

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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



**1. Name** Mount Arlington North Park Historic District

historic Mount Arlington Historic District

and/or common

**2. Location**

street & number Howard Blvd.-Edgemere Avenue, Windemere Ave. N/A not for publication

city, town Mount Arlington N/A vicinity of ~~congressional district~~

state New Jersey code 34 county Morris code 027

**3. Classification**

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

**4. Owner of Property**

name Multiple ownership

street & number

city, town N/A vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Morris County Court House-Hall of Records

street & number Court Street

city, town Morristown state New Jersey

**6. Representation in Existing Surveys**

title New Jersey Historic Sites Inventory has this property been determined eligible?  yes  no

date 1976  federal  state  county  local

depository for survey records Office of Historic Preservation, Department of Environmental Protection

city, town Trenton state NJ

## 7. Description

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

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

There are twenty-three properties in the Mount Arlington Historic District. Of these 15 are historic and 8 are modern. The modern intrusions are generally small, one story cottages. The historic buildings are all late 19th - early 20th century structures erected during the area's activity as a resort community. Several of the historic properties also have boat houses on the premises.

1. Culver Cottage. 1 Edgemere Avenue. ca. 1886. Two story square frame building. Hip roof. One story flat-roofed wing in rear. Extensively altered.
2. Steneck Cottage. 3 Edgemere Avenue. ca. 1900. Queen Anne style. Broad rectangular 2 1/2 story stone and frame building. The first level is squared and coursed rubble stone with a one story flat roofed porch with Tuscan columns. The second floor has alternating panels of decorative shingles above a first tier of clapboard siding. The gable roof has a pent and the space within is shake shingles. On the lake is a 2 story hip-roofed boathouse.
3. Vintschger Cottage. 7 Edgemere Avenue. 1886. Queen Anne style. One of the earliest structures in the district, this 2 1/2 story irregular form frame dwelling derives its character from contrasting windows, broken roof lines, polygonal corner turret, and, most importantly, the one story open porch with Eastlake abstractions (clean turned posts, simple rectangular lattice railing, and projecting gable). The foundation is squared and coursed rubble stone. On the lake is a two story frame boathouse with hip-roof complimenting the main house.
  - A. 11 Edgemere Avenue. Modern one story hip-roofed cottage
4. Himpler House. 13 Edgemere Avenue. ca. 1889. Queen Anne style. This 2 1/2 story irregular form asymmetrical building is constructed of random ashlar stone. The facades are interrupted by a circular apse-like projection with rock-faced stone construction; an adjoining porch with turned railing with circular arch opening; reaching dormers; and a round corner turret with finial. Projecting from the east portion of the facade is a major gable punctuated above the stonework with a jerkin-head roof with iron cresting. This house has the heavy bulky form and numerous other similarities with Frank Furness buildings (particularly "Knowlton" - the Wm. H. Rhawn House in Philadelphia) and, although the Himpler House cannot be attributed to the noted architect, his influence appears evident.
  - B. 15 Edgemere Avenue. Modern one story frame cottage with false brick front.
  - C. 17 Edgemere Avenue. Modern gambrel roofed 1 1/2 story small dwelling fronted by a modern small one story garage.

## 8. Significance

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

Specific dates N/A

Builder/Architect

N/A

### Statement of Significance (in one paragraph)

#### Recreation

Mt. Arlington in Morris County is one of the few late 19th century interior resort areas in New Jersey which by its buildings and landscaping still exhibits the character of a turn of the century exclusive summer vacation center for wealthy suburbanites.

During the last quarter of the 19th century, as leisure time increased and transportation methods improved, Americans enthusiastically sought ways to implement their free time. Those with lower economic stature turned to nearby and temporary recreational activities such as sporting events or swimming. At best, the poor were only able to make day trips to places like Atlantic City.

The wealthy, however, were able to spend much more money and time in their pursuit of recreational activities. As a result, the families with higher economic status (an ever growing minority in the late 19th century) sought satisfaction at a distance. This gave rise to the resort town developed especially for exclusionary summer vacationing. Mount Arlington was such a creation. With restrictive rules and regulations excluding most every other aspect of late 19th-early 20th century society, only an elitist culture evolved in Mount Arlington -- just as its residents preferred. The cottages, as named by their summer habitants, were anything but what the word implied. Rather, these part-time residences were some of the better and larger Queen Anne and Shingle style buildings in New Jersey.

#### Theater

Lotta Crabtree (1847–1924), one of America's foremost entertainers during the last quarter of the 19th century, lived at Lake Hopatcong from the date of erection of the house in 1886 until shortly before her death in 1924.

Beginning her career as a vaudeville entertainer touring the gold mining regions of San Francisco while still a youngster, Miss Lotta rapidly became a local favorite and in heavy demand for performances in the area variety halls and amusement parks. Her entertainment usually consisted of dancing, singing, light acting, and pantomiming often in blackface, before bawdy unsophisticated audiences. At 17, she and her mother went east and in 1867 Lotta played dual roles in her first great successful play "Little Nell and the Marchioness." Lotta's child-like naive appearance coupled with a seasoned veteran's demeanor endeared her to audiences across the United States.

