

**United States Department of the Interior  
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**National Register of Historic Places  
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Montclair MRA

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MOUNTAIN DISTRICT

DESCRIPTION

The Mountain District is a distinctive strip of high-style mansions, built in a spectacular setting on the hillside slopes of the First Watchung Mountain in the Township of Montclair, New Jersey.

There are two intrusions in the District which includes 174 properties built between 1870-1934. The numbers listed in parentheses after an individual site refer to numbers on the Historic District Map of the Mountain District. The Inventory numbers used within the text refer to the Cultural Resource Survey of Montclair completed in April 1982. A copy of the Inventory is available to the public at the Montclair Public Library and the Office of New Jersey Heritage.

BOUNDARIES

The boundaries were chosen because they define an area where the largest and most impressive houses in the Township are concentrated. The District, which includes both sides of Upper Mountain Avenue, runs north-south between Bradford and Claremont Avenues. Southwest of Edgewood Road, the District broadens to include parts of Highland Avenue, Prospect Avenue and Edgewood Terrace. A section of North Mountain Avenue, south of Van Vleck Street, is also part of the Mountain District.

Along the western boundary between Bradford Avenue and the intersection of Edgewood Road the lots are smaller and the terrain steeper. This section of the District was not developed until the '30s when variations of the Tudor Revival style and contemporary architect-designed homes were built into the rocky slopes of the hill. Further south where the District broadens the western edge runs directly into the natural contours of the hillside.

Claremont Avenue, which forms the south border, is a busy traffic artery which comes together with Bloomfield Avenue west of Gratz Park. Many structures along this

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southern edge have been adapted to public and multi-family use. Residential use continues along the eastern edge of the District which follows the rear property lines of North and Upper Mountain Avenues. Mid-century Vernacular homes mingle with public and commercial buildings along Valley Road on the southeast border between Claremont and Van Vleck.

The topography of the Mountain District, its steep hills, and the distance from the railroad prevented it becoming a popular residential area until the 1920s. While an upper-class residential enclave had been established in the southeast corner of the District since the late 19th century and a few larger homes clustered around the major intersections of Watchung and Bellevue Avenues, mountain wilderness continued behind the west properties of Upper Mountain Avenue until almost 1906. Early photographs show the area more rustic than it appears today. Trees were abundant and small streams cut through steep crevasses of the mountain.

Today the neighborhood is still scenic. Most of the original tall trees remain, except on Highland Avenue where some have already been cut for building and development. The Mountain Area has been consistently residential. While there are few vacant lots, careful zoning, strict setback requirements and good landscaping have prevented overcrowding. If the heavy traffic pattern which has developed along Upper Mountain Avenue conflicts with the residential character of the area, the neighborhood on Prospect and Highland Avenues still remains secluded and quiet.

The older houses on the east side of North Mountain Avenue were built close to the street, some with extensive carriage houses behind. A few of these have been remodeled for office and multi-family use. The extensive gardens of the Van Vleck property, fronting on the south side of Van Vleck Street, an entire block between North and Upper Mountain Avenues, is one of the most important showplaces in the Township.

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On Upper Mountain Avenue the setbacks vary from east to west. The older homes to the east between Claremont and the intersection of Edgewood Road to the east were generally built within 25' to 30' of the road. As the hillside becomes steeper to the north the setbacks are longer, often running to several hundred feet. Progressing uphill to Highland Avenue there is no standard pattern for setback requirements. The cluster of Colonial Revivals, built in the early 1900s on the east side of Highland (near Claremont Avenue), were built close to the street, while earlier properties like #25 (#114) and #49 (#111) were sited at the bottom of the hillside and approached by long, curving driveways. The Tudor and Colonial Revival homes built in the '20s and '30s on high ground above the triangle formed by Edgemont Terrace and Road have consistent setbacks of at least 30'.

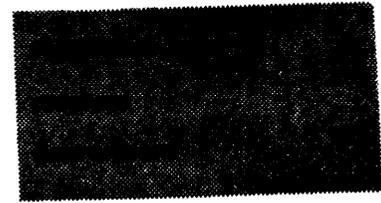
In the area where Edgewood Road runs uphill west from Upper Mountain Avenue, two of the large estates have been subdivided. The outbuildings of the former Jarvie property (the main house which formerly stood at 150 Upper Mountain Avenue is no longer extant) have been converted to residential use and become 29 (#138) and 21 (#139) Edgewood Road. The former Earl property, 10 Edgewood Terrace (#106), which once filled the triangle above Edgewood Road, has been broken up. Small Revival cottages surround the Gothic Revival Mansion now almost hidden at the center of the property.

