vern Newman	9.71
65.	101A-1	E. Remington Nichols	15.12
66.	99-5 & 5A	Douglas R. Nichols	3.07
67.	108-4	William O'Connor	1.00
68.	94-17	Anna F. Osborne	.56
69.	94-18 & 18A	Ralph Osborne	.56
70.	114-90	Whitney Palache	2.40
71.	104-6 & 7	Harry Parish, Jr.	4.40
72.	103-20A	Margaret C. Parsons	1.96
73.	85A-1	Florence Paulson	1.19
74.	97-19	Anna Piaget	1.30
75.	94-2B, 2E & 7	Mabel Pitcairn	1.45
76.	94A-2F & 2G2	Frances G. Potter	.43
77.	94-12E	John C. Prizer	1.60
78.	88-49	William D. Prizer	.75
79.	114-76 & 78A	Victor N. R. Roadstrum	1.58
80.	94-2D	Elizabeth Robbins	.84
81.	109-3B	Charles F. Robbins	7.70
82.	96-3 & 3C	Mary Rowntree	1.87
83.	94-12C	Robert D. Reynolds	1.04
84.	96-3A & 3B	William Richters	2.48
85.	101B-1	William Scheerer	8.99
86.	89-59C	Louis Skroud	.12
87.	108-2	Maria Shriver estate	17.65
88.	84A-76	Frederick R. Shrump	.54
89.	97-5A	Emma B. Squire	7.30

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<sup>3</sup> See Margaret P. Adams.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
90. 89-59F	Martin Stahr	.10
91. 101A-24	Carolina Stone estate	10.00
92. 102-12	Augusta M. Tilney	4.18
93. 103-4	Robert W. Tilney	4.54
94. 109-3A	Frederick Tomkins	3.80
95. 88-47	George Thomson	.57
96. 104-1; 109-3 & 3C;112A-10	Undercliff Associates Inc.	20.48
97. 90-2, 21 & 22	Lena R. Valentine	2.96
98. 102-21	Mary Vincent	2.05
99. 99-5B	E. Von Lengerke	.68
100. 90-10	Albert C. Wall	2.12
101. 104-10A	John Y. G. Walker	11.49
102. 90-12,15,18A & 19	Edith Walton	5.16
103. 90-12A	Florence I. Walton	.96
104. 97-1	Henry F. Wehrhane	8.72
105. 89-58 & 58C	Sarah & Mary Wheeler	.39
106. 112B-1	Borden D. Whiting	3.52
107. 102-1	Edith L. Wilkinson	2.40
108. 113A-8 & 11	Harriet J. Yardley	4.46
109. 112B-17	Farnham Yardley	6.12



	<u>Block - Lot</u>	<u>Trustees of Llewellyn Park</u>	<u>Acreage</u>
(T)	87-1		.17
(T)	88-1		1.70
(T)	89-1A2 & 1A3		.30
(T)	89-59A		.60
(T)	89-41A		.70
(T)	89-68		.30
(T)	92		2.23
(T)	93A		6.51
(T)	93B		4.00
(T)	98		16.77
(T)	99-7		4.83
(T)	104-11		.67
(T)	109-2		<u>.10</u>
	Total		38.88

TABLE T-9:  
PROPRIETORS OF LLEWELLYN PARK

1937 <sup>1</sup>

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	<u>Block-Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	94-2C	Margaret P. Adams	.49
2.	94-12	Calvin Agar	2.91
3.	97-20	Alice M. Anderson	4.33
4.	85A-8 & 9; 85B-7A	Meylert Armstrong	6.00
5.	112B-12	M. J. Averbeck	.66
6.	88-6 & 60	George Bailey estate	.50
7.	112A-1	Ethel M. Barry	5.10
8.	109-1	Herbert Barry	5.30
9.	100-3	Theodore C. Barstow	3.00
10.	85A-13	Sabina Barstow & Charles J. Martin	1.75
11.	95-1 & 3	Beechwood Corp.	4.25
12.	100-1A	George H. Blake	1.30
13.	86B-14	William Bolden, III	2.51
14.	94-12B	Harry Bottome	1.75
15.	113B-1, 3, 4, & 62	E. Arthur Bredt	1.70
16.	88-42	Rosalie Brigham	.50
17.	114-38	Winfred Brooks	1.07
18.	103-1 & 4B	James B. Boote	2.92
19.	109-3	Charles F. Brown & J. W. Hurff	6.00
20.	114-30	Mary Spalding Brown	2.47
21.	88- 51 & 52	C. R. & Augusta C. Browning	1.00
22.	88-49, 45 & 49B; 90-4 & 4B	Browning Realty Corp. of N. J.	3.99
23.	90-4A	Raymond P. Campbell	.84
24.	94A-2H <sup>3</sup>	Emily B. Carter	1.30

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<sup>1</sup>Committee of Managers of Llewellyn Park, "Llewellyn Park Validations 1937."

<sup>2</sup> Acreage amounts rounded up to two decimal places.

	<u>Block-Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
25.	103-4A,4C & 10	Alice L. Chubb	6.81
26.	103-20	Hendon Chubb	1.12
27.	102-7	Edith Colby	4.73
28.	86-1-7 & 9	Russell Colgate	8.05
29.	89-59G	Frederick N. Cooke, Jr.	.33
30.	97-24	Hannah S. Corbin	7.63
31.	101A-22	Douglass Cox	1.50
32.	99-5B	Margaret N. D. Coxhead	.68
33.	94-8	Alice G. Crawford	3.96
34.	107-1 & 111-1	Crystal Lake Amusement Co. <sup>4</sup>	41.80
35.	102-12	Margaret L. Dana	4.18
36.	89-58A	Alice G. Debevoise	.68
37.	94A-1,1A & 2A	Mary W. Dill	1.40
38.	85A-6	Emily M. Dixon	1.75
39.	101A-16	Beatrice Douglass	3.09
40.	101A-24A & 24B	P. Stone Douglass & Carol D. Gordon	6.48
41.	114-31, 32 & 33	Robert D. Douglass	6.59
42.	91-1 & 101A-19	Mina M. Edison	13.46
43.	102-5, 7 & 12A; 113A-13	Charles Edison	7.77
44.	112A-10A, 10B, 15, 5B & 5E	Theodore Edison	13.73
45.	86B-2 & 6	Henry Folsom	6.91
46.	89-58B	Margaret N. Fonda	.46
47.	89-57	Margaretta Fort	.92
48.	114-34 & 35	Robert A. Franks estate	7.61

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<sup>3</sup> The complete block and lot listing for Emily Carter is 2H, 2I, 2I1, 2J, 2G & 2G1.

<sup>4</sup> As noted in 1927, the Crystal Lake Property is not a residential land use.

	<u>Block-Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
49.	86-10, 11 & 16	Herbert S. Gay	4.42
50.	86B-1 & 17	Joseph H. Gay	4.25
51.	95-6 & 101A-24	Carol D. Gordon	4.38
52.	88-3 & 4	John Greenwald	.24
53.	106-16 & 108-2	J. William Hatt, Inc.	31.20
54.	86B-13	Anna P. Hedges	1.10
55.	86B-12	Pauline Heininger	1.28
56.	113A-19	Joseph A. Higgins	1.00
57.	94A-2 & 2J1	Louis S. Hinman	.49
58.	112A-20	Henry L. Holmes	1.54
59.	113A-11A, 15, 17, 21 & 23	Robert R. Howard	5.28
60.	102-3	A. B. Jenkins estate	5.69
61.	101B-1E	Joseph Kahrs	2.60
62.	97-19	Madeline G. Kelly	1.30
63.	94-12D	Elizabeth P. Kelsey	1.41
64.	96-1	Betty B. Kerr	1.94
65.	90-18	Cynthia S. Kerr	.65
66.	90-20	Robert D. Kitchell	1.36
67.	86-1A & 5	William C. Krueger	2.51
68.	104-1	Isabelle M. Landon	5.32
69.	112-3	Brian P. Leeb	1.27
70.	113B-135 & 150; 114-26	Llewellyn Park Imp. Corp.	1.73
71.	97-2	Dorothy W. Lord	2.75
72.	89-1A & 41B	Joseph Manda	.61
73.	89-41	Mary A. Manda	.76
74.	89-59E 89-61 & 67	Walter Manda	1.50
75.	84A-74	Mary J. McCarthy	.36
76.	101B-1C	John W. McGeehan, Jr.	1.34
77.	95-5	Harrison D. McFaddin	3.65
78.	100-1	A. McKim Tract Corp.	2.70

<u>Block-Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
79. 99-1, 3, 8 & 11;100-5	Mrs. Fredrike Merck	15.44
80. 84A- 5	George W. Merck	77.05
81. 112A-2	Maude S. Metcalf	2.00
82. 112A-10	Eileen M. S. Miller	5.48
83. 88-48	Mary Thompson Murray	.60
84. 88-5	Edward F. Nelson	.14
85. 85A-1A, 4 & 4B; 97-14	Vern Newman	7.78
86. 99-5 & 5A	Douglas R. Nichols	3.07
87. 101A-1	E. Remington Nichols estate	15.12
88. 97-5	Anne B. Norton	1.09
89. 94-12F	Helena M. Nugent	.90
90. 108-4	William O'Connor	1.00
91. 94-17	Anna F. Osborne	.56
92. 94-18&18A	Ralph Osborne	.56
93. 104-6 & 7	Henry Parish, Jr.	4.40
94. 97-1	J. Lester Parsons	5.88
95. 85A-1	Florence Paulson	1.19
96. 94A-2F & 2G2	Henry A. Potter estate, <sup>6</sup>	.43
97. 103-20A, 2B & 2E	Mable L. Pitcairn <sup>7</sup>	1.45
98. 94-12E	John C. Prizer	1.60
99. 114-36 & 37	Victor N. Roadstrom	1.58
100. 94-2D	Elizabeth B. Robbins	.74
101. 109-3B	Charles F. Robbins	7.70
102. 94-12C	Robert D. Reynolds	1.34
103. 96-3A & 3B	Anne V. Richters	2.48
104. 101B-1D	Gergrude M. Sayre	2.36
105. 101B-1G	Joseph Scheerer	2.23
106. 101B-1F	Paul Scheerer	3.51

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<sup>5</sup> The Llewellyn Park properties for George Merck are: 1, 1A, 3, 11, 59, 63, 64, 80, 82, 84, 85, 90 & 91; 84B-1, 6; 105-1, 8, 18.

<sup>6</sup> Henry Potter estate is under trusteeship of the U.S. Trust Co.

<sup>7</sup> Rented to Mr & Mrs. John Cetrule.

<u>Block-Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
107. 101B-1, 1A & 1B	William Scheerer	7.81
108. 84A-76	Frederick R. Shrump	.56
109. 89-59F	Maria V. Sisto	.30
110. 89-59C & 59D	Louis Skroud	.35
111. 113A-1	Madelene E. Sloane	6.06
112. 114-27, 28 & 29	Nellie G. Smith	4.22
113. 97-5A & 5B	Emma B. Squire	8.43
114. 102-21A	Henry T. Stetson	.98
115. 96-3 & 3C	Caleb & Helen R. Stone	1.87
116. 104-10; 106-1, 5 & 24	Augusta M. Tilney	40.21
117. 103-4	Robert & Susane Tilney	4.54
118. 109-3A & 3C	Frederick Tomkins	6.96
119. 90-2, 21 & 22	Lena R. Valentine	3.46
120. 102-21	Mary Vincent	.80
121. 104-10A	John G. Y. Walker	2.40
122. 90-10	Albert C. Wall	2.12
123. 90-12,15, 18A & 19	Edith S. Walton	5.15
124. 90-12A	Florence L. Walton	.96
125. 102-1	Edith L. Wilkinson	2.40
126. 89-58 & 58C	Sarah & Mary Wheeler	.43
127. 112B-1	Borden D. Whiting	3.52
128. 112-1, 2, 3A & 4 112B-16, 17, 18, 19, 20 & 21	Farnham & Harriet J. Yardley	9.13
129. 113A-2, 8 & 11	Harriet Jenkins Yardley	4.80
130. 109-1, 3 <sup>8</sup>	Orange Quarry Company	5.51

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<sup>8</sup> Not used as residential property. Acreage totals unavailable.



<u>Block-Lot</u>	<u>Trustees of Llewellyn Park</u>	<u>Acreage</u>
(T) 87-1		.17
(T) 88-1		1.70
(T) 89-1A2 & 1A3		.30
(T) 89-41A		.70
(T) 89-59A		.60
(T) 89-68		.30
(T) 92-1		2.23
(T) 93A-1 & 93B-1		10.51
(T) 98-1		16.77
(T) 99-7		4.83
(T) 104-11		.67
(T) 109-2		<u>.08</u>
Total		38.86

TABLE T-10:  
PROPRIETORS OF LLEWELLYN PARK

1947 <sup>1</sup>

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	94-2C	Margaret Adams	.49
2.	94-12	Calvin Agar	2.91
3.	88-47	Rosalie R. Atwood	.57
4.	112A-2	L. B. Ballantyne	2.00
5.	101A-1	Bank of New York <sup>3</sup>	15.12
6.	114-35	Barr Realty	2.15
7.	114-35B	Lilyan Barrett	.95
8.	112A-1;	Ethel M. Barry	5.10
9.	99-5 & 5A	Edward J. Beattie	3.07
10.	95-1 & 3	Beechwood Corporation	5.32
11.	101B-11	Besco, Inc.	.67
12.	100-1A	George H. Blake	1.30
13.	86B-2 & 6	Reginald Blarvelt	2.72
14.	103-1 & 4B	James Boote	2.92
15.	99-5B	Paul E. Booth	.68
16.	113B-1, 3, 4	Arthur E. Bredt	1.70
17.	114-38	Winfred M. Brooks	1.07
18.	109-3	Charles F. Brown & J. W. Hurff	6.00
19.	88-51, 52	Augusta Browning	1.33
20.	88-49 & 49B; 90-4	Browning Realty Corp.	2.22
21.	112B-19	Theodosia DeCote Burns	.83
22.	94-8A & 12F	George J. Busch, Jr.	3.01
23.	86B-1 & 17	Arthur Cale	4.25
24.	90-4A; 94A-2H, 2I, 2J & 2G	Ray P. Campbell	1.34
25.	94A-2H <sup>4</sup>	Emily B. Carter	1.30

<sup>1</sup> Committee of Managers of Llewellyn Park, "Llewellyn Park Validations 1947."

<sup>2</sup> Acreage amounts rounded up to two decimal places.

<sup>3</sup> The Banks serves as trustee to the property held by the estate of E. Remington Nichols.

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
26.	94-2B & 2E	John Cetrule	1.40
27.	103-10	Hendon Chubb	1.12
28.	103-20	Alice Chubb	6.81
29.	102-7	Edith H. Colby	4.73
30.	86-1, 7 & 9	Russell Colgate	8.05
31.	89-59G	Frederick N. Cooke, Jr.	.33
32.	97-24	Hannah Corbin	7.18
33.	94-8	Alice Crawford	3.26
34.	100-3	Henry C. Crossfield	3.02
35.	102-12	Margaret Dana	4.18
36.	114-33	Dorothy Darlington	3.55
37.	97-1 & 5C	Christopher J. Devine, Jr.	7.86
38.	94-1, 1A & 1A	Mary Dill	1.40
39.	101A-16	Beatrice N. Douglass estate	3.09
40.	112A-10	Anna O. Edison	5.48
41.	102-5, 7A & 12A; 113A-13	Charles Edison	7.77
42.	91-1; 101A-19	Thomas A. Edison, Inc.	13.46
43.	112A-10; 112B-5B & 5E; 114-34 & 35C	Theodore M. Edison	13.73
44.	89-64	Edward D. Flinthrop	.50
45.	114-26A	John H. Gage	.76
46.	112B-12	Richard Garlock	.66
47.	100-1	Marion K. Garrison & Katherine G. Norton	2.70
48.	86-10, 11 & 16	Herbert S. Gay	4.42
49.	95-6, 101A-24 & 24A;	Carol D. Gordon	6.92
50.	114-35A	Cordelia Graves	1.17
51.	88-3 & 4	John Greenwald	.24
52.	106-16; 108-2	J. William Hatt, Inc.	33.25
53.	86B-14	A. E. Headstrom & E. M. Blaicher	2.57
54.	89-41B	Anna Hendel	.60
55.	86-12	Pauline Heininger	1.28
56.	114-27, 28 & 29	Snowden Henry	4.22
57.	113A-19	Joseph Higgins	1.00
	94A-2J1	Carrie S. Hinman	.49

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<sup>4</sup> See Table # 9: "Proprietors of Llewellyn Park" for complete property listing.

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
58.	88-6 & 60	Gertrude J. Holmes	.56
59.	112A-20	Henry L. Holmes	1.53
60.	113A-11A, 15, 17, 20 & 21	Robert R. Howard	5.28
61.	90-18	Hunter Lindsey Corp.	.65
62.	102-3	A. B. Jenkins Estate	5.69
63.	86B-13	Mary A. & Margaret Keanneally	1.10
64.	96-1	Betty Kerr	1.94
65.	86-1A & 5	William C. Kruger	2.51
66.	104-1	Isabelle M. Landon	5.33
67.	112-3	Brian Leeb	1.28
68.	90-10	Gerald Lind	2.12
69.	94A-2F& 2G	H. L. Lind	.49
70.	97-5	Anne B. Lord	1.09
71.	97-2	Dorothy Wehrene Lord	2.75
72.	89-1A	Joseph Manda estate	.05
73.	89-59E	Walter Manda	1.50
74.	84-74	Mary J. McCarthy	.36
75.	95-5	Harrison McFadden	3.61
76.	101B-1C	John W. McGeehan, Jr.	1.35
77.	114-26	John S. Mekeel	.74
78.	84A- 5	George W. Merck	78.71
79.	85A-1	Selina A. Miller	1.19
80.	107-1; 111-1 111-1A,1B & 1C	Angelo Monica et al. <sup>6</sup>	45.80
81.	88-48	G. Donald Murray	.63
82.	88-5	Aula A. & E. F. Nelson	.14
83.	90-20	George Newcombe	1.36
84.	85A-1A, 4 & 4A 85A-4B; 97-14	Vern D. Newman	9.71
85.	97-24A & 19	Anne R. Nichols	1.76
86.	89-59 & 59C	Frank Noll	.35
87.	101B-1E	Ottillie Nugent	2.60
88.	108-4	William O'Connor	1.00

<sup>5</sup> George Merck's property holdings include: 1, 2, 3, 80, 82, 84, 90 & 91; 84B-1; 85A-11; 99-1, 3, 8 & 11; 100-5, 105; 106-1 & 5.