She had the lead role in numerous popular late 19th century plays. "The Pet of the Petticoats", "Firefly", "Hearts Ease", "Zip", and "Little Bright Eyes" were a few of the most important plays in which she performed.

## 9. Major Bibliographical References

T.C. Whitlock, Lake Hopatcong Illustrated (Perth Amboy, 1899)

G.M. Brockway, Hazel Breslin Blue Book (New York, 1892)

## 10. Geographical Data

Acreege of nominated property 27

Quadrangle name Stanhope

Quadrangle scale 1: 24000

### UMT References

A 

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5	3	0	6	5	0
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4	5	3	1	2	1	0
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Zone Easting Northing

B 

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Zone Easting Northing

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D 

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E 

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F 

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4	5	3	0	9	7	0
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H 

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4	5	3	0	8	8	0
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I 1 8 5 3 0 4 9 0 4 5 3 0 8 9 0

**Verbal boundary description and justification** Beginning at the intersection of Hopatcong and Edgemere Avenues, proceed along Edgemere Avenue 180 feet ENE; thence proceed 225 N; Thence proceed 125 feet SE; thence proceed 150 feet S to Edgemere Ave.; proceed along Edgemere Ave. 475 feet ENE to Howard Blvd.; proceed along Howard Blvd. 110 feet N; thence proceed 260 feet NNE to Mountainview Ave.; proceed along Mountainview Ave. 650 feet SSE; thence proceed 125

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

(continued)

state	N/A	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Terry Karschner, Historic Preservation Specialist

organization Office of Historic Preservation, D.E.P. date 1/1977

street & number 109 West State Street telephone (609) 292-2028

city or town Trenton, state New Jersey

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

ORIGINALLY SIGNED BY DSHPO BETTY WILSON, 4/23/78

State Historic Preservation Officer signature

*Russell W. Hughes* 7 July 1983

title Deputy State Historic Preservation Officer date

For NPS use only

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

*Patrick Andrews*

date 8/26/83

Keeper of the National Register

Attest:

date

Chief of Registration

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Mount Arlington North Park Historic District  
Mount Arlington  
Morris County New Jersey 034

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DESCRIPTION (Continued)

- D. 23 Edgemere Avenue. Modern one story rancher.
- E. 25 Edgemere Avenue. Modern 2 story frame dwelling with attached garage. First floor has a false brick front.
- F. 29 Edgemere Avenue. Modern one story gambrel roofed dwelling.
5. Crabtree Cottage. 33 Edgemere Avenue, 1886. Designed by noted architect Frank Furness, this Shingle/Queen Anne style summer house is situated high on a hill side overlooking Lake Hopatcong in a region that was becoming a popular resort for New Yorkers and north New Jersey residents in the decade after the nation's Centennial. The house, designed for the nationally known actress Lotta Crabtree, "The Girl of the Golden West", was to be flamboyant, both to suit her image and also to bring business to the resort and the neighboring hotel (now demolished), also designed by Furness for the syndicate whose money had snared Lotta.

The house is a grand shingle style building which sprawls in linear fashion, paralleling the lake and the access road. On the side towards the road, the house is relatively conventional, with half timbered gables crowning projecting masses that suggest something of the interior spaces, in the fashionable vocabulary of the Queen Anne. But, poking up behind the front volumes is an extraordinary array of plastically shaped chimneys typifying Furness's work in the 1870's and in front, screened by low bushes is another manifestation of the architect's exuberant imagination, a porte-cochere, supported on clusters of short columns, with its own projecting gable.

The lake side continues the basic vocabulary of shingle style and Queen Anne, but is plastically enlivened by the device of a huge bay surrounded by a porch that anticipates the site consciousness of the next generation of architects. On the lake is a one story frame boathouse with flat roof which enhances the resort implications of the site.

Within, the house is largely as Furness designed it, though a kitchen has been added in the basement, necessitated no doubt by the closing of the hotel around the Depression. On the main level, the porte-cochere opens into a spacious hall which, as was usual in Furness's plans, connected most of the public rooms. On the entry wall is a handsome walnut stair, intricately patterned in a vaguely Japanese mode; diagonally across from it, confronting the entrance, is a carved stone fireplace, framed by dog headed parodies of Hermes figures - holding a firescreen rod in their jaws. To the right a small sitting room is graced with another stone fireplace - carved in rustic imitation of a log fireplace. A

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DESCRIPTION (Continued)

second rank of rooms on the lake side forms a secondary circulation pattern. Though the bayed dining room retains its paneling, its fireplace has been much simplified. However, it was probably not as extravagant as the great fireplace that still occupies the largest portion of the last public room - Lotta's billiard room. It is erected of massive blocks of stone and is decorated with cut glass jewels, backed with gold leaf, as had been done in the cornice of the Pennsylvania Academy of the Fine Arts, with the legend "18-Attol-86".

Upstairs simple bedrooms are embellished with the spindly fireplaces that Furness often employed in the 1880's.