ARCHITECTURE

Many of the large architect-designed houses in the Mountain District reflect the picturesque and traditional Revival styles of the early 20th century. Samples of high-style Queen Anne and other popular eclectic late 19th century modes are also represented in the area. A few early Plan Book houses, influenced by the Stick and Shingle style, and one or two heavily altered farmhouses add variety to the streetscape.

The many picturesque Tudors vary from the half-timbered rustic family-style residences to larger and more pretentious

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stone Manor Houses. Italian and Spanish villas built in the first decade of this century sit next to Colonial Revivals with wrap-around porches, pediments, and Palladian windows. Many of the early Queen Annes still retain their intricate surface detail, while others have been drastically altered. Here and there stucco Craftsman cottages with clipped gables, undulating roofs and bracketed flower boxes provide contrast and change. The Colonial Revivals vary between the precisely detailed brick and frame houses built shortly after the turn of the century to the larger Georgian and Federal houses of the '20s and '30s.

There are 174 residences in the District.

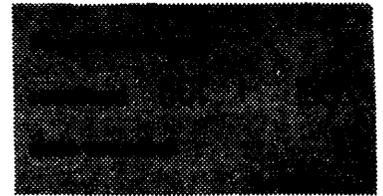
- 144 are contributing, built between 1870-1934
- 17 are harmonizing, built before 1870 or after 1934
- 11 are harmonizing (altered)
- 2 are intrusions

In compiling the following individual building descriptions, a system of 4 categories was used to assess the architectural and streetscape qualities of each structure.

1. "Contributing" refers to buildings dating from the period of the District's significance which have some architectural and/or historical importance and which visually contribute to the cohesiveness of the District's streetscapes.
2. "Harmonizing" (altered) buildings are those dating from the period of the District's significance (1870-1934) which have been significantly altered. Buildings in this category should undergo further investigation prior to Tax Act Certification.
3. "Harmonizing buildings are those structures built before and after the period of the District's significance.
4. "Intrusions."

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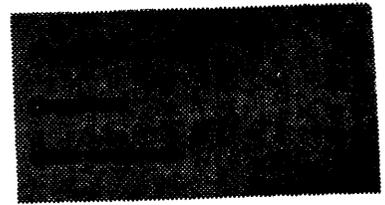
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Upper Mountain Avenue

1. Number 359--Tudor; c.1900; harmonizing (altered); stucco/half-timber; 2-1/2 story, 4 bays. Alterations: Original frame house stuccoed; present Tudor facade created at this time. One-story wing added to the south in recent times.
2. Number 353--See Montclair Inventory (0713-162); contributing.
3. Number 349--See Montclair Inventory (0713-163); contributing.
4. Number 347--Dutch Colonial; c.1927; contributing; stone facing/shingle on upper stories; shed dormer.
5. Number 343--See Montclair Inventory (0713-164); contributing.
6. Number 335--See Montclair Inventory (0713-165); contributing.
7. Number 321--Colonial Revival; c.1926; contributing; 2-1/2 story, 5 bays; shingle; Palladian window above pedimented entrance on 2nd floor.
8. Number 315--See Montclair Inventory (0713-243); contributing.
9. Number 309--See Montclair Inventory (0713-246); contributing.
10. Number 303--See Montclair Inventory (0713-247); contributing.
11. Number 301--Craftsman; c.1914; contributing; brick/stucco; 2-1/2 story, 4 bays; roof undulates above entrance, eyebrow windows.