<sup>6</sup> Crystal Lake Properties, not found in the Assessment sheets of Llewellyn Park, but found in the Llewellyn Park Valuations of 1947.

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
89.	109-1B & 16	Orange Quarry <sup>7</sup>	2.54
90.	94-17	Anna F. Osborne	.56
91.	94-18 & 18A	Ralph D. Osborne	.56
92.	89-59	Ralph D. Osborne, Jr.	.74
93.	89-58A	Margaret H. Overman	.68
94.	104-6 & 7	Henry Parish, Jr.	4.40
95.	103-20A	Margaret C. Parsons	2.47
96.	97-20A	Raymond Potter	2.33
97.	97-12E	John C. Prizer, Jr.	1.60
98.	97-20	Helen B. Prizer	2.00
99.	104-10A	Francis C. Reed	11.49
100.	94-12C	Luther T. Reynolds	1.38
101.	114-36 & 37	Victor N. R. Roadstrum	1.58
102.	109-3B	Charles F. Robbins	7.70
103.	94-2D	Elizabeth Robbins	.84
104.	89-41	Fred J. Rosenbaum	.76
105.	114-30	Mary K. Robinson	2.47
106.	86B-6A	Henry Sargent	1.59
107.	101B-1D	Gertrude M. Sayre	1.02
108.	101B-1H	H.E. Sayre	.67
109.	101B-1G	Joseph D. Scheerer	2.24
110.	101B-1F	Paul R. Scheerer	3.51
111.	101B-1, 1A & 1B	William Scheerer	7.82
112.	94-12B	Edward Schickhaus	1.75
113.	88-45	Elizabeth A. Scharwarth	.45
114.	109-1A	Anna H. Shortridge	1.36
115.	84A-76	Frederick R. Shrump	.56
116.	113-1	Madeline E. Sloane	6.06
117.	103-4	Agnes R. Smith	4.54
118.	94-12D	B. Hunt Bancroft Smith	1.41
119.	97-5A & 5B	Emma Squire	6.45
120.	102-21A	Henry T. Stetson	.98
121.	96-3 & 3C	Caleb & Helen Stone	1.88
122.	90-4B	Henry Suydam	.97
123.	112B-17	Walter F. Thomas	.70
124.	104-10	Augusta Tilney	13.98
125.	101A-22	Norcross S. Tilney	1.50

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<sup>7</sup> Not used for residential use or for quarrying either.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
126. 109-3A & 3C	Frederick Tompkins	6.96
127. 96-3 & 3C	Philip Townley	2.48
128. 102-21	Mary Vincent	2.05
129. 112-2	Frederick Von Hessert	1.23
130. 86B-6B	Frederick Von Hofe	2.60
131. 90-2, 21 & 22	Kenneth Walker	3.66
132. 90-12, 15, 18A & 19	Edith Walton	5.16
133. 90-12A	Florence I. Walton	.96
134. 89-57	Burton Webb	.92
135. 112B-1	Borden D. Whiting	3.52
136. 102-1	Lawerence Wilkinson	2.40
137. 89-59F	Thomas P. Winslow	.30
138. 88-42	Dorothy Wolfinger	.50
139. 113A-2, 8 & 11	Farnham & Harriet J. Yardley	5.11
140. 112-1, 2, 3A, 4; 112B-16, 18, 20 & 21	Farnham Yardley	5.63



	<u>Block - Lot</u>	<u>Trustees of Llewellyn Park</u>	<u>Acreage</u>
(T)	87-1		.17
(T)	88-1		1.70
(T)	89-1A2 & 1A3		.30
(T)	89-59A		.60
(T)	89-41A		.70
(T)	89-68		.30
(T)	92		2.23
(T)	93A		6.51
(T)	93B		4.00
(T)	98		16.77
(T)	99-7		4.83
(T)	104-11		.67
(T)	109-1		1.10
(T)	109-2		<u>.10</u>
	Total		39.98

TABLE T-11:  
PROPRIETORS OF LLEWELLYN PARK

1957 <sup>1</sup>

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	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	112-4	George J. Abrams	1.22
2.	114-35D	Vanderpoel Adriance	.94
3.	86B-6B	Calvin A. Agar, Jr.	2.60
4.	95-1	Edward Albano	3.38
5.	88-5	Vladimir Ananieff	.14
6.	100-5	Eleanor F. Ballantyne	2.00
7.	112A-2	Lewis B. Ballantyne	2.00
8.	101B-11	Besco Inc.	.67
9.	90-21	Robert Bissell	1.14
10.	100-1A	George H. Blake	1.62
11.	99-5B	Paul E. Boothe	.68
12.	113B-1, 3, 4 & 62	Arthur Bredt	1.70
13.	114-38	Winfred Brooks	1.07
14.	88-51 & 52	Augusta C. Browning	1.00
15.	88-49, 49B	C. R. Browning estate	.83
16.	112B-19	DuCote T. Burns	.83
17.	90-2 & 22	Nancy D. Burrows	2.52
18.	94-8A & 12F	George J. Busch, Jr.	1.61
19.	86B-1 & 17	Arthur J. Cale	4.25
20.	88-47	Rosalie R. Campbell	.57
21.	112A-1	Laura H. Carey	5.10
22.	94A <sup>3</sup>	Emily B. Carter	1.30
23.	89-59E	Alexander Cecere	.54
24.	94-2B, 2E, 2H & 2I1	Ingegard Cetrule	1.40
25.	103-10	Alice L. Chubb	6.81

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<sup>1</sup>Committee of Managers of Llewellyn Park, "Llewellyn Park Valuations 1957" and "Llewellyn Park Assessments for 1957."

<sup>2</sup> Acreage amounts are rounded up to two decimal places.

<sup>3</sup> See Table # 9 for complete property listing for the Carters.

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
26.	103-20	Hendon Chubb	1.12
27.	100-1	Marion K. Chubb & N. Valentine	2.70
28.	101A-3	Mrs. A. L. Chubb & J. R. Parsons	1.29
29.	102-7, 4A & 4C	Edith H. Colby	2.73
30.	88-6 & 60	Richard M. Colgate	.54
31.	86-1, 7 & 9	Russell Colgate estate	8.05
32.	89-59G	Frederick N. Cooke, Jr.	.33
33.	97-24	Horace K. Corbin	7.18
34.	102-3A	Robert S. Corbin	1.88
35.	101A-16	Margaret D. Coxhead	1.95
36.	95-6	Marion C. Cross	.75
37.	100-3	Henry C. Crossfield	3.02
38.	89-59F	Edward P. Currie	.30
39.	102-12	Margaret L. Dana	4.18
40.	103-1 & 4B	Henry B. Day	1.40
41.	86B-12	Barbara Dean	1.28
42.	99-5 & 5A	Patrina T. DePietro	3.07
43.	97-4	Christopher J. Devine, Jr. & Wife	19.60
44.	94A-2A	Mary W. Dill	1.40
45.	101A-24B; 112B-20; 97-5	Robert O. Driver	5.05
46.	84A- 5	Eagle Ridge Realty Co. <sup>6</sup>	22.22
47.	112B-16	Eastwood Estates Inc. <sup>6</sup>	.69
48.	112A-10	Anna O. Edison	5.48
49.	114-33; 102- 5, 7A & 12A	Charles Edison	7.71
50.	112A-10A, 10B & 15	Theodore M. Edison	11.66
51.	91-1 & 101-19	Thomas A. Edison, Inc.	13.46
52.	114-34 & 35C	T. M. & A. O. Edison	2.30
53.	106-20A	Theodore R. Flagg	4.31

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<sup>4</sup> The Devine's property includes: 97-1, 5A, 5C; 101A-5; 104-6 & 7

<sup>5</sup> Eagle Ridge's listing are: 84, 90, 91; 99-1,3; 106-1, 5 & 24.

<sup>6</sup> Was not listed as being assessed as a Llewellyn Park proprietor.

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
54.	90-4B	John Frencer	.97
55.	114-26A	John H. Gage	.76
56.	101A-4	Maire L. Gairoad	2.04
57.	112B-12	Richard H. Garlock	.69
58.	86-10, 11 & 16	Herbert S. Gay estate	4.42
59.	101A-1	Rudolph J. Goerke, Jr.	1.94
60.	101A-24, 24A & 24C	Carol D. Gordon	8.28
61.	86B-2,6	Howard F. Graham	2.72
62.	114-35A	Cordelia Graves	2.49
63.	88-3 & 4	Fred H. Hansey	.24
64.	94A-1 & 1J1	Carrie Hinman	.49
65.	104-10B	Lanman T. Holmes	1.84
66.	89-59D	Joseph A. Intile, Jr.	.46
67.	97-2	Alvin R. Jennings	2.75
68.	90-18	H. Burr Kelsey	.65
69.	96-1	Betty B. Kerr	1.94
70.	90-20	Dayton T. Kieswetter	1.35
71.	112B-21	Richard Kobler	.85
72.	106-16A	George P. Koeck	2.08
73.	94-8	Karl W. Koeniger	3.26
74.	112-1	Joseph J. Karlik	1.01
75.	84A-82A; 86-1A & 5	William C. Kruegar	4.45
76.	104-1	Isabelle M. Landon	5.33
77.	90-4A	Emaline D. Leavens	.85
78.	90-4	William B. Leavens	1.39
79.	100-5A; 112-3 & 3A	Brian P. Leeb	4.59
80.	112A-16	Joseph A. Lemaldi & Wife	.62
81.	114-27, 28 & 29	Leonard A. Leonardo	4.22
82.	90-10	Gerald K. Lind	2.12
	94A-2F & 2G2	Helen D. Lind	.43
83.	114-30	Harry A. Loprete	2.48
84.	89-41B	Robert Manda	.20
85.	84A-7	George W. Merck	36.25

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<sup>7</sup> George Merck's property listings include: 84A-1, 2, 3, 74, 80 & 82; 85A-

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
86.	84A-74	Mary J. McCarthy	.36
87.	95-5	Harrison D. McFadden	3.61
88.	101B-1C	John W. McGeehan	1.35
89.	112A-20; 112B-18	Patrick J. McGrath	2.41
90.	85A-1	Selina A. Miller estate	1.19
91.	88-48	G. Donald Murray	.63
92.	85A-1A, 4, 4A & 4B; 97-14	Vern D. Newman estate	9.61
93.	97-19, 24A	Anne R. Nichols	1.75
94.	101A-2	A. R. Nichols & Horace K. Corbin	3.11
95.	89-59 & 59C	Frank Noll	.35
96.	101B-1E	Paul J. Nugent	2.60
97.	106-16B	Hubert F. O'Brien	2.00
98.	86B-13	James F. O'Malley, Jr.	1.10
99.	109-1A, 1B & 1C	Orange Quarry Co.	3.92
100.	94-17,18, 18A	Anna F. Osborne	1.12
101.	113A-13 & 11B	Foster S. Osborne	1.53
102.	89-58	Ralph D. Osborne, Jr.	.74
103.	89-58A & 58B	Margaret N. Overman	1.04
104.	101A-6	Margaret N. Overman et al.	3.03
105.	114-35B	J. Russell Parsons	.78
106.	103-20A	Margaret C. Parsons	2.47
107.	106-24A	Robert M. & Victoria Pennoyer	3.30
108.	107-7B	Rodney E. Piesol & Wife	1.95
109.	90-12A	Florence W. Pomeroy	.96
110.	97-20A	Raymond T. Potter	2.33
111.	114-35	Godfrey K. Preiser	.94
112.	97-20	Helen B. Prizer	2.00
113.	94-12E	John C. Prizer	1.60
114.	104-10A	Francis C. Reed	11.49
115.	89-64	Rita Vella Corporation	.50
116.	114-36 & 37	Victor Roadstrum	1.58
117.	94-2D	Elizabeth B. Robbins	1.00
118.	109-3B	Charles F. Robbins	7.70

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
119.	102-3B	Mary K. Robertson	1.90
120.	84A-83	Frederick W. Roh	2.13
121.	89-57	S. Harrison Rollinson, Jr.	.92
122.	89-41	Fred J. Rosenbaum	.76
123.	101B-1D	Gertrude Sayre	1.02
124.	101B-1H & 1I	H.E. Sayre	1.33
125.	88-45	Elizabeth F. Scharwath	.45
126.	101B-16	Joseph Scheerer	2.24
127.	101B-1F	Paul R. Scheerer	3.52
128.	101B-1, 1A & 1B	Mrs. Louis D. Scheerer	7.82
129.	94-12B	Edward Schickhaus	1.70
130.	86B-6A	Morris Silver	1.59
131.	113A-1	Madeleine E. Sloane	6.06
132.	103-4	Agnes R. Smith	4.54
133.	94-12D	B. Hunt Bancroft Smith	1.42
134.	84A-76	George Stark	.56
135.	102-21A	Henry T. Stetson	.98
136.	96-3 & 3C	Caleb & Helen Stone	1.88
137.	112B-17	Walter F. Thomas	.79
138.	104-10	Augusta M. Tilney	12.14
139.	94-12C	John C. Tilney	1.38
140.	101A-22	Norcross S. Tilney	1.73
141.	94-2C	John C. Tobin	.49
142.	109-3A & 3C	Frederick Tomkins	6.96
143.	95-3	Eva Townley	1.91
144.	96-3A & 3B	Philip B. Townley	2.49
145.	106-16; 108-1, 2 & 4	Milford A. Vieser	31.12
146.	102-21	Mary Vincent	.80
147.	112-2	Frederick Von Hessert	1.28
148.	101A, 1A & 16A	Elizabeth B. Walker	1.87
149.	90-12, 15, 18A & 19	Edith S. Walton	5.15
150.	86-14	Henry C. Warnick, Jr.	2.51
151.	112-1	Bordon D. Whiting	3.52
152.	102-1	Lawrence Wilkinson	2.40



	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
153.	102-3	Edith Lee Wilkinson	2.40
154.	88-42	Dorothy F. Wolfinger	.50
155.	113A-1	Farnham H. Yardley	.40
156.	113A-8 & 11	Harriet J. Yardley	4.42

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
(WO)	114-31	West Orange	.74
		<u>Trustees of Llewellyn Park</u>	
(T)	87-1		.17
(T)	88-1		1.70
(T)	88-45A		.30
(T)	89-41A		.60
(T)	89-68		.70
(T)	92-1		.30
(T)	93A-1		2.23
(T)	93B-1		6.51
(T)	98-1		4.00
(T)	99-7		16.77
(T)	104-11		.67
(T)	109-1,		1.10
(T)	109-2		.10
(T)	113A-11A,15, 17, 19,19A, 21, 23		<u>6.28</u>
	Total		46.26

TABLE T-12:  
PROPRIETORS OF LLEWELLYN PARK

1967 <sup>1</sup>

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	112-4	George Abrams	1.22
2.	86B-6B	Henry G. Adams	2.60
3.	114-35D	Vanderpoel Adriance	1.02
4.	94-12C	John Allegeart	1.38
5.	112B-1	Edward S. Atwater III	1.97
6.	100-5	Mrs. Lewis B. Ballantyne	2.00
7.	90-21	Robert C. Bissell	1.14
8.	100-1A	George H. Blake	1.62
9.	113B, 1, 3, 4, & 62	Catherine C. Bredt	1.20
10.	114-38	Winfred M. Brooks	.98
11.	86B-2 & 6	Robert M. Brown	2.59
12.	101A-16	James Burnett	1.95
13.	86B-1 & 17	A. J. Cale, Jr.	3.81
14.	88-45	Marco Capasso	.45
15.	112A-1	Mrs. James Carey & Rev. Benedict Hanson	4.98 <sup>3</sup>
16.	94A-2H <sup>4</sup>	Ogden B. Carter	1.52
17.	102-7B	Joseph C. Cassini & James Petrozelli	2.00
18.	89-59B	Dr. Alexander B. Cecere	.55
19.	114-26, 27, 28 & 29	Jacob Cecere	5.22
20.	94-2B & 2E	John Cetrule	1.34

<sup>1</sup> Committee of Managers of Llewellyn Park, "Residents of Llewellyn Park 1966," and new residents for 1967. Llewellyn Park Valuations for 1967. This list is accurate as of September 1967.

<sup>2</sup> Acreage amounts are rounded up to two decimal places.

<sup>3</sup> According to the Town of West Orange Maps, this property is marked as 5.10 acres, although Llewellyn Park records and assessments indicate that the property is only 4.93 acres.

<sup>4</sup> See Table # 9 for the property holdings of Ogden Cater.