- 5a. Crabtree Garage. 33 Edgemere Avenue. c. 1900. Just east of the cottage is a 2 story garage/carriage house. This clapboard structure has been converted into two apartments. The front facade facing the street has a double gable with an intermediate dormer.
6. Edgemere Lodge. 45 Edgemere Avenue. c. 1900. This house is an awkward representation of the Queen Anne style. The 3 story tower capped with a domical vault totally dwarfs the rest of the building, a 1 1/2 story frame dwelling with surrounding one story porch. The porch suggests the building was once used as a public boarding house or hotel.
7. St. Peter's Episcopal Church. Edgemere Avenue and Rose Place. c. 1900. Vaguely Richardsonian Romanesque. Visually, the most evident feature of the poorly designed small church is the heavy rubble stone tower with a large stained glass window outlined by an arch with voussoirs. The tower has a low-pitched hip roof. The tower is set diagonally into the main church which is basically rectangular in form with a hip roof. There is, however, a projecting gable alongside the tower and another in the rear.
- G. 40 Edgemere Avenue. One story modern dwelling.
- H. 4 Edgemere Avenue. Two story modern dwelling.
8. Pharmacy.  
215 Howard Boulevard. ca. 1890. Queen Anne, altered. This structure is an irregular form 2 1/2 story frame building with polygonal, hip, and gable roof with jerkin-head gable. A small one story concrete commercial section (ca. 1920) with alternating peaked and triangular battlement projects out from the front of the house.
9. Borough Hall (U.S. Post Office and Public Library). Howard Blvd. and Prospect Avenue. 1891. Built into a bank on a triangular plot of land surrounded by

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DESCRIPTION (Continued)

roadways, this public building is a 2 1/2 story (including the squared and coursed rubble stone foundation exposed in the front) rectangular stone and frame structure with exposed timbering. The roof is hip with a narrow cross gable. This gable projects out one foot from the basic unit creating a restrained central pavilion. The fenestration of the stone foundation has both arches and flat stone lintels. All have been variously compromised by modernization. The windows of the second level are paired with center mullions of the side and in threes with mullions at the front. A one story unit appends the building to the east, or rear.

10. Walsh Cottage. 14 Arlington Avenue. Late 19th century. Queen Anne style. 2 1/2 story frame structure with stone foundation. The irregular form of the building is further accentuated by the projecting gables, random window placements, and various blends of fish-scale and decorative shingles and clapboarding. Above several windows are circular sunburst motifs. Finally, the large polygonal turret completes the building.

St. Peter's Parish Hall. Arlington Avenue and Rose Place. Modern large one story functional structure.

11. Frothingham/Dyer House (Feleician Sisters Retreat). Windemere and Arlington Avenues. 1889, rebuilt. Shingle style. Physically, the Frothingham House is rectangular in form with triangular projections on each gable end. The ground floor of this 2 1/2 story building is roughly squared rubble stone with round-arch windows and a crude attempt at corner quoining. The center portion has a one story flat-roofed enclosed porch entrance. The second level has modern asbestos shingling which flairs out slightly at its juncture with the stone. The fenestration above the portico is a slightly projecting rectangular 5-unit mullion window flanked by paired 9/1 windows with mullion. The triangular portions have single and paired 16/1 sash windows. The roof is hip with exposed rafters and large shed dormers. On the lake front is a one story hip-roofed boathouse.
12. Tilt Cottage (Feleician Sisters Convent) Windemere Avenue. 1889. Queen Anne style. The street facade of this structure has a 2 1/2 story rectangular gable roofed center portion with cross gable flanked by 3 story frame hip-roofed wings which tend to overshadow the center portion. Most of the building has been covered with asbestos shingles which deprive the building of much of its original character. The top floor has some exposed framed timber construction, particularly noticeable on the northwest gable end. The Tilt House from the lake gives the appearance of an elegant summer house atop a bank with a projecting

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DESCRIPTION (Continued)

circular 2 story apse-like center projection. The bottom level of this apse is random coursed rubble stone while the second floor is frame. The four large section story windows of this circular unit have half-circular balconies cantilevering out with decorative ironwork railing.

13. Hexamer House. 57 Mountainview Avenue. ca. 1900. Shingle style. The first level of this structure is squared and coursed rubble stone. The second floor is frame with fish-scale wood shingles. From Howard Boulevard, the building projects an appearance of two distinct units; the exposed basement and first level having a two level porch encompassing the entire front and a portion of the sides. The south unit is a 2 1/2 story rectangular frame section with a narrow 2 bay gable end front. The roof is gable with a return and three dormers on the roof. Projecting out of this unit is a massive 1 1/2 story gambrel roofed I-form wing. The gambrel portion is attached linearly to the gable, but breaks at a right angle to form a parallel, but distinct, fronting with the rectangular section. The gambrel roof has eyebrow windows, small dormers, and in the gable at the attic level is an elliptical window. The 2 story porch is light and delicate contrasting with the overall Shingle style character.
14. Hengstler House. 59 Mountainview Avenue. ca. 1900. Shingle style. This is a simple 1 1/2 story rectangular frame structure. Built into a bank exposing a full story basement on the west facade, the foundation is coursed and squared rubble stone. Wood shingles cover the west and gable end facades, but the eastern facade has aluminum siding. The roof is a steep gable with overhang and pent. The windows are generally single 6/1 sash or paired with mullions.
15. Rabe House (Mt. Arlington Rest Home). 61 Mountainview Avenue. ca. 1900. Shingle style. With its geographic location atop a rise overlooking Lake Hopatcong, given its architectural form, this was probably one of the most outstanding Shingle style buildings in Mount Arlington. Conversion to institutional usage, however, has severely compromised its appearance by applications of modern siding, asphalt shingles, and other cosmetic changes. The foundation is rough coursed rubble stone with exposed front wood frame construction above the stone. The corners of the front facade are softened by the roof overhang with truncated, or rounded, corners and an apse growing out to the north corner. The roof is severely broken by a large two bay frame dormer flanked by lighter polygonal dormers.