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12. Number 297--Georgian/Colonial Revival; c.1934; contributing; 2-1/2 stories, 4 bays; hooded entrance porch; bay windows on 1st floor.
13. Number 287--See Montclair Inventory (0713-249); contributing.
14. Number 383--Tudor; c.1912; contributing; brick/half-timber; 2-1/2 story, 3 bays; bracketed porch above center entrance.
15. Number 277--Tudor cottage; c.1927; contributing; 1-1/2 story, 5 bays; brick/half-timber; multi-hued slate roof; structure sited at right angles to street. Alterations: Former out-building for 273 Upper Mountain Avenue, now remodeled for residential use.
16. Number 273--See Montclair Inventory (0713-253); contributing.
17. Number 269--Craftsman/Tudor; c.1905; contributing; 2-1/2 story, 3 bays; shingle with half-timber; leaded windows show vertical geometric design; heavy brackets below center entrance.
18. Number 261--Colonial Revival; c.1892; contributing; 2-1/2 story, 5 bays; clapboard/shingle; 3 dormers break front roof; modillions below cornice. Alterations: Present entrance is part of an addition to original structure.
19. Number 257--See Montclair Inventory (0713-254); contributing.
20. Number 239--See Montclair Inventory (0713-255); contributing.
21. Number 237--Colonial Revival; c.1897; contributing; 2-1/2 story, 3 bays; Gothic sash, 2nd floor windows. Alterations: Asbestos shingles added.

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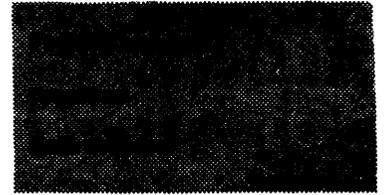
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22. Number 231--Georgian/Colonial Revival; c.1915; contributing; 2-1/2 story, 3 bays; brick; decorative wrought-iron fan-light above center entrance.
23. Number 229--See Montclair Inventory (0713-256); contributing.
24. Number 207--20th Century cottage; c.1953; harmonizing; 1-1/2 story, 6 bays; stone-faced; 3 dormers break front roof.
25. Number 203--Dutch cottage; c.1953; harmonizing; 1-1/2 story, 5 bays; stone-faced; gambrel roof.
26. Number 193--Craftsman/Colonial elements; c.1915; contributing; 2-1/2 story, 3 bays; brick/shingle above. Alterations: Colonial elements could have been added later.
27. Number 189--Stripped-down Tudor; c.1877; harmonizing (altered); 2-1/2 story, 4 bays; stucco; steep gable roof; variagated slate roof. Alterations: New facade created on older frame structure.
28. Number 185--Craftsman/Tudor elements; c.1912; contributing; brick/stucco; clipped gable roof; large shed dormer, main elevation.
29. Number 181--See Montclair Inventory (0713-358); contributing.
30. Number 169--See Montclair Inventory (0713-359); contributing.
31. Number 167--Craftsman; c.1908; harmonizing (altered); 2-1/2 story, 4 bays; brick/stucco on upper stories. Alterations: First floor heavily altered.
32. Number 159--See Montclair Inventory (0713-361); contributing.

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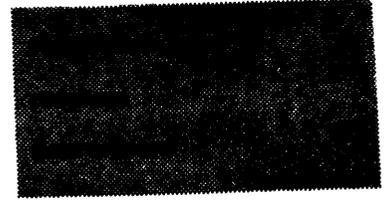
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33. Number 149--Tudor; c.1907; contributing; 2-1/2 story, 4 bays; brick/half-timber; triple multi-light window above entrance.
34. Number 147--See Montclair Inventory (0713-363); contributing.
35. Number 141--Colonial Revival; c.1907; harmonizing (altered); 2-1/2 story, 4 bays; shingle finish; front and side porches heavily altered; heavy paneled chimney.
36. Number 137--Late 19th century Vernacular/Colonial elements; c.1897; contributing; 2-1/2 story, 3 bays; clapboard; 3 front dormers. Alterations: Enclosed entrance porch is an addition.
37. Number 125--Tudor; c.1912; contributing; 2-1/2 story, 5 bays; brick/half-timber; painted shingle roof; house extends above driveway to the north forming porte-cochere above driveway; unique corbelled chimneys, north and south; multi-light leaded windows.
38. Number 111--Tudor; c.1920; contributing; 2-1/2 story, 5 bays; brick/half-timber; front gables with decorative barge boards; heraldic symbols in stained glass above entrance.
39. Number 107--Colonial Revival; c.1917; contributing; brick clapboard above; Classical portico defines entrance.
40. Number 105--See Montclair Inventory (0713-366); contributing.
41. Number 95--Colonial Revival; c.1896; contributing; 2-1/2 story, 5 bays; stucco; hipped roof with dormers; distinctive 2-story bowed window on southwest corner. Alterations: House stuccoed over after the turn of the century.