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
21.	100-1	Mrs. Hendon Chubb	2.70
22.	94-8	Gertrude M. Cleminshaw	3.07
23.	86-1, 7 & 9	Russell Colgate estate	8.05
24.	86-1 & 5; 101A-3	Vincent J. Coraci <sup>5</sup>	4.43
25.	94A-1A & 2A	Horace K. Corbin	1.41
26.	89-64	Cornwall Paper Mills	.50
27.	112A-20	Stuart P. Coxhead	1.54
28.	95-6	Henry B. Cross	.75
29.	100-3	Dr. Henry Crossfield	3.02
30.	89-59F	Edward Currie	.28
31.	102-12	Mrs. Margaret Dana	4.23
32.	103-1 & 4.01	Henry B. Day	2.92
33.	89-59G	Mrs. J. M. Dean	.33
34.	84A-74	B. & P. Degnan	.37
35.	99-5 & 5A	Petrina De Pietro	3.07
36.	97-6	Mrs. Christopher J. Devine	25.28
37.	97-14	Frank Dodd	3.97
38.	101A-24B	Robert O. Driver	2.19
39.	84A-7	Eagle Ridge Realty Co.	29.93
40.	112A-10	Anne O. Edison	5.48
41.	102-5, 7A & 12A	Charles Edison	6.24
42.	91-1; 101A-6B, 19 & 22	Edison National Historic Site	15.77
43.	94-8	Theodore Edison	18.98
44.	101B-1J	Wilson S. Elmore	2.00
45.	101B-1F	W. K. Ervin	3.30

<sup>5</sup> After Route 280 was built a section of this property ( 86-5) was left on the other side of the highway, and therefore, the parcel of .753 acres, was removed from Llewellyn Park.

<sup>6</sup> Mrs. Devines' property holdings include: 97-5A, 5B & 5C; 95-1; 85A-4, 4A, 4B, 6, 8, 9 & 13; 85B-7A.

<sup>7</sup> The complete block and lot listing for Eagle Ridge is: 84A, 85A-1, 2 & 11; 84A-3, 84, 90, 91 & 14; 99-1 & 3; 106-5 & 24; 84B-1; 105-1. In additon only .414 acres of a total 1.954 acres in lot number 84A-14 is part of Llewellyn Park.

<sup>8</sup> Theodore Edison's holdings include: 94-12, 112A-10A, 10B & 15; 112B- 5B & 5E; 114-34 & 35C.

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
46.	94A-2F-2G1	Raymond Fayhey	.43
47.	112A-1A	Robert Fisher	1.71
48.	106-20A & 20C	Theodore Flagg	.685 <sup>9</sup>
49.	101A-2	Ken Foster	3.11
50.	114-26A	John H. Gage	1.04
51.	101A-4	Miss M. L. Gairoard	2.04
52.	112B-12	Richard H. Garlock	.69
53.	101B-1E,1H & 1I	Dr. Hugo Gelman	2.36
54.	101A-1	Mrs. Rudolph J. Goerke	1.94
55.	108-2B	George Goldstein	2.48
56.	101B-24	Mrs. Kenneth B. Gordon	5.65
57.	101B-3	Harold Grotta	1.92
58.	88-3 & 4	Dr. Fred Hasney	.25
59.	102-3A	Burchard Hazen	1.90
60.	114-35	Snowden Henry	.94
61.	97-20A	L. Clinton Hoch	2.33
62.	104-10	Anne T. Holmes	12.14
63.	104-10B	Mr & Mrs. Lanman Holmes	1.84
64.	89-59D	Joseph A. Intile	.46
65.	101A-6	Ernest C. Johnson	2.40
66.	106-20B	Dr. Thomas V. Judge	.316 <sup>10</sup>
67.	99-6 & 7	Dr. Sidney Keats	4.50
68.	90-18	H. Burr Kelsey	.65
69.	96-1	Chichester C. Kerr	1.94
70.	90-20	Dr. Dayton T. Kieswetter	1.36
71.	112B-21	Richard Kobler	.85
72.	106-16A	Dr. George Koeck	2.08
73.	112-1	Dr. Joseph J. Kralik	1.01
74.	84A-82A; 86-1A	Mrs. William Krueger <sup>11</sup>	4.45
75.	94A-2C	Andrew Lawrie	.49

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<sup>9</sup> The total amount of acreage held by Theo. Flagg in 106-20A is 4.31 acres, but only amount listed above is considered part of the Park.

<sup>10</sup> Dr. Judge's total acreage is 2.025 acres, but only amount listed above is within the Park's boundaries.

<sup>11</sup> According to 1967 Valuation, Kreuger property was not within Llewellyn Park, but the driveway was plowed and their property is within the Park's Limits.

	<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
76.	104-1	Isabella Landon	5.33
77.	85A-1	Alexander Lanzer	1.19
78.	90-4B	Miss Nancy Leavens	.97
79.	90-4A	Mrs. Margaret Leavens	1.39
80.	90-4	William B. Leavens	.89
81.	100-5A	Brian P. Leeb	2.55
82.	112B-16	Joseph A. Lemaldi	.69
83.	90-10	Gerard K. Lind	2.13
84.	102-21	Mrs. O. E. Lohrke	.80
85.	94A-2 & 2J1	James L. MacWithey	.49
86.	101A-5	Arthur L. Manchee	2.02
87.	89-41B	Robert Manda	.60
88.	88-49B	Peter J. Manderichio	.84
89.	102-7	Oscar Maxstadt	2.74
90.	101B-1C	John W. McGeehan	1.34
91.	112A-18	P. J. McGrath	.94
92.	95-5 & 97-2	John F. McIntyre	6.36
93.	97-24	John A. McManus	7.18
94.	84B-1; 105-1	Mrs. George Merck	12.86
95.	84A-80; 99-8&11	George W. Merck Trust	7.55
96.	99-5B	Robert C. Morgan	.68
97.	88-48	Mrs. G. Donald Murray	.63
98.	97-19A & 24A	Mrs. E. Remington Nichols	1.75
99.	89-59 & 59C	Frank Noll	.32
100.	101B-1E	Paul J. Nugent	2.60
101.	88-6 & 60	William G. O'Connell	.56
102.	109 <sup>12</sup>	Orange Quarry Company	18.17
103.	113A-13	Foster S. Osborne	1.53
104.	94-17, 18 & 18A	Mrs. Ralph D. Osborne	1.12
105.	89-58	Ralph D. Osborne, Jr.	.74
106.	103-4A, 4C, 10 & 20	Mrs. J. Russell Parsons	10.46
107.	114-35B	J. Russell Parsons	1.03

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<sup>12</sup> Property holdings of the Orange Quarry within Llewellyn Park boundaries of 1967 were: 109-1A, 1B, 1C, 3& 3C



<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
108. 106-16; 108-2 & 4	PBW Inc.	12.571 <sup>13</sup>
109. 106-24A	Robert Pennoyer	3.30
110. 90-12A	Mrs. Ralph B. Pomeroy	2.05
111. 97-20	John C. Prizer, Jr.	2.00
112. 97-5	John R. Redman	1.15
113. 104-10A	Francis C. Reed	11.49
114. 94-12E	Mrs. Frank W. Ritchie	1.60
115. 114-36 & 37	V. N. Roadstrum	1.61
116. 94-2D	Mrs. Charles F. Robbins, Sr.	1.01
117. 101B-1A & 1B	Charles F. Robbins, Jr.	4.19
118. 102-3G	Mrs. Mary Robertson	1.90
119. 88-51 & 52	Robert L. Roellke	1.15
120. 84A-83	Fred W. Roh	.407 <sup>14</sup>
121. 89-57	S. Harrison Rollinson	.92
122. 97-1; 112B-2	Roman Catholic Church- Newark Diocese	7.89
123. 89-41	F. J. Rosenbaum	.76
124. 108-2A	Vicent Salierno	2.46
125. 101B-1G	Joseph D. Scheerer	2.03
126. 94-12B	Edward Schickhaus	1.70
127. 114-35	Walter Schubert	2.48
128. 86B-6A	Morris Silver	1.51
129. 114-36	Mrs. Fergus M. Sloan	1.17
130. 113A-1	John E. Sloane	6.06
131. 112-3 & 3A	James Smillie	2.04
132. 90-2 & 22	Dr. Alan L. Smith	2.62
133. 94-12D	B. Hunt Bancroft Smith	1.42
134. 101B-24A	Frank P. Smith	2.54
135. 84A-76	George Stark	.55
136. 88-5	Frederick Steinman	.17
137. 102-21A	Henry T. Stetson	.98
138. 96-3 & 3C	Caleb Stone	1.88

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<sup>13</sup> PBW Inc's holdings total 25.266 acres, the amount listed above is the Llewellyn Park acreage total. Formerly held in the name of Mr. John Paolercio, et al.

<sup>14</sup> Total Roh property is 2.127 acres.

<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
139. 112B-20	Ernest W. Swift	.73
140. 106-16B	Howard L. Tiger	2.00
141. 109-3A & 3C	Frederick Tomkins	6.96
142. 94-2C	John Tobin	.49
143. 103-4	John M. Tolpa	2.65
144. 95-3	Mrs. Eva Townley	1.91
145. 96-3A & B	Philip B. Townley	2.49
146. 89-58B	G. W. Van Schaick	.82
147. 112-2	Frederick Von Hessert	1.28
148. 101B-1	Robert H. Wagner	2.01
149. 90-12, 15, 18A & 19	Harold L. Walton	5.15
150. 101A-1A & 16A	Mrs. J. Y. G. Walker	1.87
151. 112B-19	Henry C. Warnick, Jr.	.87
152. 86-10, 11 & 16	John Weller, Jr.	4.42
153. 94-12F & 8A	Carl H. White, Jr.	1.61
154. 101A-2	Edward K. Whitmore	3.11
155. 102-3	Mrs. Edith Wilkinson estate	1.90
156. 102-1	Lawrence Wilkinson	2.40
157. 112B-17	Arthur L. Willex	.79
158. 88-42	Dorothy F. Wolfinger	.50
159. 113A-2, 8 & 11	Mrs. Farnham Yardley	5.30
160. 88-47	Godfrey Zentnayer	.57

<u>Block- Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
(PAL)114-31	West Orange - Police Athletic League	1.57
	<u>Trustees Llewellyn Park</u>	
(T) 87-1		.17
(T) 88-1		1.65
(T) 89-1A2 & 1A3		.34
(T) 89-41A		.60
(T) 89-68		.30
(T) 92		2.23
(T) 93A		6.51
(T) 93B		4.00
(T) 98		16.77
(T) 99-7 15		3.34
(T) 104-11		.67
(T) 109-1		1.10
(T) 109-2		.08
(T) 113A-11A, 15, 17, 19, 21 & 23		<u>6.28</u>
Total		44.04

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15 A 1.456 acre portion of this Park property was condemned for the Route 280 right-of-way through West Orange. Before condemnation, the parcel was 4.803 acres.

TABLE T-13:  
PROPRIETORS OF LLEWELLYN PARK

1977<sup>1</sup>

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	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage<sup>2</sup></u>
1.	112-4	George J. Abrams	1.22
2.	86B-6B	Henry G. Adams	2.60
3.	94-12C	John Allegaert	1.38
4.	90-16	Harry Amsterdam	.83
5.	103-20A	Dr. Leonard Antiles	2.01
6.	112B-19	Edward S. Atwater, III	1.97
7.	89-41	Joseph A. Belfatto	.76
8.	100-3	Bernard S. Berkowitz	3.02
9.	114-26A	Harold Berry	1.04
10.	90-21	Robert C. Bissell	1.14
11.	112-2	Dr. Christopher Blake	1.28
12.	100-1A	George M. Blake	1.62
13.	113B-1, 3, 7 & 62	Ms. Catherine C. Bredt	1.20
14.	113A-2	Mrs. Dorothy Bristol	1.12
15.	114-38	Winfred M. Brooks	.98
16.	86A-7, 8 & 9	James E. Brown	4.07
17.	114-36	Edward Burke	.94
18.	101A-16	T. James Burnet	1.95
19.	88-47	Amelia A. Campanile	.57
20.	112B-1	Mrs. James Carey	4.98
21.	86B-1 & 17	Michael P. Carr	2.49
22.	94A-2G	Mrs. Odgen B. Carter	1.52
23.	102-7B	Joseph C. Cassini	2.00
24.	89-59E	Alexander B. Cecere	.55
25.	114-26, 27, 28 & 29	Jacob Cecere	5.21
26.	103-11	Bruce L. Cohen	2.51
27.	94-8	Anthony A. Coraci	3.07

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<sup>1</sup> Committee of Managers of Llewellyn Park, "Llewellyn Park Residents 1977" and Llewellyn Park Valuations for 1977.

<sup>2</sup> Acreage amounts are rounded up to two decimal places.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
28. 94A-1, 1A & 2A	Horace K. Corbin, Jr.	1.41
29. 89-64	Cornwall Paper Mills	.50
30. 112-20	Stuart P. Coxhead	1.53
31. 95-6	Mrs. Henry B. Cross <sup>3</sup>	.82
32. 100-5	Clive Cummis	2.00
33. 89-59F	Mr. Edward Currie	.29
34. 89-59J	Richard D'Angelo & Barbara Lawrence	.33
35. 103-1 & 4A	Henry B. Day	2.92
36. 95-5	Adolph Dingfelder	1.92
37. 85A- 4	Mrs. Tura Devine	21.49
38. 97-14	Mr. Frank J. Dodd	3.98
39. 101B-24B	Mrs. Robert O. Driver	2.19
40. 91-1, 101A-6A, 19 & 22	Edison National Historic Site	15.77
41. 112A-10	Mrs. Anne O. Edison <sup>5</sup>	5.48
42. 94-12; 114-32, 33; 112B-5B	Theodore M. Edison <sup>4</sup>	16.63
43. 114-34 & 35C	T. M. & A. O. Edison <sup>4</sup>	2.30
44. 101B-1J	Wilson S. Elmore	2.00
45. 101B-1F	W. K. Ervin	3.30
46. 90-2	Marco Fernando	1.68
47. 97-14	Noel Ficarotta & Phyllis Ficarotta	.49
48. 86B-2 & 6	Robert Finnesey	1.98
49. 112B-1A	Robert S. Fisher	1.71
50. 101A-2	William Furst	3.11
51. 99-5	Robert L. Galantucci	1.39
52. 112B-12	Richard H. Garlock	.69
53. 101B-1D, H & I	Hugo O. Gelmann	2.36
54. 94-12F & 8A	Jerry G. Goldfarb	1.61
55. 101B-24A & 24C	Mr. Kenneth B. Gordon	5.65
56. 112A-19	Campbell Groel	.88
57. 114-35B	Victor W. Groisser	1.02

<sup>3</sup> This property was sold to William Erdman on 6/2/77.

<sup>4</sup> Mrs. Devine's property holdings include: 85A-1A, 4, 4A, 4B, 7A, 8, 9 & 13; 85B-7A; 95- 1; 97-1, 5A, 5B & 5C.

<sup>5</sup> The combined properties of Mr. & Mrs. Theodore Edison is 24.41 acres.

	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
58.	101B-3	Harold E. Grotta	1.92
59.	102-3	Burchard M. Hazen	1.90
60.	114-35	Mrs. Snowden Henry	.94
61.	97-20A	L. Clinton Hoch	2.33
62.	104-10 & 10A	Mrs. Lanman T. Holmes	13.98
63.	109-3A	Gordon L. Hubert	1.97
64.	89-59D	Joseph Intile	.46
65.	112B-17	Michael Jacobson	.79
66.	109-3D	Dr. Seymour Jaslow	1.87
67.	102-5, 7A & 12A	Stanley H. Katz	6.24
68.	104-6 & 7	Sidney Keats	4.50
69.	88-3 & 4	John F. Kelly	.25
70.	90-18	H. Burr Kelsey	.65
71.	94-1	Mrs. Betty C. Kerr	1.94
72.	112B-21	Mrs. Leonor Kobler	.85
73.	112-1	Joseph J. Kralik	1.01
74.	94-2B & 2E	Anthony La Monica	1.40
75.	104-1	S. Whitney Landon	5.33
76.	94A-2F & 2G2	Andrew Lawrie	.43
77.	102-21B	Victor Lazzaro	.98
78.	90-4, 4A & AB	William B. Leavens	3.23
79.	100-5A	Brian P. Leeb	2.55
80.	88-45	Mr. George Leonardo	.45
81.	112B-16	Joseph A. Lemaldi	.69
82.	109-3C	Jules G. Lichtman	3.15
83.	90-10	Gerald K. Lind	2.12
84.	102-21	Mrs. O. E. Lohrke	.81
85.	96-3 & 3C	Anthony V. Luppino	1.88
86.	89-57	Joseph L. Magrino, Jr.	.93
87.	89-41B	Robert F. Manda	.60
88.	88-49 & 49B	Peter J. Manderichio	.84
89.	112B-18	P. J. McGrath	.97
90.	97-24	John A. McManus	7.63
91.	103-10	Arthur I. Miller, Jr.	2.28
92.	94-12E	William B. Mollard	1.60
93.	99-5B	Robert C. Morgan	.68
94.	104-10C	Henry G. Morgan	5.51
95.	114-37	Peter J. Moynihan	.66
96.	88-48	Mrs. G. Donald Murray	.63
97.	102-7	Richard Nanes	2.73



<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
98. 97-19A & 24A	Mrs. E. Remington Nichols	1.75
99. 94-17,18 & 18A	Robert Nolan	1.12
100. 89-59 & 59C	Frank Noll	.32
101. 101B-1F	Paul J. Nugent	2.60
102. 88-6 & 60	William G. O'Connell	.55
103. 109-61, 3 & 3C	Orange Quarry	18.17
104. 113A-13	Mr. Foster S. Osborne	1.53
105. 89-58	Ralph D. Osborne, Jr.	.72
106. 90-14	R.D. Osborne & H. B. Kelsey	.92
107. 103-20	Margaret Parsons estate <sup>7</sup>	1.85
108. 102-14	Harold Perl	1.84
109. 101B-1C	Robert E. Petrin	1.35
110. 90-12	Mrs. Florence Pomeroy	4.28
111. 95-3	Richard A. Post	1.91
112. 101.01-6	Albert C. Rachlin	2.40
113. 100-1	John Reboli	2.70
114. 97-5	John R. Redmond	.71
115. 101B-1K	Mrs. Virginia Reed	1.94
116. 101A-4	Pierre Reist <sup>8</sup>	2.04
117. 101B-1A & 1B	Charles F. Robbins	4.19
118. 94-2D	Mrs. Elizabeth Robbins	1.09
119. 102-3G	Mrs. Mary Robertson	1.90
120. 88-51 & 52	Robert L. Roellke	1.10
121. 114-35B	S. Harrison Rollinson	1.03
122. 112B-2	Roman Catholic Diocese of Newark	2.00
123. 97-20	Mrs. Helen Ritchie <sup>9</sup>	2.00
124. 101B-1G	Joseph D. Scheerer	2.03
125. 94-12B	Mrs. Edward Schickhaus	1.70
126. 114-30	Walter B. Schubert	2.47
127. 102-12	Charles Segal	2.34
128. 86B-6A	Morris Silver	1.25
129. 114-35A	Mrs. Wilda Sloan	1.17
130. 113A-1	Mrs. Madaline Sloane	6.06

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<sup>6</sup> Orange Quarry Properties include: 1A, 1B, 1C, 3 & 3C.