Situated on a knoll on the east bank of Lake Hopatcong at the southern jutting of Van Every Cove, Mt. Arlington Historic District has maintained its original

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DESCRIPTION (Continued)

composition and physical appearance of a late 19th - early 20th century resort community. Large trees and other landscape features throughout the district and along the surrounding area diminish the intrusions and the modern conveniences.

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Joe Towner Criticisms (11-15-78):

#7 Description - Statement: "It is not clear whether these structures and their settings are cohesive enough to qualify as a National Register district."

The proposed district does project a clear impression of the late 19th-early 20th centuries with substantial features characteristic of a wealthy resort area.

Please refer to the district map prepared by the Morris County Planning Board for an interpretation of the nature of the structures and their setting.

The lake shoreline of Lake Hopatcong, and of Van Every Cove, limit and restrict the north and west boundaries of the historic district. The physical presence of the recreational lake represents a significant theme for the historic district. The geographic area of the historic district is further influenced by Mount Arlington, where the promontory was at Lake View Terrace, between Arlington Avenue and Edgemere Avenue.

Unfortunately, the district does not lend itself to photographs portraying the area in its best light.

All of the land within the boundaries of the district had been laid out by the Lake Hopatcong Land and Improvement Company in 1885, and the incorporators planned to build a major hotel and a residential park for people of wealth. The planned community would have property use restrictions upon development, but as circumstances between 1885 and 1890 changed, the community plan was modified.

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The hotel, Hotel Breslin, built in 1886 and demolished in 1946, was situated on the promontory of Mount Arlington, commanding a magnificent view of Lake Hopatcong to the north, west and southwest. Several wealthy persons from Jersey City, Newark, Brooklyn, and New York were induced to buy and to build summer vacation cottages near the Hotel Breslin. Three of the six cottages built in 1886 along with the Hotel Breslin are the Culver, Vintschger and Crabtree properties listed on the map. The other three were the Oldner, Pottier and Altenbrand cottages, located south of the district on Windemere Avenue, and they were subsequently demolished by a fire.

Following a very successful season in 1887, other wealthy persons were attracted to the Hotel Breslin on Mount Arlington and decided to build vacation homes near Lake Hopatcong. In 1888, Baron von Furstenwarther built the Pharmacy (#8). Max Norman built the Staneck cottage (#2) between the Culver and Dunlap cottages, and Howard P. Frothingham (#11) and Albert Tilt (#12) built homes on adjacent lots south of the Culver (#1) house in 1889. Edgemere Lodge was built by S. G. Poole east of the Crabtree house on Van Every Cove, and it was later sold in 1892 to Warren Sammis.

The Lake Hoptacong Land and Improvement Company recognized the growth that had occurred, and the company in 1888 donated land for the construction of a Roman Catholic Church and a Protestant Chapel. St Peter's Episcopal Church occupied the Union Chapel (#7), which was completed in 1889, but the original Our Lady of the Lake Roman Catholic Church collapsed during re-location in 1914, and the current church structure was built south of the Frothingham - Tilt houses on Windemere Avenue.

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The residents of Breslin Park were very concerned about the preservation of Lake Hopatcong, and when the American Powder Company and DeCastro Chemical Company threatened unhealthy pollution of lake waters, the Breslin Park residents resolved to incorporate all lands adjoining Lake Hopatcong, but their goal was thwarted, because the boundary of Morris and Sussex Counties divided Lake Hopatcong, and you could not have one municipality in two counties.

The court approved a petition to incorporate the Borough of Mount Arlington, Morris County, in 1890, and the active Howard P. Frothingham was elected mayor. The New Jersey Legislature granted a charter in 1891, and then Borough Hall (1892) was built for the borough government and educational needs.

After 1890, the Walsh cottage (#10), Hexamer (#13), Hingsther (#14), and Rabe (#15) houses were finished. Because Hexamer, Hingsther and Rabe were from Hoboken, New Jersey, the land on which they located their homes was known as "Hoboken Hill."

The noted church architect from Hoboken, Francis G. Himpler, completed an enormous stone house (#4), on the point overlooking Lake Hopatcong, in 1894. Himpler and the three other residents on "Hoboken Hill" represent a transition in local affairs. Rabe was president of the Second National Bank of Hoboken, and together with other financed interests following national economic recession in 1893, Rabe came to influence the affairs of the Hotel Breslin. The hotel manager, George Brochway, was replaced in 1893 by a series of gentlemen, interrupting the course of events by which the hotel was measured a success. Finally, this group of gentlemen relinquished their influence in 1898, by selling the Hotel Breslin to political interests in the State of New Jersey. The

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Lake Hopatcong Club was led by Governor John Griggs and by Garrett A. Hobart, who was elected Vice President of the United States in 1896, and the Club tried to make their Clubhouse a viable economic concern catering to families.