<sup>7</sup> This property was sold to Mr. & Mrs. James McQuilken as of May 1977.

<sup>8</sup> This property was sold to Albert & Jacqueline Millman on 6/2/77.

<sup>9</sup> Mrs. Ritchie was formerly Mrs. John C. Prizer.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
131. 112-3 & 3A	James Smillie	2.04
132. 90-22	Dr. Alan L. Smith	1.00
133. 94-12D	Mrs. B. Hunt Bancroft Smith	1.40
134. 101B-24A	Frank P. Smith	2.54
135. 85A-1	Charles A. Stanziale	1.18
136. 88-5	Frederick Steinman <sup>10</sup>	.14
137. 104-10A	Harold Stern	6.03
138. 94A-2	Wayne Stierle	.48
139. 101A-1A & 16A	Mrs. Helen Stone	1.87
140. 103-11A	Alasdair Swanson	2.05
141. 112B-20	Ernest W. Swift	.73
142. 102-1	John Takacas <sup>11</sup>	2.40
143. 101A-4	David Terry	2.02
144. 103-4	John M. Tolpa	4.54
145. 96-3A & 3B	Philip B. Townley	2.49
146. 113A-8	Dr. John F. Vining	3.70
147. 90-20	Irving Warhaftig	1.36
148. 99-11	Lewis L. Warner	2.93
149. 99-8	Martin A. Weil	2.33
150. 97-2	Leonard B. Weiss	2.75
151. 86-10 & 11	John W. Weller, Jr.	3.05
152. 101B-1	Walter W. Weller, Jr.	2.01
153. 89-58A	George H. Wilder	.79
154. 102-3A	Lawrence Wilkinson	1.88
155. 88-42	Dorothy F. Wolfinger	.50

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<sup>10</sup> Ms. Elizabeth Steinman is also owns this property.

<sup>11</sup> This property was sold to Harold Stern on 3/11/77.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
(PAL) 114-31	P. A. L. Little League <sup>12</sup>	1.57
	<u>Trustees Llewellyn Park</u>	
(T) 87-1		.13
(T) 88-1		1.65
(T) 88-45A		.33
(T) 89-41A		.60
(T) 89-68		.30
(T) 92-1		2.23
(T) 93-1		10.50
(T) 98-1		16.77
(T) 99-7		2.60
(T) 104-11		.67
(T) 109-1		1.10
(T) 109-2		.10
(T) 113A-11A,15, 17, 19, 21 & 23		<u>6.22</u>
	Trustees Total	43.20

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<sup>12</sup> P. A. L. rents from the estate of Robert Dun Douglass.

TABLE T-14:  
PROPRIETORS OF LLEWELLYN PARK

1987 <sup>1</sup>

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	<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>2</sup>
1.	86.02-6.02	Henry G. Adams	2.60
2.	90-16	Harry Amsterdam	.83
3.	103-20.10	Dr. Leonard Antiles	2.01
4.	103-20	Dr. Gerard Arria-Devoe	1.85
5.	112.02-1	Mrs. Edward S Atwater, III	1.97
6.	96-3.01	George Bailey	2.34
7.	112.02-19	Kevin J. Bailey	.83
8.	101.02-1	Sean Bailey	2.01
9.	94.01-2.08	Dixon Bartlett	1.40
10.	113.01-2	David Beck	1.12
11.	89-41	Joseph A. Belfatto	.76
12.	94-2.02	Robert Bell	1.40
13.	100-3	Bernard S. Berkowitz	3.02
14.	114-26.01	Harold S. Berry	.76
15.	90-10	Dr. Vidya Bhardwaj	2.12
16.	90-21	Robert C. Bissell	1.16
17.	99-11	Charles Bloom	2.93
18.	86.02-6.01	John Bober	1.28
19.	102-1	Samuel Borenstein	2.40
20.	97-14.01, 97-19 & 100-5.01	Bow and Arrow Manor <sup>3</sup>	6.35
21.	113.02-1	Catherine C. Bredt	1.70
22.	95-6	A. David Brown	.82
23.	86.01-7, 8 & 9	Dr. James E. Brown	4.07
24.	114-36	Edward Burke	.94

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<sup>1</sup> Committee of Managers of Llewellyn Park, "Residents of Llewellyn Park 1987," and Township of West Orange, "Real Property Tax List 1987/ 1987 Assessor's Field Book/ Book - 1," pp. 252- 319. In 1985 the Twonship of West Orange switched its Block-lot numbers and letters to a decimal format, A=1, A=0.1 or A=.01 and B=2 etc. As of Septmber 1987.

<sup>2</sup> Acreage amounts rounded up.

<sup>3</sup> The Bow & Arrow Manor Corporation's houses residents are: Harry Knowles (97-14.01), Kurt Knowles (97-19) and Wade Knowles (100-5.01).

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
25. 90-18	John Calfee	.65
26. 88-47	Amelia A. Campanile	.57
27. 99-5	Philip R. Carlin	1.39
28. 86-6.02	Michael P. Carr	2.49
29. 102-7.02	Joseph C. Cassini	2.00
30. 89-59.02	Dr. Alexander B. Cecere	.55
31. 113A-26, 27 & 29	Jacob Cecere	5.21
32. 94.01-2.06	Frank Chabala	.43
33. 104-32	Richard Cherchio	2.77
34. 112-4	Vincent Cicena	1.28
35. 103-11	Bruce L. Cohen	2.50
36. 112.01-2	Albert Cohn	2.00
37. 101.02-1.06	Dr. Jose Colon	3.30
38. 94-8	Anthony A. Coraci	3.00
39. 89-64	Cornwall Paper Company	.50
40. 94.01-1	Horace K. Corbin, Jr.	1.41
41. 109	Crown View Manor <sup>4</sup>	29.80
42. 100-5	Clive S. Cummis	2.00
43. 103-1 & 4.01	Mrs. Henry B. Day	1.40
44. 104-10.02	Jerome Day	1.84
45. 94-2.04	Phillip De Carlo	.90
46. 90-22	Morris Dolinko	1.00
47. 101.02-24.02	Mrs. Robert O. Driver	2.20
48. 90-15	John Eddy	1.08
49. 112.01-10	Anne O. Edison	5.48
50. 91-1; 101.01- 16, 16.02 & 22	Edison National Historic Site	15.77
51. 94- 5	Theodore M. Edison	18.43
52. 101.02-1.10	Mrs. Wilson S. Elmore	2.00
53. 90-2	Dr. Marco Fernando	1.68
54. 97-14	Dr. Anthony Ferrara	2.00
55. 94-2.03	Noel Ficarotta	.47
56. 95-1	Richard Florin	3.41

<sup>4</sup> The individual property parcels of the Crown View Manor are: 109-1.01, 1.02, 1.02, 1.04, 10 and 111-1.10 On April 14, 1989, 14.46 acres indentured to the Trustees of Llewellyn Park.

<sup>5</sup> Theodore Edison's property holdings include: 94-12; 112.02-5.01; 112.01-10.01; 114-32 & 34

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
57. 88-6	Robert A. Freeman	.55
58. 101.01-2	Dr. William Furst	3.11
59. 112-3.01	G. & V. Construction	.72
60. 101.01-16	Daniel Gaby	1.95
61. 112.02-12	Richard H. Garlock	.64
62. 114-37	Brian Gately	.66
63. 101.02-1.04, 1.08 & 1.09	Dr. Hugo Gelman	2.34
64. 104-10.04	Melvin Gold	2.24
65. 94-8.01 & 12.01	Jerry Goldfarb	1.51
66. 94-12.04	William Gray	1.42
67. 114-35.03	Dr. William Grossier	1.00
68. 101.02-3	Harold Grotta	1.92
69. 112.02-1	Rev. Benedict Hansen & Mrs. James Carey	4.98 <sup>6</sup>
70. 112-2	Brian Harris	1.08
71. 88-51 & 52	Dan T. Hastings	.99
72. 113.01-8 & 11	Eldridge Hawkins	3.70
73. 102-3	Burchard M. Hazen	1.90
74. 114-35	Mrs. Snowden Henry	1.02
75. 109-1 & 97-20.01	L. Clinton Hoch	3.52
76. 104-10	Mrs. Lanman T. Holmes	12.14
77. 86.02-6 & 6.01	Raymond Horvat	2.69
78. 90-14	Ron Intile	.92
79. 112.02-17	Michael Jacobson	.81
80. 109-2.04	Dr. Seymour Jaslow	1.87
81. 114-38	Dr. Haig Kafafian	1.07
82. 101.02-1.05	Philip Kaltenbacher	2.60
83. 102-5	Stanley H. Katz	6.24
84. 88-3	John F. Kelly	.25
85. 89-57	James Kobak	.92
86. 112.02-21	Mrs. Leonor Kobler	.85
87. 112-1	Mrs. Joseph J. Kralik	.87
88. 101.02-24.03	Philip Kurens	2.00
89. 104-1	S. Whitney Landon	5.33
90. 102-21.01	Victor Lazzaro	.98
91. 90-4.01	NancyLeavens	.85

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<sup>6</sup> According to the Township's maps this property is 5.10 acres.

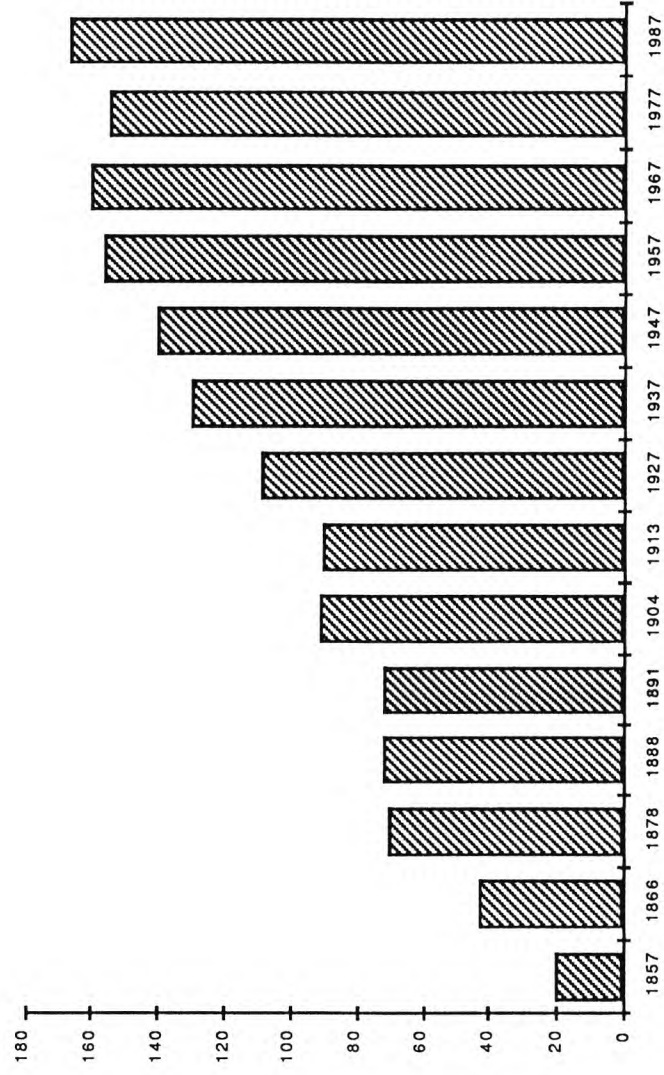


<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
92. 90-4 & 4.02	William B. Leavens	2.38
93. 112.02-16	Mrs. Joseph A. Lemaldi	.62
94. 88-45	George Leonardo	.45
95. 109-3.03	Jules G. Lichtman	3.15
96. 102-21	Mrs. O. E. Lohrke	.80
97. 101.02-1.03	Dr. Stephen Lomazow	1.35
98. 96-3	Dr. Anthony V. Luppino	1.94
99. 113.01-1	Dr. Alvin Mancusi-Ungaro	6.06
100. 88-49	Peter J. Manderichio	.73
101. 95-20	Stanley Marcus	1.36
102. 104-10.3	Joe Maran	3.89
103. 112.02-18	P. J. McGrath	.83
104. 97-5.01	Dr. Richard McShane	3.54
105. 101.01-16.01	Arthur I. Miller	1.87
106. 103-10	Arthur I. Miller, Jr	2.28
107. 101.02-4	Albert Millman	2.04
108. 94-12.05	William B. Mollard	1.60
109. 114-30	James Moore	2.47
110. 99-5.02	Robert C. Morgan	.68
111. 85-1.01, 4 & 4.01	Paul Morris	1.11
112. 88-48	Mrs. G. Donald Murray	.63
113. 102-7	Richard Nanes	2.73
114. 104-10.31	Joseph Newman	2.74
115. 94-17 & 18	Robert Nolan	1.18
116. 89-59	Frank Noll	.38
117. 113.01-13	Mrs. Foster S. Osborne	1.53
118. 102-14	Harold Perl	1.84
119. 94-12.03	Leonard Polaner	1.38
120. 90-12 & 12.01	Mrs. Anthony J. Pomeroy	3.05
121. 95-3	Richard A. Post	1.91
122. 112.01-20 & 10.02	Melvin Prager	2.02
123. 101.01-6	Albert C. Rachlin	2.40
124. 89-59.06	Michael Raho	.29
125. 100-1	John Reboli	2.70
126. 97-5	John R. Redmond	.71
127. 89-59.01	Peter Ricci	.27
128. 89-41.01	Amelia Rice	.47
129. 101.02-1.01 & 1.02	Charles F. Robbins	4.19

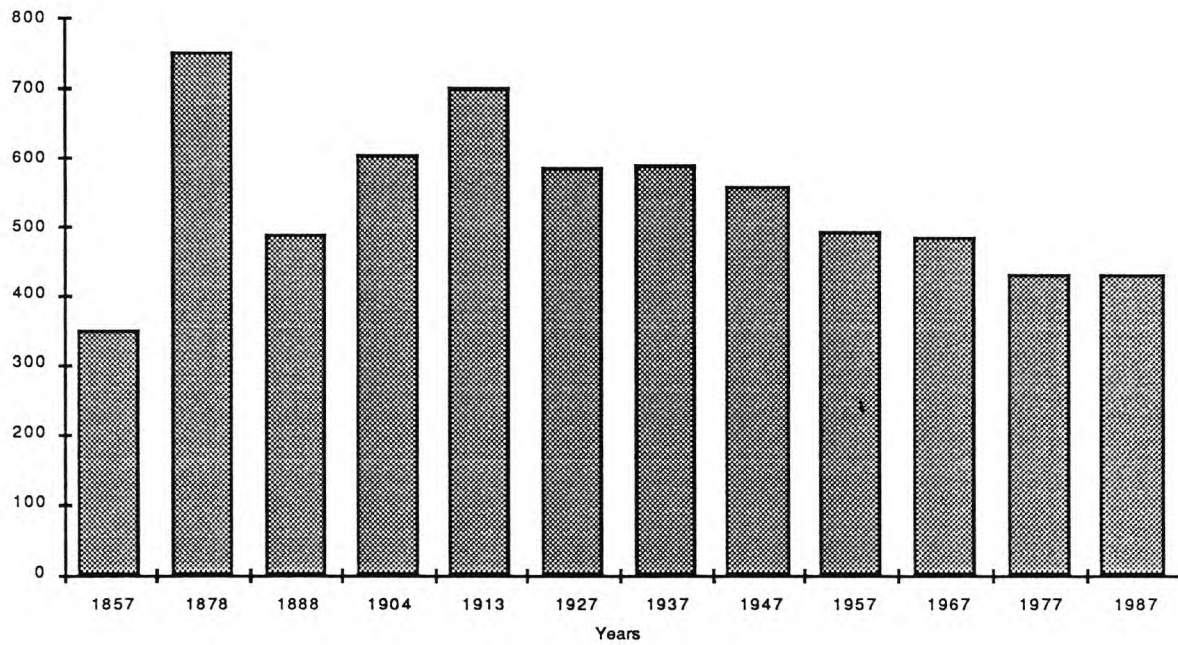
<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>
130. 102-3.02	Mrs. Norman F. Robertson	1.90
131. 97-20	Robert Rock	2.00
132. 114-35.02	Mrs. S. Harrison Rollinson	.82
133. 86-10	Bert Rondelli	1.18
134. 104-7	Paul Rosenman	2.19
135. 97-1 & 5.03	Gregory Russell	7.87
136. 103-4.01	Alan Sanger	2.15
137. 88-42	Carl B. Samuelson	.53
138. 97-24	A. T. Sandquist	7.63
139. 89-59.04	Dr. Ramesh Sawhney	.45
140. 113.01-15	Saunder Schaevitz	1.53
141. 101.02-1.07 & 1.02	Mrs. Joseph D. Scheerer	2.03
142. 94-12.02	Mrs. Edward Schickhaus	1.70
143. 112.02-1.01	Kenneth Schlamp	1.71
144. 101.02-24.01	Bennett Schwartz	2.54
145. 102-12	Charles Segal	2.34
146. 112-3	Mrs. James Smillie	1.26
147. 100-1.01	Charles A. Stanziale	1.30
148. 109-3.01	David Steiner	1.97
149. 88-4 & 5	Frederick Steinman	.17
150. 94.01-2	Wayne Stierly	.42
151. 103-11.01	Alasdair Swanson	2.05
152. 112.02-20	Ernest W. Swift	.73
153. 101.02-24	Gerald Sweeney	3.65
154. 101.01-5	David Terry	2.02
155. 103-4	John M. Tolpa	2.65
156. 113.01-11.01 & 17	Charles Trainor	1.75
157. 96-1	Thomas Urynowicz	1.94
158. 95-5	Robert G. Vambery	3.54
159. 101.02-1.11	Bernard S. Wallerstein	1.94
160. 89-58	Maureen Watson	.72
161. 99-8	Martin A. Weil	2.33
162. 97-2	Leonard B. Weiss	2.75
163. 86-10 & 11	John W. Weller, Jr.	3.05
164. 89-58.02	George H. Wilder	.82
165. 102-3.01	Mrs. Lawrence Wilkinson	1.88
166. 114-35.01	Richard Wroblewski	1.17
167. 104-10.01	Ronald Yurcak	2.14

<u>Block - Lot</u>	<u>Trustees Llewellyn Park</u>	<u>Acreage</u>
(T) 87-1		.13
(T) 88-1		1.65
(T) 88-45.01		.30
(T) 89-41.01		.60
(T) 89-68		.30
(T) 92-1		2.23
(T) 93.01-1		6.51
(T) 93.02-1		4.83
(T) 98-1		16.77
(T) 99-7		2.60
(T) 104-11		.67
(T) 109-1		1.10
(T) 109-2		<u>.10</u>
Total		39.89

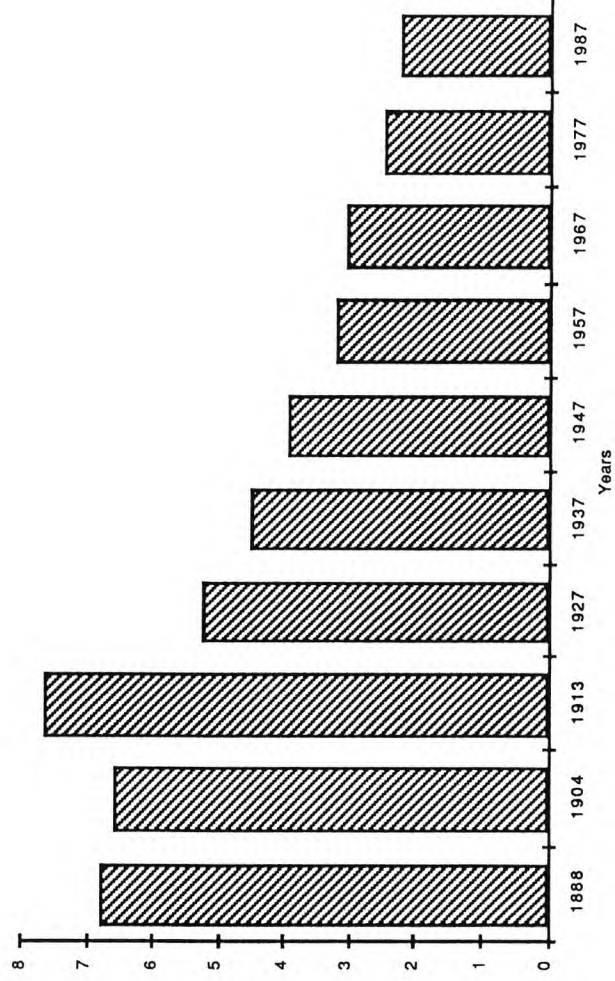
BAR GRAPH #B-1 "LLEWELLYN PARK PROPRIETORS"



BAR CHART #B-2: "ESTIMATED LLEWELLYN PARK ACREAGE"

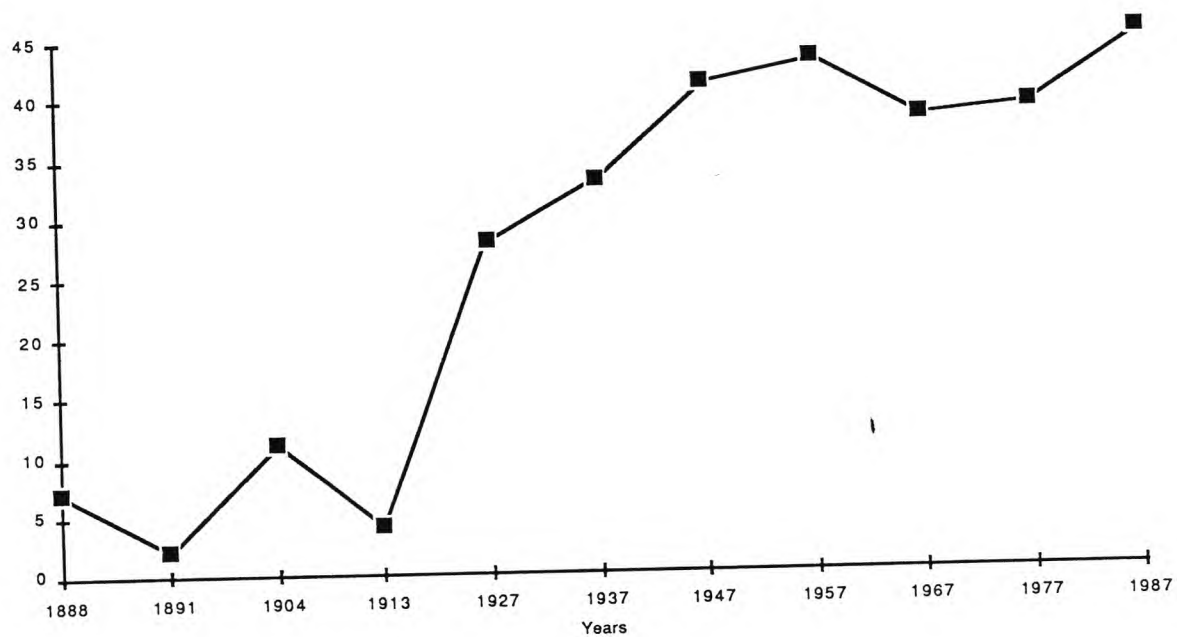


GRAPH #B-3: "ESTIMATED AVERAGE LOT SIZE"