The theme of community development is more a continuum, rather than one event frozen in time.

#10 Geographic Boundaries

After the Hotel Breslin was destroyed by fire, and as other large properties were sub-divided, a number of summer cottages were built. As Mount Arlington has become a year 'round community, summer cottages and new permanent homes were developed for year 'round activity.

#12 Certification

Additional photographs are enclosed.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



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Supplemental Information

The Mt. Arlington North Park Historic District very definitely continues to exude a sense of the bustling resort area this once was. The historic houses and their outbuildings, the stone walls, numerous landscape features, and the unimproved winding streets all contribute to the historic character of the area.

The boundaries of the Mt. Arlington North Park District were carefully drawn to exclude many of the buildings which do not contribute to the ambiance of this late 19th century lake-side community.

Unfortunately, a major focus of Mt. Arlington, Hotel Breslin, was destroyed in 1946 and subsequently was developed upon. This area is just outside of the proposed district.

Beyond the hotel, the major historical thrust of the Mt. Arlington District as it exists today (1980) is from the lake-front properties along Van Every Cove. This section of the district exhibits numerous vistas and features of the late 19th-early 20th centuries. This section clearly portrays an exclusive late 19th century resort village atmosphere.

The area to the east and up an incline has a lesser ambient quality, but the three houses on Howard Boulevard—Hexamer, Hengstler, and Rabe Houses were constructed with the view of Van Every Cove in mind while the adjacent Borough Hall has been a local focus since it was built. The connecting arm in between has several buildings which physically link the hill with the Cove (Edgemere Lodge, St. Peter's Church, the Pharmacy, and Walsh Cottage).

Each of the 15 historic buildings within the Mt. Arlington North Park District appear to be eligible for the National Register individually for either its historical or architectural significance and yet it is essential that these buildings be viewed in their historical context and intimate association with one another as a cultural entity.

Because of the small size of the buildings which do not contribute to the character of the district, their impact is kept at a minimum.

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Morris County  
New Jersey

The original Mt. Arlington development was much larger than that under consideration in this application and the name of the proposal has been revised slightly to read - Mt. Arlington North Park Historic District. As clearly indicated by an 1886 and 1887 map of Mt. Arlington (1887 map enclosed) the North Park name was the intent of the original developer.

Additional photographs are also being submitted at this time. These photos and those of the original submission are keyed into the large scale map of the district.

T. Karschner  
6/1980

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SIGNIFICANCE (Continued)

For two decades Lotta Crabtree remained a unique, popular and money-making figure on the American stage. Traveling with her own company of players, rather than using local stock companies, as was customary, this vivacious and dynamic personality was said to have been the cause of more merriment than any other entertainer of her time.

In 1885 Lotta commissioned noted architect Frank Furness to design her summer home at Lake Hopatcong, Morris County, New Jersey. After a stage injury and a decline in popularity, Lotta Crabtree retired in 1891, continuing to live and entertain from this 'cottage' which she called "Attol Tryst". After her endeared mother's death in the early 1900's, Lotta never again felt comfortable in the house and, consequently, died in a hotel she owned in Boston in 1924.

Architecture

Traces of Lotta Crabtree's flamboyance appear in the house which Frank Furness designed for her, most obviously in the billiard room and, in that room, in the giant fireplace emblazoned with her name and the date of the house. With that room, the house was personalized - and became a suitable place for the colorful actress's retirement.

The house is of further interest as one of the best preserved, and most original, of Philadelphia architect Frank Furness's designs. In it, Furness (1839-1912) made a further exploration of the possibilities of destroying the boxy country house formula and instead opening the house to its site, precursing the works of Frank Lloyd Wright and the midwestern Prairie School. Here, two ranks of rooms are shifted in placement, with centered doorways opening into corners of the next row of rooms to add a strong sense of diagonal movement to the plan. Interior finishes are largely intact and show Furness's considerable originality. In terms of the development of Furness's career, the Lotta house marks the earliest full scale use of the great rounded volumes that preoccupied him in the late 1880's and 1890's - at the Library of the University of Pennsylvania, the Bryn Mawr Hotel Company, and his own country house, Idlewild in Delaware County, Pennsylvania.

Frank Furness was one of the most important architects in America during the last quarter of the 19th century.

Finally, the house recalls the years when Lake Hopatcong was a great resort. Urbanistically, it had the potential to be a focus for the region, adding a note of grandeur and excitement to a sleepy resort.

Conservation: Until 1885, the Lake Hopatcong region was a favorite summer resort for

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SIGNIFICANCE (Continued)

sport fishermen lured by tremendous bass and pickerel in the pure water and a camping retreat for vacation parties from New York, Newark, Morristown and Pennsylvania towns. There were a few boarding houses, but most used tents or owned summer cottages.