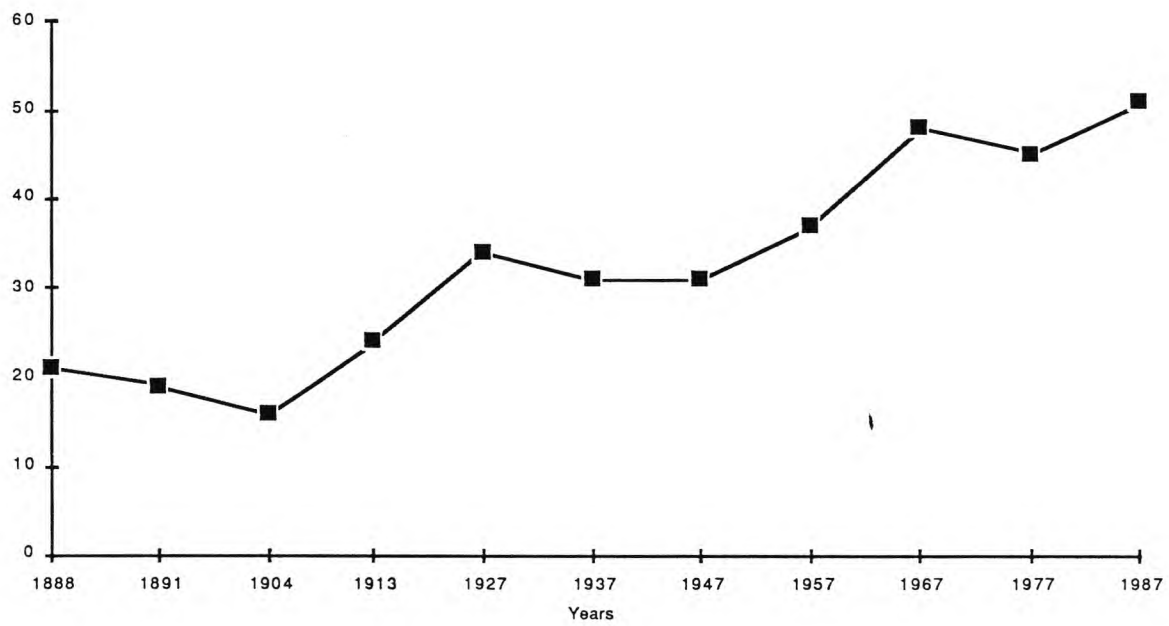




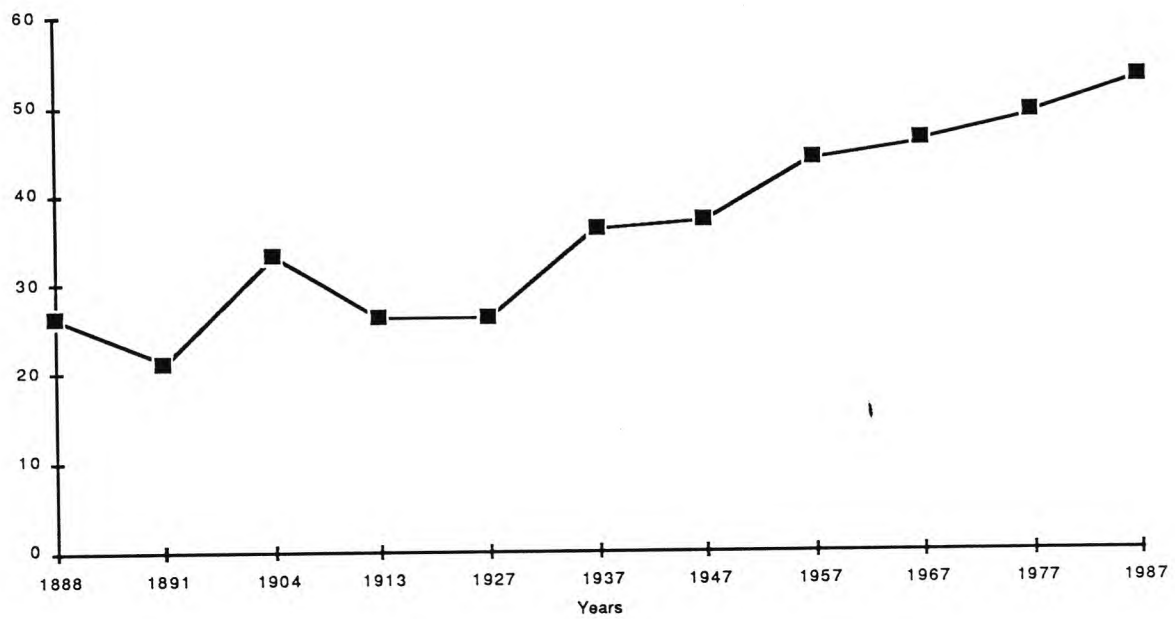
GRAPH #1: LOTS LESS THAN ONE ACRE



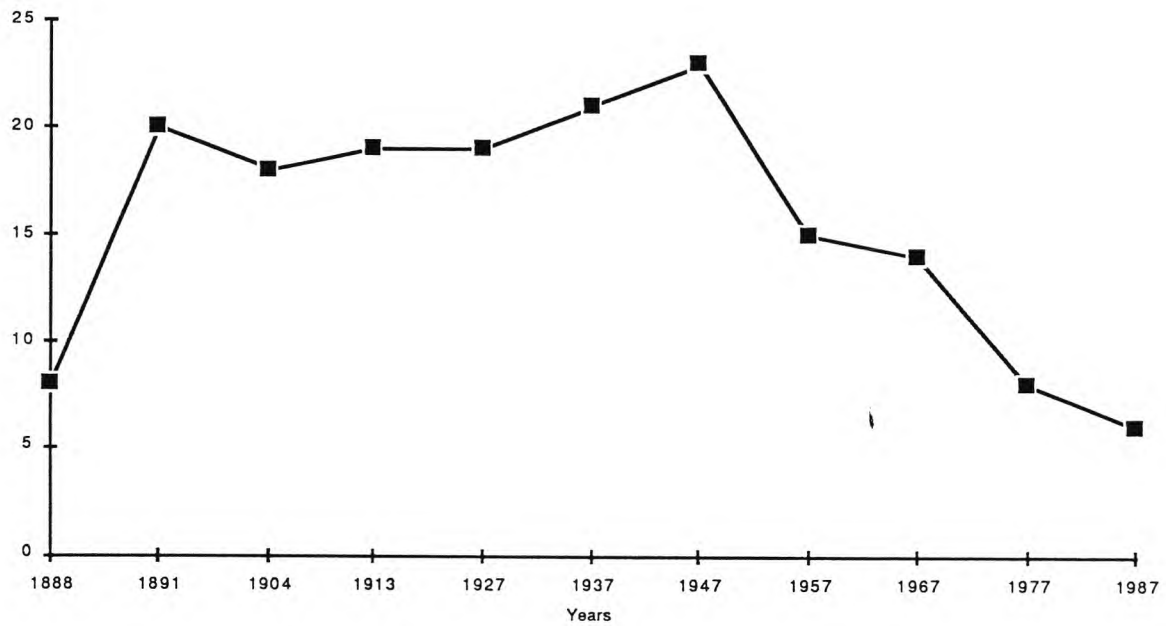
GRAPH #2: LOTS 1-2 ACRES



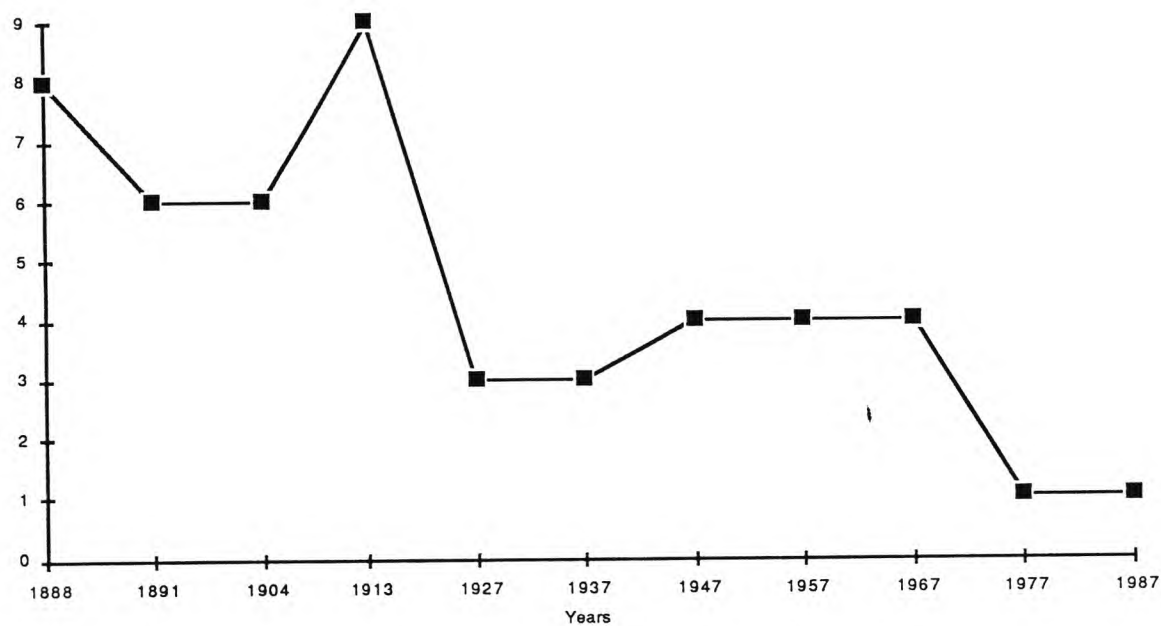
GRAPH #3: LOTS 2-5 ACRES



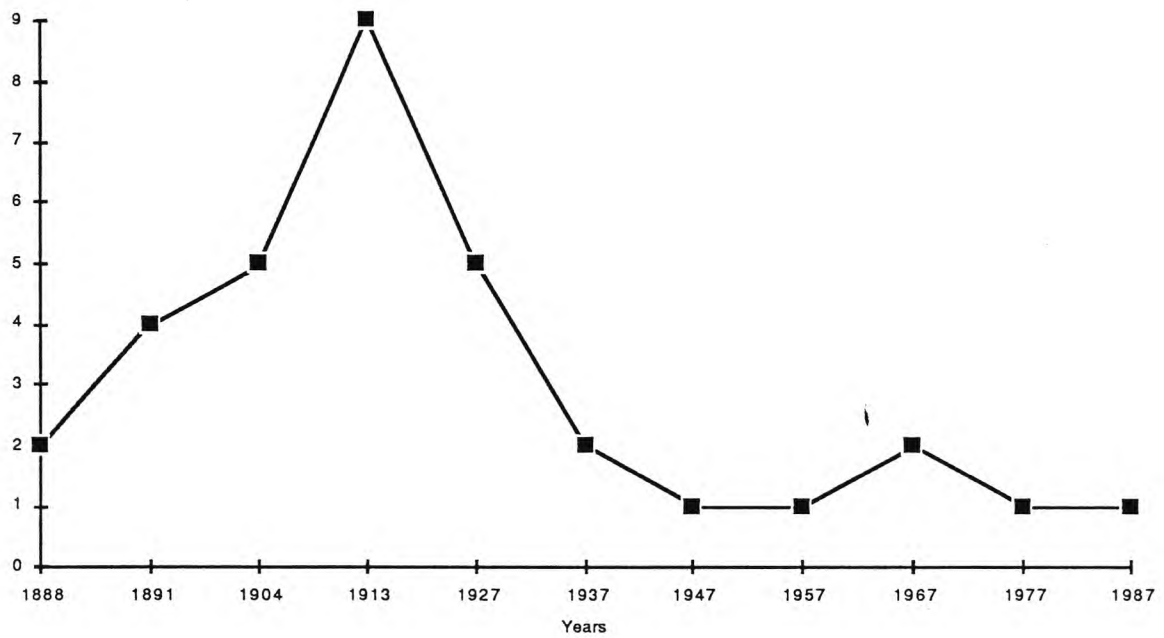
GRAPH #4: LOTS 5-10 ACRES



GRAPH #5: LOTS 10-15 ACRES

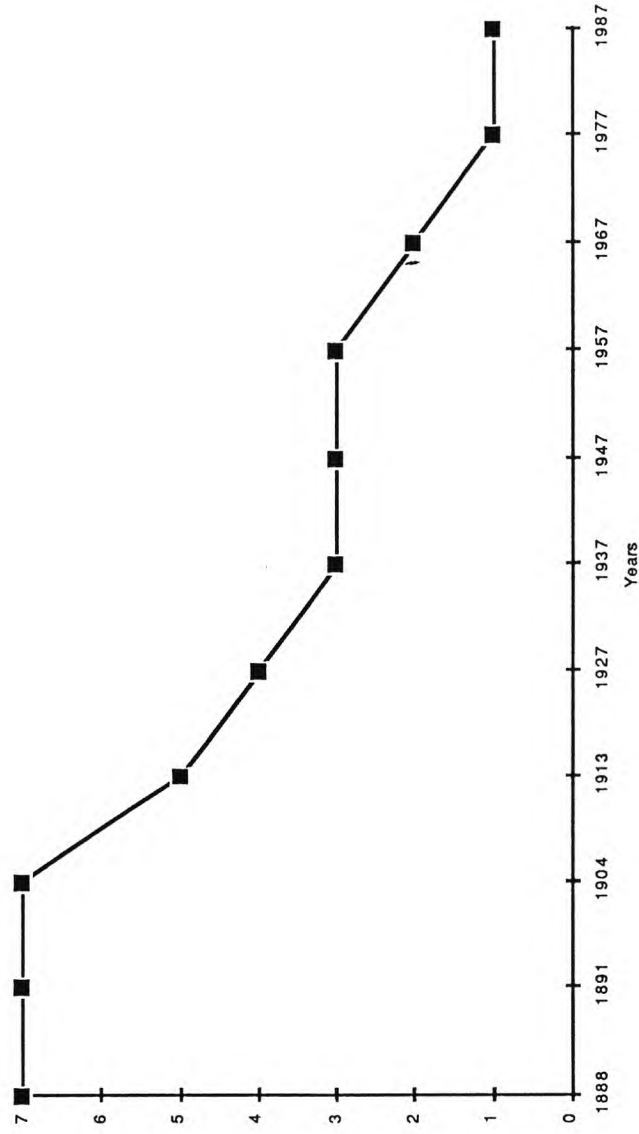


GRAPH # 6: 15-20 ACRES

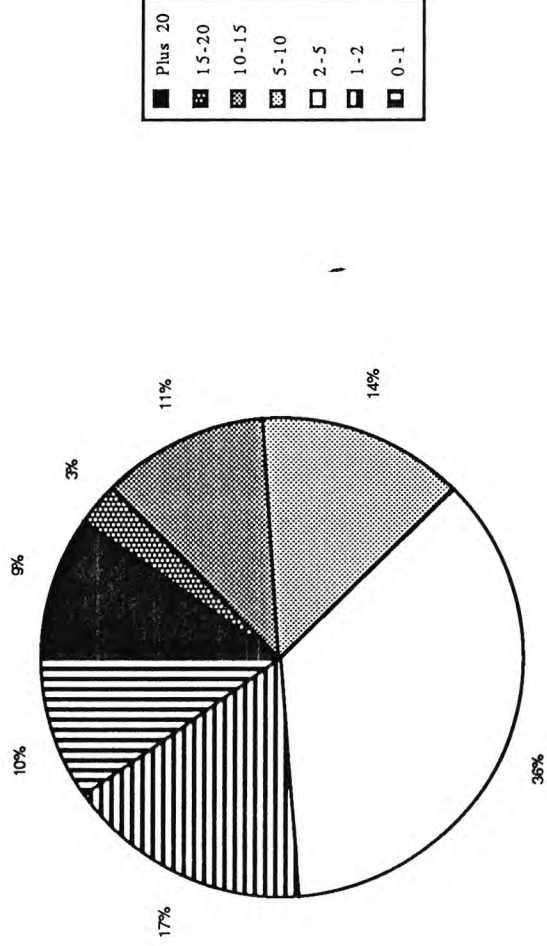




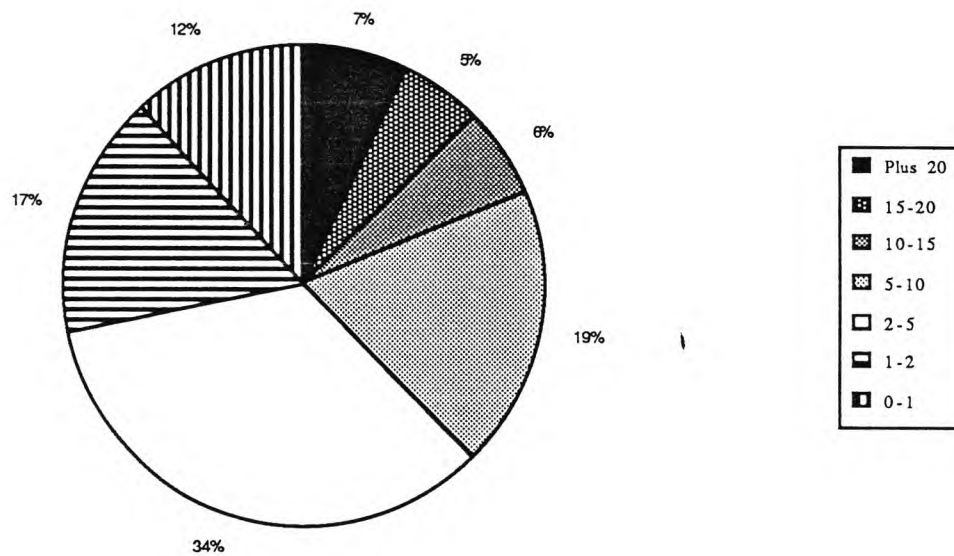
GRAPH #7: LOTS GREATER THAN 20 ACRES



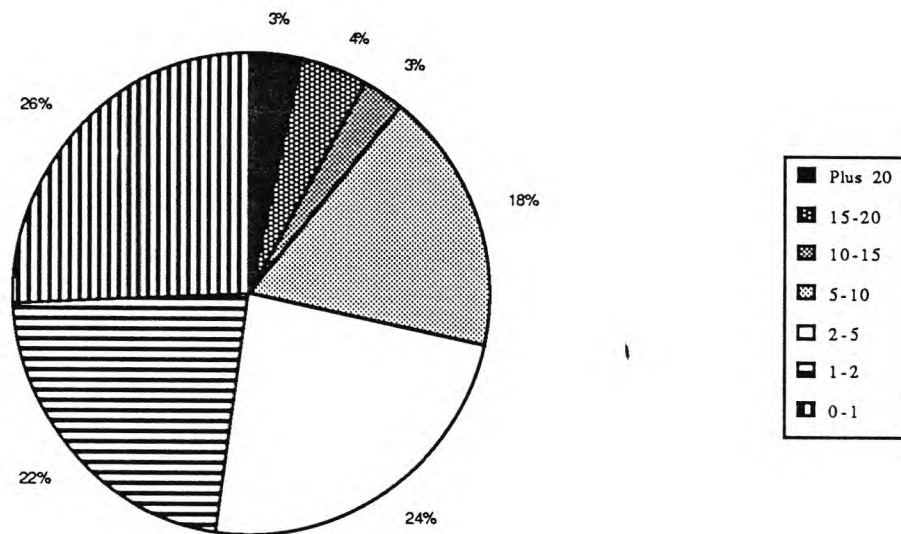
PIE CHART #C-1: "1888 ACREAGE COHORT SHARES"



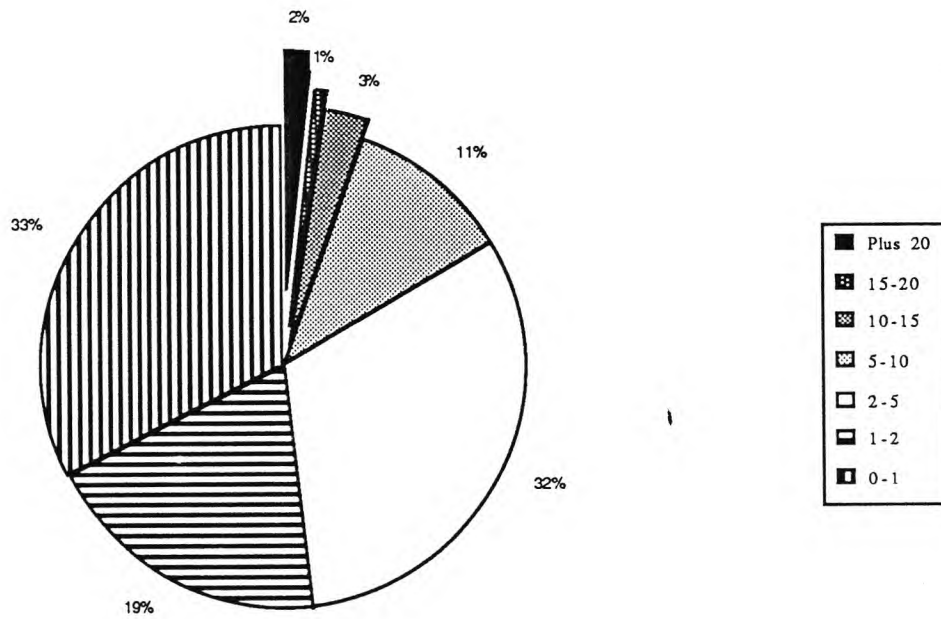
PIE CHART #C-2: "1904 ACREAGE COHORT SHARES"



PIE CHART #C-3: "1927 ACREAGE COHORT SHARES"



PIE CHART #C-4: "1957 ACREAGE COHORT SHARES"



PIE CHART #C-5: "1987 ACREAGE COHORTS SHARES"

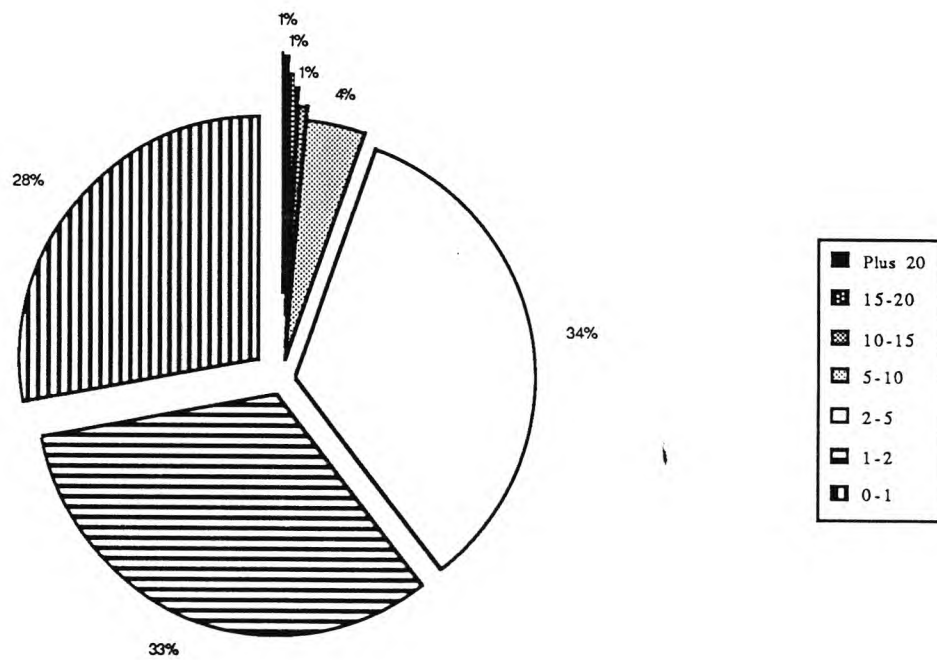




TABLE # 15  
UNDEVELOPED LAND WITHIN LLEWELLYN PA

Theoretical Maximum

All Properties that can absorb more development.<sup>1</sup>

The formula for new lots equals total acreage divided by minus acres allowed by the zoning then subtract to account for an already existing lot.<sup>2</sup>

$$\text{New Lots} = [(\text{acreage}/1.83) - 1]$$

1 New Lot=	3.66 Acres Minimum
2 New Lots=	5.49 Acres Minimum
3 New Lots=	7.32 Acres Minimum
4 New Lots=	9.15 Acres Minimum
5 New Lots=	10.98 Acres Minimum
6 New Lots=	12.81 Acres Minimum
7 New Lots=	14.64 Acres Minimum

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u> <sup>3</sup>	<u>New Lots</u> <sup>4</sup>
86.01-7 8 & 9	Dr. James E. Brown	4.07	1
113A-26, 27 28 & 29	Jacob Cecere	5.21	2 <sup>5</sup>
112.02-1	Rev. Benedict Hanson & Mrs. James Carey	4.98	1
113.01-8 & 11	Eldridge Hawkins	3.70 <sup>6</sup>	1

<sup>1</sup> All Llewellyn Park properties that are larger than 160,000 square feet that can be subdivided according to the zoning regulations of 80,000 square foot lots. All numbers rounded down thus not allowing for any variances.

<sup>2</sup> 80,000 square feet equals 1.83 acres.

<sup>3</sup> Acreage amounts rounded up.

<sup>4</sup> New Lots number does assume razing existing house to get more subdivisions.

<sup>5</sup> Mr. Cerere is in litigation, but the maximum lots he could get is 2 lots.

<sup>6</sup> Mr. Hawkins is in litigation, but the maximum lots he could get is 1 lot.

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>	<u>New Lots</u>
104-10	Mrs. Lanman T. Holmes	12.14	5
102-5	Stanley H. Katz	6.24	2
104-1	S. Whitney Landon	5.33	1
101.02-1.01 & 1.02	Charles F. Robbins	4.19	1
97-1 & 5.03	Gregory Russell <sup>7</sup>	7.87	3
97-24	A. T. Sandquist	7.63	3
112.01-10 <sup>8</sup>	Anne O. Edison <sup>9</sup>	5.48	3
112.02-5.02 & .05	Theodore M. Edison	3.47	1
112.01-10.01	Theodore M. Edison	.1843	-
112.01-10.02	Theodore M. Edison	.495	-
112.01-15	Theodore M. Edison	4.604	2
<u>Combination of contiguous Edison properties:</u>		14.2333	7
114-32 & 33 <sup>10</sup>	Theodore M. Edison	5.028	2
114-34 & 35C <sup>11</sup>	T. M. & A. O. Edison	2.30	-
<u>Combination of contiguous Edison properties:</u>		7.328	3
<u>Total new lots created according to zoning</u>			
Edison lots developed separately:			28
Edison lots developed together;			30

<sup>7</sup> This does not reflect the present construction efforts at the former "Theater."

<sup>8</sup> The Edison lots are currently undeveloped.

<sup>9</sup> Because the Edison's property is contiguous, if it is developed as one entire estate it will create more lots than if the properties were developed individually according to each parcel lines. The figures shown for each individual parcel are the individual lot subdivisions. The combined lot figure is the theoretical, or maximum number of subdivisions if the entire estate is developed together.

<sup>10</sup> This Edison property has a barn built on it that could be converted for a home, so even though this property can support two new lots, it can only support one new home.

<sup>11</sup> This is the Edison's house, and can not support new development on it if developed separately. If it is developed with lots 32 & 33 the combined lots can be developed.

These lots would need variances

The assumption is that lots less than .50 acres smaller than zoning district allows could get variances.

These new lots created would have to be greater than 70,000 sq. ft. so, the present lots would have to be over 140,000 sq. ft.

Difference Between Actual and Zoning Limit in Square Feet

Block-Lot	Proprietor	Sq. Ft.	Difference
101.02-24	Gerald Sweeney	158,994	1,006
114-32 & 33	Theodore M. Edison	154,638	5,362
95-5	Robert G. Vambery	154,202.4	5,797.6
97-5.01	Dr. Richard McShane	154,202.4	5,797.6
95-1	Richard Florin	148,539.6	11,460.4
101.02-1.06	Dr. Jose Colon	143,748	16,252
90-4, 4.01 & 4.02	Mrs. William Leavens	140,698.8	19,301.2

Block-Lot	Proprietor	Actual	Zoning Limit	Acres	New Lots
101.02-24	Gerald Sweeney	3.65	3.66	.01	1
114-32 & 33	Theodore Edison <sup>12</sup>	3.55	3.66	.11	1
95-5	Robert G. Vambery	3.54	3.66	.12	1
97-5.01	Richard McShane	3.54	3.66	.12	1
104-1	S. Whitney Landon	5.33	5.49	.16	1
95-1	Richard Florin	3.41	3.66	.25	1
101.02-1.06	Jose Colon	3.30	3.66	.36	1

---

<sup>12</sup> This Edison property has a barn built on it that could be converted for a home, so this property can only support one new lot.