The water of Lake Hopatcong was used after 1831 by the Morris Canal, but competition with railroads diminished the threat of the canal. A proposal in 1912 to increase water for the Morris Canal was hotly opposed by a book written by Hudson Maximum, which included a map showing the buildings at the lake. Lake Hopatcong is the longest lake and has the greatest shoreline of any inside New Jersey, but its ability to replenish itself is only equal to that of a smaller body. Thus, proposals to divert water from the lake for urban water needs in this period were opposed vehemently by early environmentalists. New Jersey had enacted fish and game laws to protect sportsmen and the species, but area development posed another threat to this source of pure water. In 1885, the fishermen reacted sharply to the pollution caused by the waste disposal of chemicals into the lake by the American Forcite Company, a munitions manufacturer, at Shore Hills south of Mount Arlington on the east shore.

The West Shore Association was formed in 1896 to prohibit pollution of the lake by any property owners. This group may have been inspired by the Mount Arlington Park Association. In 1892, Howard P. Frothingham, who was the first mayor of Mount Arlington in 1891, wrote a financial report for the Association covering the prior five years. Frothingham was also an avid fisherman and a member of the New Jersey Fish and Game Commission from 1890 to 1898. Mount Arlington Boulevard was renamed Howard Boulevard in his honor. The trustees of the Mount Arlington Park Association included Henry Altenbrand, Auguste Pottier, Robert Dunlap, and Amasa Lyon, and they took mortgages on property with the proviso that the owner would restrict development of "brewery, slaughter house, distillery, smith shop, carpenter shop, forge or furnace, steam engine for manufacturing purposes, brass foundry, nail or other iron foundry, soap, candle, starch, varnish, vitriol, glue, ink, turpentine, or bone factory, or the manufacturing of gunpowder or mineral oils and animal oils, factory for tanning, livery or stables, cattle yard, or noxious or dangerous trade, hotel or inn and saloon for the sale of malt or spiritous liquors." (Lotta Crabtree mortgage, 10-24-1885).

Whereas the huge Hotel Breslin was built at Mount Arlington (the Mount Arlington Hotel and Lake View House were nearby), a complaint was sustained against the Hotel Breslin in 1895 for the Association, and after that time the Hotel Breslin continued as a resort hotel and as the clubhouse of the Lake Hopatcong Club, forerunner of the Lake Hopatcong Yacht Club.

Historical Narrative

In 1885, a group of prominent business people from New York and Brooklyn came to Lake Hopatcong as the invited guests of the Lake Hopatcong Land and Improvement. (No certificate

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of incorporation survives.) Henry Altenbrand, a maltser from Brooklyn, was treasurer and Delos Culver of Jersey City was president of the LH L&I Co. and most of the land developed was obtained from Altenbrand. Both Culver and Altenbrand joined with Robert Dunlap, a Brooklyn hatter, and James Breslin, the manager of the Gilsey House hotel in New York, to form the Lake Hopatcong Hotel Company (Certificate of Incorporation, Book A, page 163, on 5-24-1886) with the purpose to erect hotels, cottages, piers, wharves, docks and boathouses.

Six houses were built in 1886, following a high tempo of labor during the preceding winter building roads and cutting the forests at Mount Arlington (called Breslin Park) and Mount Harry (called South Park). A map was drawn by W.E. Culver in 1886 showing the improvements of the LH L&I Co. and the new cottages. Henry Altenbrand and Dr. Everett Culver built cottages along the lake shore and August Pottier, a furniture manufacturer from New York, and his friend George Oldner, built to the south of Altenbrand, while Dunlap built a cottage between Altenbrand and Culver. Dunlap has another house on Bertrand Island and lived at the Hotel Breslin, so his cottage may have been purchased by Max Norman of Brooklyn, and later moved by Vintschger. The very wealthy actress, Lotta Crabtree, owned a lot on Chincoppee Cove, named for the last Indian at Lake Hopatcong, and her 14-room cottage cost over \$20,000 to build. Lotta Crabtree gained prominence as an entertainer in California in 1853 at the age of six years, and her wealth in 1891 was estimated to be \$2,000,000, which she gained through real estate ventures and held until her death in Boston in 1924. The local people referred to her familiarly as "Lotta", and she named her cottage "Attol Tryst" after her name.

The hotel, constructed by the Lake Hopatcong Hotel Company on land obtained from the LH L&I Co., was designed by L.C. Baker Jr. of Furness & Evans of Philadelphia and was built by John J. Miller of Elizabeth, general contractor, and Cyrus E. Cook, foreman. The \$65,000 hotel was to have 250 rooms for 400 guests and help and was to be ready by June 15, 1886. When the date passed and business was lost, Miller was disgraced. Similar delays occurred to the Crabtree cottage. In 1887, the Hotel Company was sold to the Hotel Breslin Villa Company with the same stockholders, was finished by Cyrus Cook and occupied successfully for the season. The Hotel Breslin was renamed the Alamac Hotel and was destroyed by fire in 1947. Houses along Lakeview Terrace occupy its site not far from the intersection of Edgemere Avenue and Windemere Avenue.