<u>Block-Lot</u>	<u>Proprietor</u>	<u>Actual</u>	<u>Zoning Limit</u>	<u>Acres</u>	<u>New Lots</u>
------------------	-------------------	---------------	---------------------	--------------	-----------------

Combination of contiguous Edison properties:

		14.2333	14.64	.41	1
90-4, 4.01	Mrs. William Leavens				
& 4.02		3.23	3.66	.57	1

Total New Properties created by Variances:					<u>9</u>
--	--	--	--	--	----------

New Lots Created Using R-1 Zoning District of 80,000 Sq. Ft. for  
entire Llewellyn Park

(Theoretical Maximum)

low estimate: 2 8

high estimate: 3 0

add variances granted: 9

low estimate: 3 7

high estimate: 3 9

Adjusted Probable Number<sup>13</sup>

This number factors in topographical, historic district allowances and "marketability" factors and does not allow for the razing of any existing homes.

1. Environmental Concerns.

These concerns include the protection of the streams ways, woods and the on steep slopes of the First Mountain. Thus these environmentally sensitive lands could not be developed.

2. Existing structures.

This would not allow any existing structure to be razed.

3. "Marketability."

This factor allows for the creating of bigger lots for the purpose of getting a higher sale price for the property. Thus, the lots would be larger than the minimum and the houses would be have added bonuses such as a swimming pool, tennis court, large field, restricted views from neighbors houses. In addition, such "marketability" factors would limit development close to route 280, because of the noise and air pollution generated by vehicles using the freeway.

5. Subdivider's design sensitivities.

Here, it is assumed that the developer of the property will not try to maximize the number of subdivisions that can be put in. In simple terms, the beauty of Llewellyn Park would not be compromised by building of houses that would require variances.

6. No variances will be granted.7. Average acreage increases.

As, a result of these and other factors, the new lot size is within a range of 1.75 to 3 acres rather than 1.83 acres.

---

<sup>13</sup> This number is subject to a design study for the entire Park showing possible subdivisions.

## Ideal Number of New Subdivisions

<u>Block - Lot</u>	<u>Proprietor</u>	<u>Acreage</u>	<u>Ideal Lots</u> <sup>14</sup>
113A-26, 27 28 & 29	Jacob Cecere	5.21	1
112.02-1	Rev. Benedict Hanson & Mrs. James Carey	4.98	1
113.01-8 & 11	Eldridge Hawkins	3.70	1
104-10	Mrs. Lanman T. Holmes	12.14	3
104-1	S. Whitney Landon	5.33	1
101.02-1.01 & 1.02	Charles F. Robbins	4.19	1
97-1 & 5.03	Gregory Russell	7.87	2
97-24	A. T. Sandquist	7.63	1
112.01-10	Anne O. Edison	5.48	2
112.02-5.02 & .05	Theodore M. Edison	3.47	1
112.01-10.01	Theodore M. Edison	.1843	-
112.01-10.02	Theodore M. Edison	.495	-
112.01-15	Theodore M. Edison	4.604	2
<u>Combination of contiguous Edison properties:</u>		14.2333	6
114-32 & 33	Theodore M. Edison	5.028	2
114-34 & 35C <sup>15</sup>	T. M. & A. O. Edison	2.30	-
Totals			<hr/> 19-20

New lots created using other factors for entire Llewellyn Park

(Ideal Limit)

estimate: 19 or 20

---

<sup>14</sup> Does not include the original lot. Except for the undeveloped Edison lots.

<sup>15</sup> This lot contains the Edison's house and is not merged with lots 32 & 33 to get enough acreage to create another lot.



TABLE #16:  
FUTURE DEVELOPMENT OF LLEWELLYN PARK

**INCREASE IN NUMBER OF PROPRIETORS**

<u>YEAR</u>	<u>NUMBER OF PROPRIETORS</u>	<u>NET INCREASE</u>	<u>PERCENT INCREASE</u>	<u>AVERAGE INCREASE PER DECADE</u>
1927	109			
1937	130	21	19.27%	
1947	140	10	7.69%	
1957	156	16	11.43%	
1967	160	4	2.56%	
1977	155	-5	-3.13%	
1987	167	12	7.74%	
TOTALS		58		9.67

**ANALYSIS**

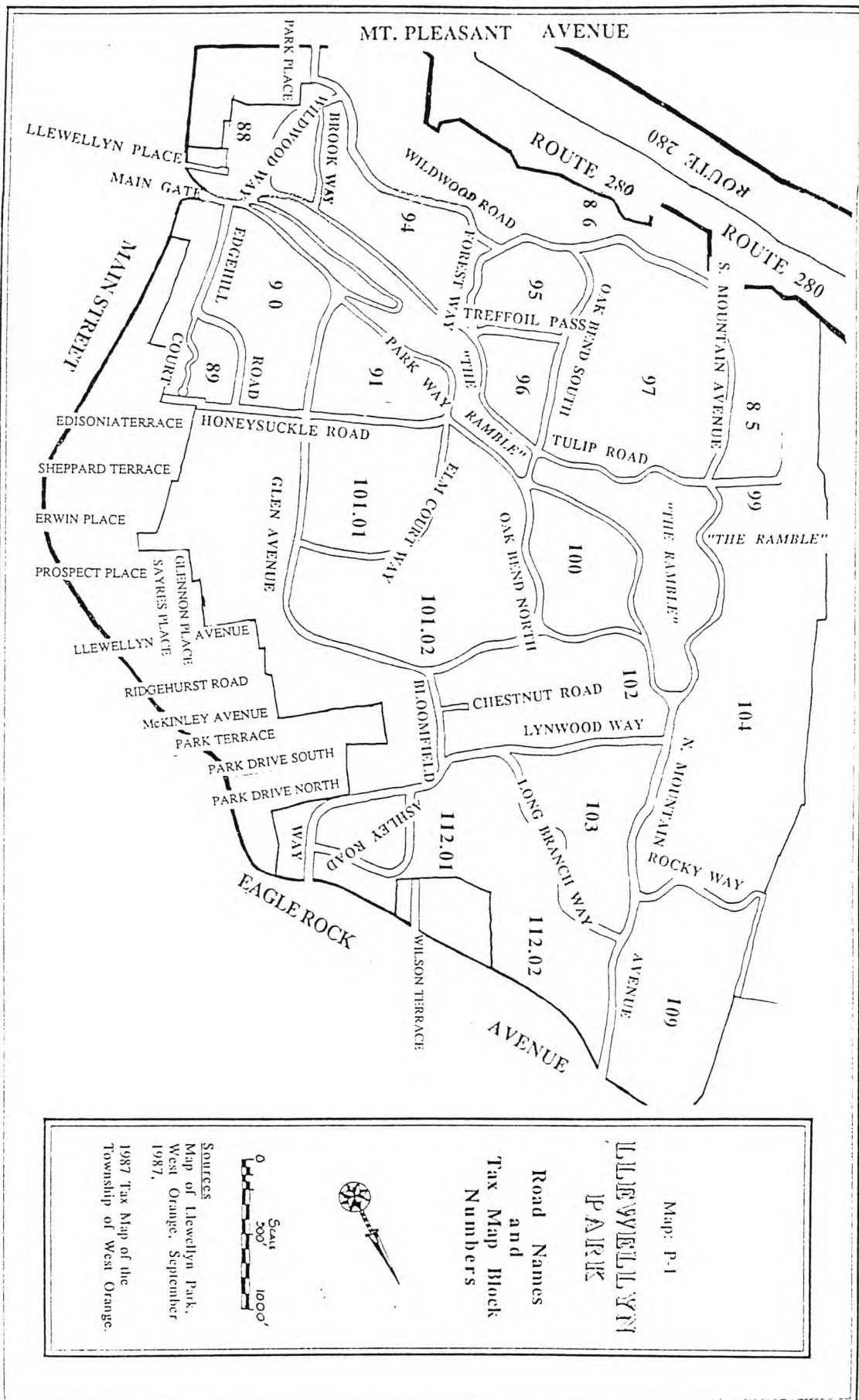
**1. INCREASE IN NET PROPRIETORS**

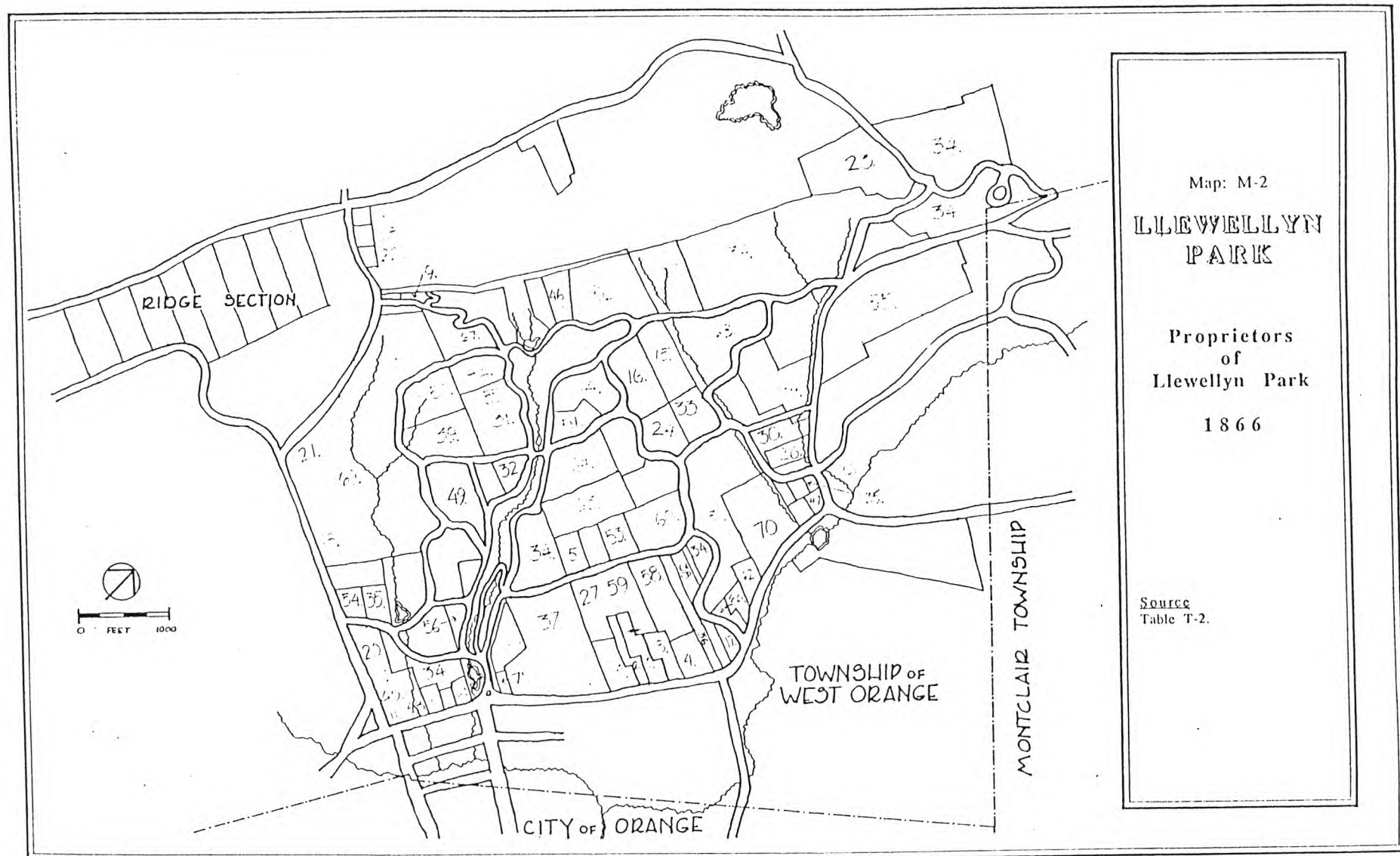
A. PRE-ROUTE 280:			
1927-1967	51	46.79%	12.75
B. POST-ROUTE 280:			
1977-1987	12	7.19%	12

**2. PROJECTIONS**

	<u>LOW</u>	<u>HIGH</u>
A. NUMBER OF UNDEVELOPED LOTS		
	20	39
B. YEARS BEFORE LOTS DEVELOPED		
PRE-ROUTE 280 RATE	15.69	30.59
POST-ROUTE 280 RATE	16.67	32.50

Source: Table #15







Map: M-3  
**LLEWELLYN  
 PARK**

Proprietors  
 of  
 Llewellyn Park

1878

Source  
 Table T-3.

Map: M-4  
LLEWELLYN PARK

Proprietors  
of  
Llewelllyn Park  
1888

Source T-4  
Table T-4



# LEWELLYN PARK

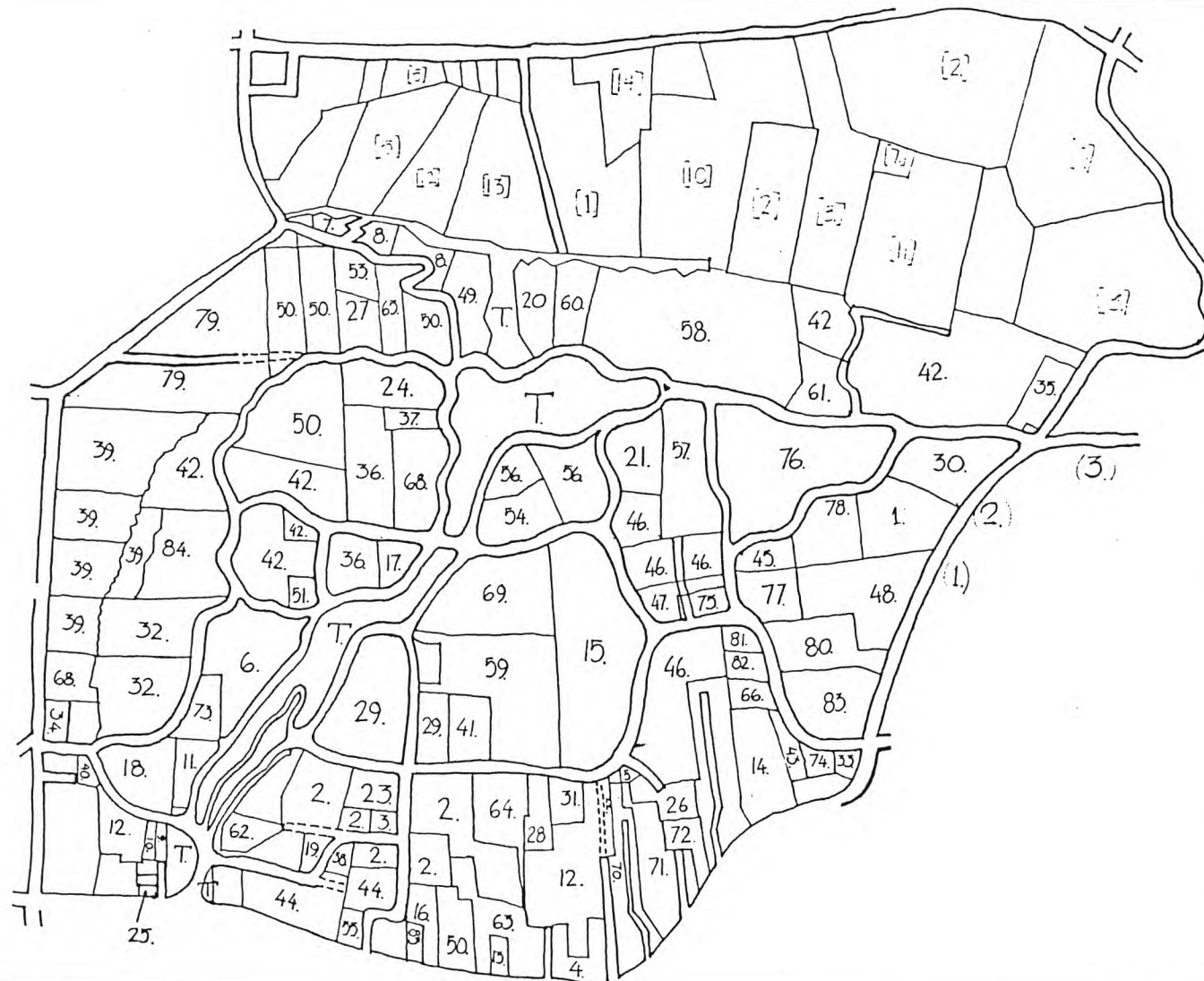
Map: M-5

Proprietors  
of  
Llewellyn Park  
1891

Source  
Table T-5.