The 1887 season was satisfactory, and in 1888 other aspects of a complete community began to emerge. Life at the Hotel Breslin was very serene. The morning after breakfast was consumed by reading, and the afternoon after a luncheon could be spent hiking, fishing or boating. There was entertainment in the evening, or dancing, after which a young man

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SIGNIFICANCE (Continued)

could escort his lady from the hotel up Edgemere Avenue by the light of electric lamps (Dover in 1888 was negotiating a term year contract with the Dover Light Co. to build street lights) to the ice cream fountain at the Pharmacy operated by the Baron Von Furstenwarther, who married the daughter of Bertrand. Later it was agreed that an electric light would be provided near Tanglewild Park, but because the three houses on "Hoboken Hill" had acetylene gas fixtures (later converted to central electric power) it was unlikely electricity was widely available.

Guests coming to Lake Hopatcong might come via the Morris Canal to Landing or via the railroad to Hopatcong or Drakesville (Ledgewood). The Lake Hopatcong Steamboat Company provided water transport, or a carriage was available from Richard Chamberlain. Closer rail connections were sought by the local promoters, who even delayed the construction of a canal spur near Hopatcong to assist the transfer of goods from the Morris Canal into Lake Hopatcong.

Both Catholic and Protestant religious services were provided at the Hotel Breslin, even though the Lake Hopatcong Methodist Church at Espanong in Jefferson Township was nearby. The LH L&I Co. donated land on the hill to build a Roman Catholic Chapel to Our Lady of the Lake, which had its cornerstone laid in August, 1888 on Chestnut Street. Cyrus Cook was also the builder. At its dedication in August, 1889, attended by Bishop Wigger, its priest, Rev. James Brady, had obtained an organ, a stained-glass window depicting the Virgin Mother on the shore of a beautiful lake as a gift from Mrs. A. Leavy of New York, a carpet from Mrs. Dunlap, alter laces from Mrs. Frothingham and other sacramental gifts from Lotta Crabtree.

These same benevolent people attended the laying of the cornerstone on October 2, 1888 of the Protestant Union Chapel at which New Jersey Governor Robert Green was the guest speaker, attended by General W. S. Stryker and other notables. Religious messages were given by the Presbyterian clergy of Rockaway and Dover, as well as by Reverend Stoddard of Succasunna and the historian president of Wabash College, Rev. Joseph F. Tuttle. The Union Chapel was built by Cyrus Cook in stone from the design of George C. Harding, based on the "Little Church around the Corner." In 1893, Robert Dunlap insisted that an Episcopal church be established, and the Protestant Union Chapel was given as St. Peter's Episcopal Church.

In 1913 they tried to relocate the Catholic Chapel, but a violent storm damaged the structure. A stone church for Our Lady of the Lake was built in 1914, and Mrs. Himpler was on the Building Fund Committee. Her husband, Francis G. Himpler, had retired from his architectural efforts in 1892 and died in 1916 at his Lake Hopatcong home. Himpler was an ardent Catholic who designed the Hoboken City Hall, Sacred Heart Academy, Church of S.S. Peter and Paul in St. Louis, St. Anne's Church in Buffalo, St. Francis of Sales in Cincinnati and Our Lady of Grace Church in Hoboken, from which he was buried. His work

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was in stone and the new chapel to Our Lady of the Lake was in stone, so it may be presumed that he did the work. This building was subsequently damaged by a fire and is outside the Historic District boundary.

The New York and Lake Hopatcong Railroad was promoted as a competition to the Morris and Essex branch of the Delaware, Lackwanna and Western Railroad to Dover, but despite the purchase of lands, in 1886 (Deeds Book VV, page 53 and Book XX, page 175), nothing resulted. The D, L&W RR ran a line to Drakesville, and it was hoped that they would establish a depot closer. The Central RR of New Jersey had a line to hotels at Nolan's Point and the winter Brady Ice Company operations, but the nearest depot was at at Espanog. Robert Dunlap donated the land and built a station, called Mount Arlington, after 1890, which provided Delaware, Lackwanna and Western service to New York.

A second venture was the "Black Line" of George Campbell's Lake Hopatcong Steamboat Company in 1886 (Certificate of Incorporation, Book A, page 127, 1-15-1886), which took passengers by steam launch side-wheel craft to the hotels on the east and west shores. His boats the Fannie, A. Reasoner and G.L. Bryant, received competition from the "White Line" of T.F. King, whose boats were the Hopatcong, Muskenetcong and Alametcong. A boat called the Minnewaska, electric-powered and operated at the Columbian Exposition in Chicago in 1892, was used exclusively by the Hotel Breslin at its boat dock to disembark guests to the Hotel.

Julia Frothingham, Lotta Cabtree, Albert Tilt and others had private steam or naphtha powered boats operating from their private boathouses, and from the interest developed the Lake Hopatcong Yacht Club.

Politics-Government: As was provided by "AN ACT FOR THE INCORPORATION OF BOROUGH GOVERNMENTS" passed on 4-5-1878, a number of residents from Roxbury Township who owned at least ten percent of the taxable real estate made a petition to Francis Childs, Morris County judge of the Court of Common Pleas, on October 17, 1890, for permission to hold a special election on the question whether a "Mayor and Council for the Borough of Mount Arlington may be formed."