Map: M-6  
**LLEWELLYN  
 PARK**

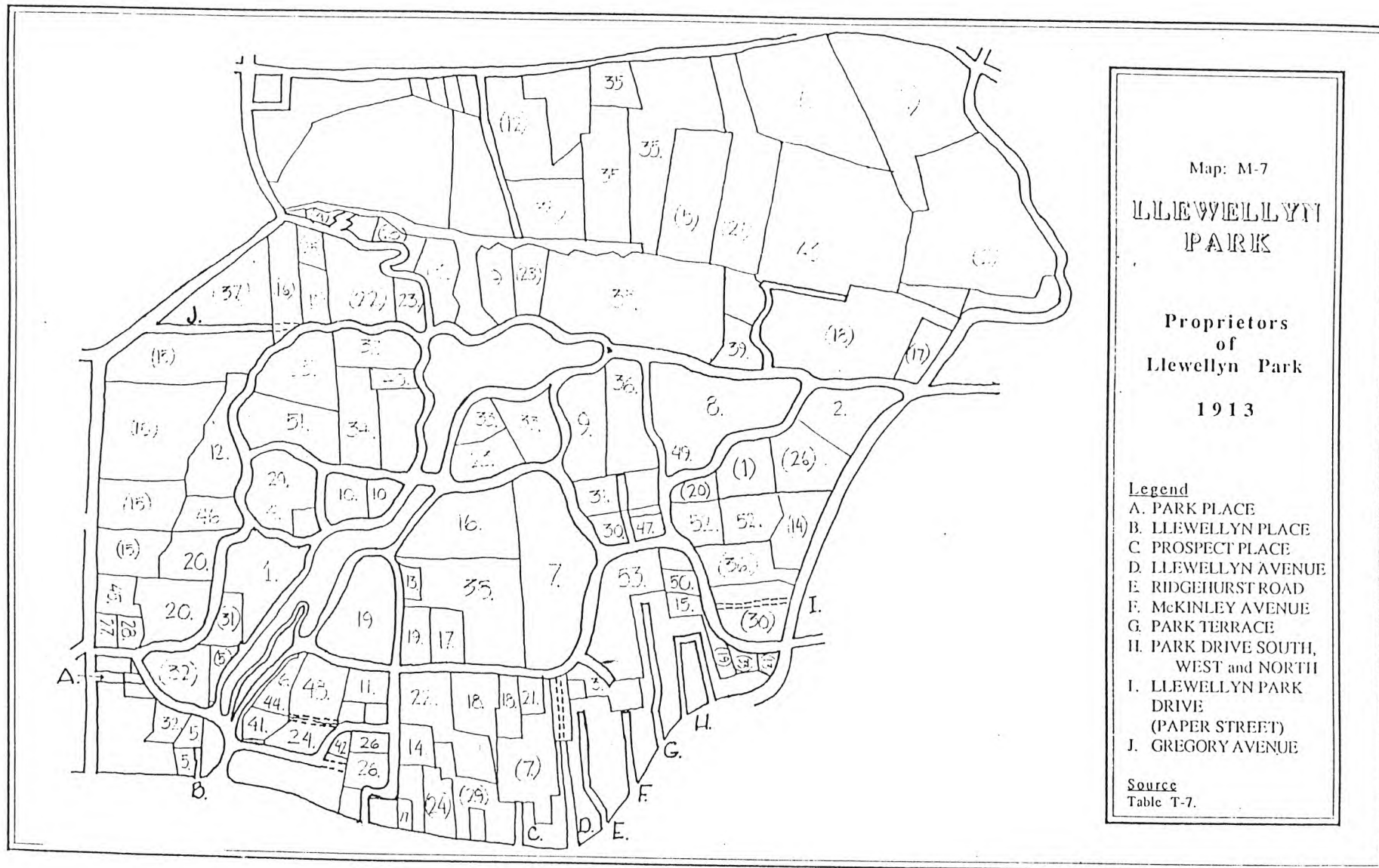
Proprietors  
 of  
 Llewellyn Park

1904

Source  
 Table T-6.



Scale  
 300' 1000'



Map: M-8  
 LLEWELLYN  
 PAIRIS

Proprietors  
 of  
 Llewellyn Park  
 1927

Source  
 Table T-8



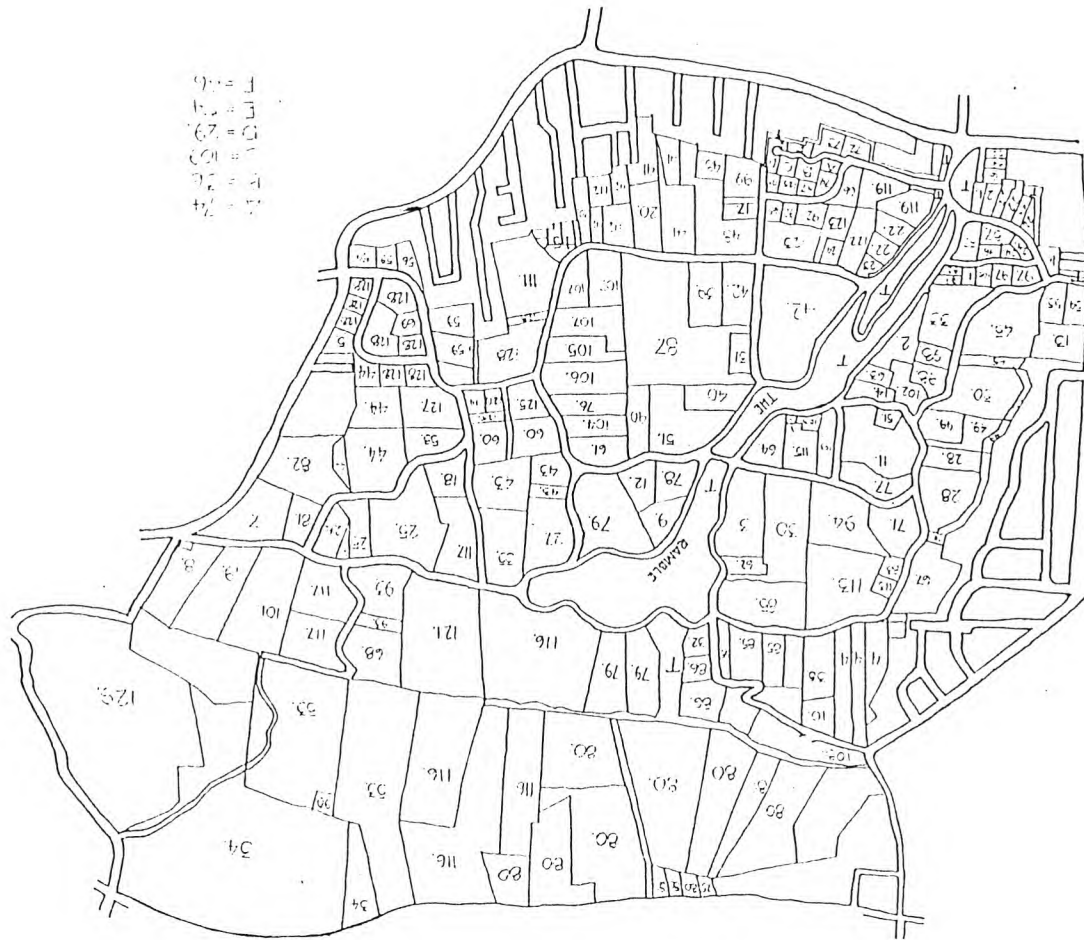
# LEWELLYN PARK

Map: M-9

Proprietors  
of  
Llewellyn Park

1937

Source  
Table T-9.



1 = 74  
2 = 76  
3 = 77  
4 = 78  
5 = 79  
6 = 80  
7 = 81

Map: M-10  
 LLEWELLYN  
 PARK

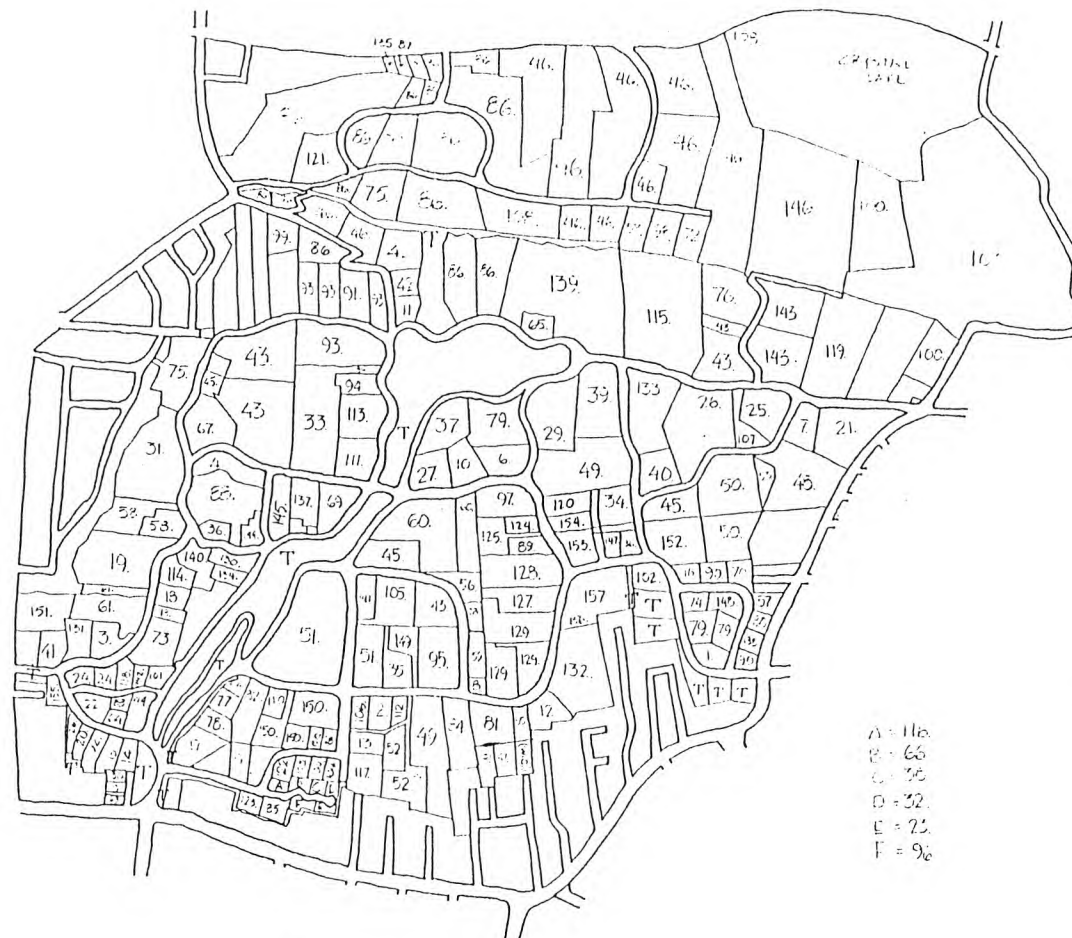
Proprietors  
 of  
 Llewellyn Park  
 1947

Source  
 Table T-10.

A = 58  
 B = 73  
 C = 31  
 D = 137  
 E = 137







A = 116  
 B = 66  
 C = 36  
 D = 32  
 E = 25  
 F = 96

Map: M-11  
**LLEWELLYN  
 PARK**

Proprietors  
 of  
 Llewellyn Park

1957

Source  
 Table T-11.



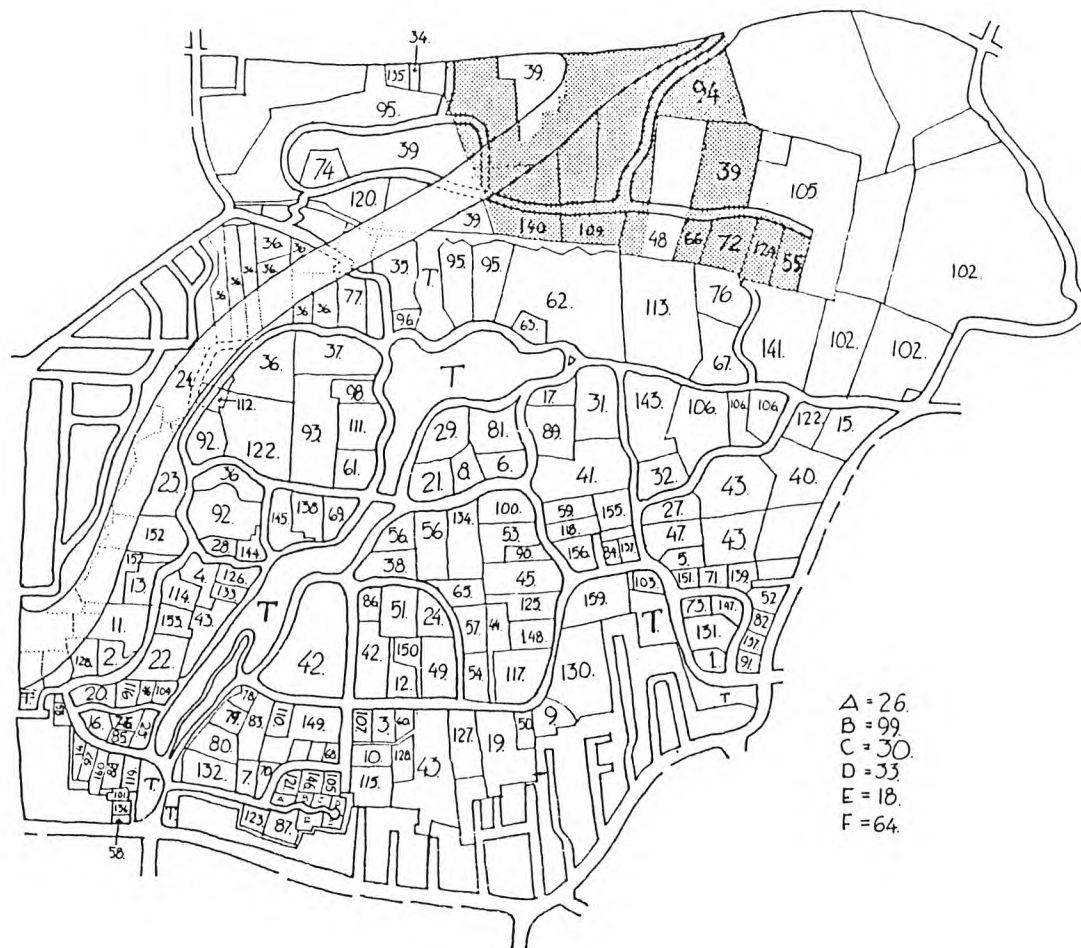
LITTLEWATER  
PARKE

Map: M-13

Proprietors  
of  
Llewellyn Park  
1977

Source  
Table T-13.





A = 26.  
 B = 99.  
 C = 30.  
 D = 33.  
 E = 18.  
 F = 64.

Map: M-12  
**LLEWELLYN  
 PARK**

Proprietors  
 of  
 Llewellyn Park

1967

**Legend**

Property subject to  
 Llewellyn Park Tax at  
 the Top-of-the-  
 Mountain



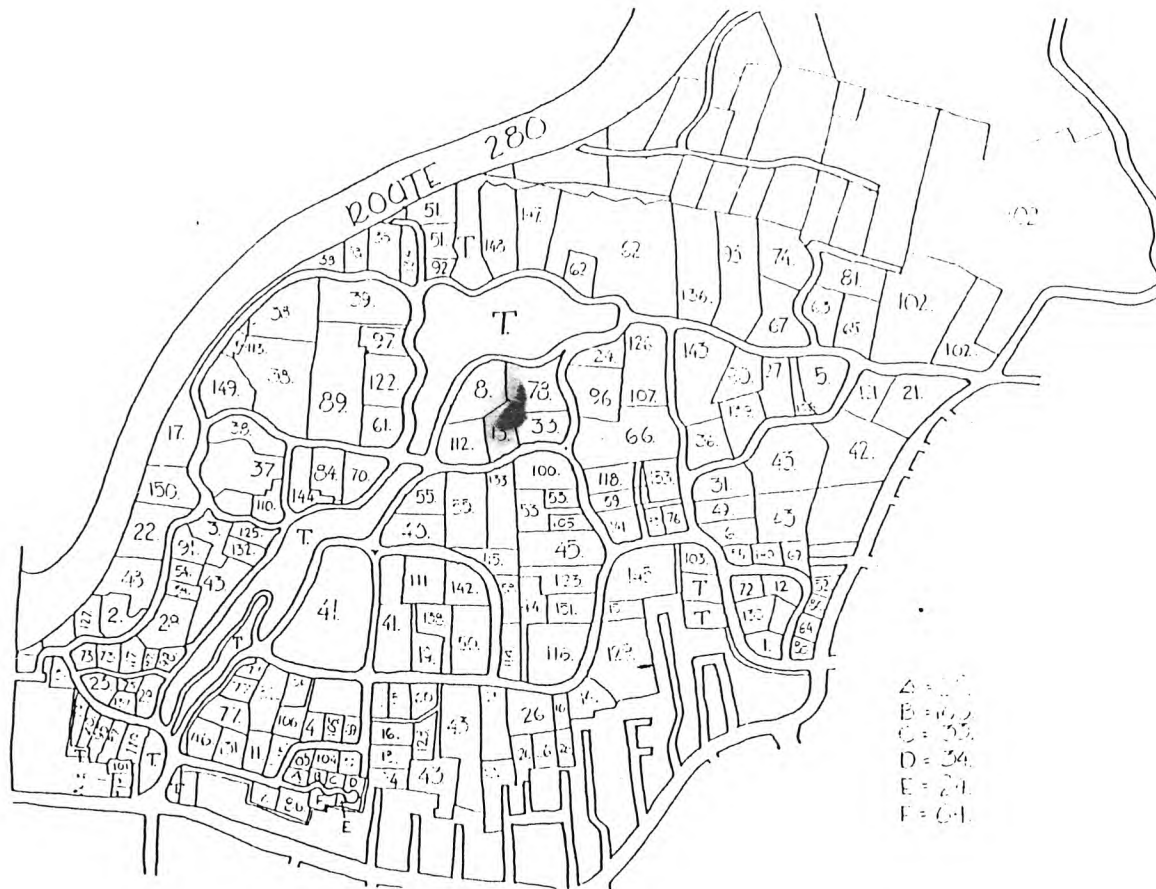
**Sources**

Table T-12.

S. Whitney Landon Files.



Scale  
 0 200' 1000'



Map: M-13  
LLEWELLYN  
PARK

Proprietors  
of  
Llewellyn Park

1977

Source  
Table T-13.

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