The petitioners were Daniel Shaefer, Cyrus E. Cook, Julia Frothingham, Michael Williams, Martha V. Furstenwarther, Emma C. Norman, John Werner, Martha Totten, Augustine Pottier, and Richard Chaplin.

A public notice was published in the The True Democratic Banner ten days before the scheduled election on November 1, 1890, and the election was held at the Mount Arlington Hotel owned by Daniel Shaefer. The vote approved the idea by a 43 to 4 count. A second election to select one mayor and six councilmen was advertised in The Iron Era for November 25, and Howard P. Frothingham, a New York investment banker and fisherman, was

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SIGNIFICANCE (Continued)

elected mayor, and Daniel Shaefer and Michael Williams, hotel owners, were given three year terms, while Frederick Zuck of the Lake View House and Aaron D. Stephens were given two year terms and George M. Brockway of the Breslin and Oscar Sisco received one year terms. Cyrus E. Cook was selected Borough Clerk. Ford D. Smith introduced Assembly Bill #98 into the State Legislature on 1-27-1891 to approve the incorporation, and on 2-20-1891, the Dover legislator was appointed municipal attorney with an \$150 annual salary.

The Postmaster General was asked to change the postal address from "Rustic" to Mount Arlington and Western Union Telegraph Company was asked to name its local office similarly. These requests were approved.

In 1891, the Borough obtained popular approval to borrow \$3500 to erect a Borough Hall, designed by W. H. Lee and Ed Lee, and built by Cyrus Cook. The people further petitioned the Council and Mayor to borrow additional sums in order to macadam the streets of Mount Arlington, which tended to increase further the value of the property investments in the Borough.

The Hotel Breslin was built in 1886-87 at a cost of \$65,000 by Cook from the Baker designs. The Crabtree house cost over \$20,000 to build, was designed by Frank Furness of Philadelphia and constructed by Henry Wilson, and the heat and gas was installed by Howarth Bros. The Altenbrand house cost \$8000 and was built by Isaac Riker of Newark, while the Pottier house was built by Jacob Vreeland of Dover for \$11,000. The Culver and Oldner cottages cost only \$5000.

Both Frothingham and Tilt, who was a silk manufacturer from Paterson, built their houses in 1889, but "Crescent Lodge" owned by Frothingham was damaged by fire and rebuilt, which Philip S. Dyer came to own. The little Vintschger, Norman (Dunlap and later Steneck), and Culver cottages to the north of the greater Tilt and Frothingham structures possess distinctive fish-scale siding as does the Walsh cottage on Arlington Avenue. Arend Benrend sold lots on "Hoboken Hill" to A.P. Hexamer, who ran the Hoboken Riding Academy, Gustav Hengstler, lithographer, and Rudolph Rabe, state legislator and president of the Second National Bank of Hoboken. From the economic and social ties in Hoboken and its Germam Club came the name, "Hoboken Hill". It should be recalled that Nicholas Steneck of the Steneck Trust Company in Hoboken and Francis G. Himpler were not unknown on "Hoboken Hill" and Gustav Oelschlager, who bought the Hengstler house, was also from Hoboken.

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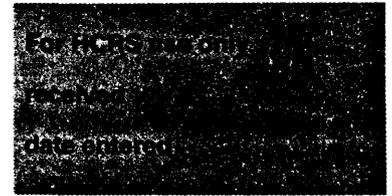
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Continuation sheet Mt. Arlington N.Park Item number \_\_\_\_\_ Page \_\_\_\_\_  
Historic District

SECTION 10 Verbal Description - continued

feet SSW: thence proceed 150 feet S to Howard Blvd.; proceed along Howard Blvd. 525 feet N, thence proceed 125 feet W; thence proceed 25 feet N; thence proceed 150 feet W; thence proceed 50 feet S; thence proceed 100 feet W; thence proceed 125 feet S to Arlington Avenue; proceed along Arlington Avenue 380 feet W to Hopatcong Avenue; proceed along Hopatcong Avenue 225 feet N to Edgemere Avenue; proceed along Edgemere Avenue 1150 feet to Arlington Avenue; proceed along Arlington Avenue 250 feet NE to Windmere Avenue; proceed along Windmere Avenue 275 feet SE: thence proceed 550 feet SW; thence proceed 975 feet NNW on Lake Hopatcong; proceed on Lake Hopatcong 1390 feet NNE to Hopatcong Avenue; proceed along Hopatcong Avenue 475 feet S to the point of origin.

VAN EVERY COVE (LAKE HOPATCONG)



- PHOTOGRAPHS
- Historic Buildings
- + - Site of Hotel Breslin (destroyed, 1947)
- Encroachments

MOUNT ARLINGTON NORTH PARK  
 HISTORIC DISTRICT  
 MOUNT ARLINGTON BOROUGH  
 MORRIS COUNTY, NEW JERSEY.

MT. ARLINGTON NORTH PARK H. D.  
MT. ARLINGTON BOROUGH  
MORRIS COUNTY  
NEW JERSEY

# PLAN OF MT ARLINGTON

OXBURY TOWNSHIP  
Scale 250 feet per inch