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42. Number 85--See Montclair Inventory (0713-368); contributing.
43. Number 77--Colonial Revival; c.1885, contributing; 2-1/2 story, 5 bays; clapboard; arched dormers; 2-story pedimented pavilion defines entrance at center.
44. Number 73--See Montclair Inventory (0713-369); contributing.
45. Number 67--See Montclair Inventory (0713-370); contributing.

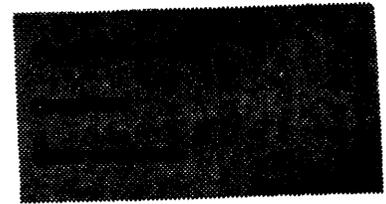
Van-Vleck Street

46. Number 20--See Montclair Inventory (0713-311); contributing.
47. Number 21--See Montclair Inventory (0713-312); contributing.

North Mountain Avenue

48. Number 79--Colonial Revival; c.1892; contributing; 2-1/2 story, 3 bays; clapboard; wrap-around porch; articulated at corners by fluted pilasters; massive dormer with fan-like motif dominates south roof.
49. Number 75--See Montclair Inventory (0713-378); contributing.
50. Number 61--See Montclair Inventory (0713-379); harmonizing.
51. Number 49--See Montclair Inventory (0713-381); contributing.
52. Number 39--See Montclair Inventory (0713-382); harmonizing (altered).

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- 53. Number 39a--See Montclair Inventory (0713-383); contributing.
- 54. Number 37--See Montclair Inventory (0713-679); contributing.
- 55. Number 50--See Montclair Inventory (0713-380); harmonizing.
- 56. Number 54--Contemporary cottage; c.1955; intrusion; 2-1/2 story, 4 bays; concrete block finish.

Upper Mountain Avenue

- 57. Number 39--Colonial Revival; c.1900; contributing; 2-1/2 story, 5 bays; open front porch with Corinthian columns; large hipped dormer with triple arched windows show Gothic sash.
- 58. Number 40--Shingle style; c.1898; harmonizing (altered); shingle/clapboard. Alterations: This former stable, originally associated with #416 (no longer extant) Upper Mountain Avenue, was altered for residential use in the '20s.

Claremont Avenue

- 59. Number 369--See Montclair Inventory (0713-332); contributing.

Upper Mountain Avenue

- 60. Number 50--Colonial Revival; c.1900; contributing; 2-1/2 story, 3 bays; clapboard; modified Palladian window above entrance; flat pilasters, 1st bay. Alterations: Details in front pediment are new; south porch enclosed and altered.
- 61. Number 54--Period house/Georgian elements; c.1925; contributing; 2-1/2 story, 5 bays; stucco; hipped roof.

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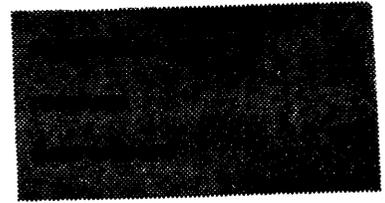
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62. Number 64--See Montclair Inventory (0713-371); contributing.
63. Number 70--Dutch Colonial; c.1926; contributing; 2-1/2 story, 4 bays; stone facing, 1st floor/shingle above; shed dormer.
64. Number 74--Contemporary cottage; c.1955; harmonizing; 1-1/2 story, 4 bays.
65. Number 80--Contemporary Ranch; c.1953; harmonizing; 1-1/2 story, 5 bays; stone-faced on 1st floor.
66. Number 88--Normandy farmhouse; c.1946; harmonizing; Architect, Francis A. Nelson; 1-1/2 story, 7 bays; corbelling below steep slate roof; entrance recessed below gabled porch in 3rd bay, flanked to the right by a squat turret with steep Mansard roof; multi-light wall dormers break roof line to the west.
67. Number 100--See Montclair Inventory (0713-367); contributing.
68. Number 102--Colonial Revival; c.1907; contributing; 2-1/2 story, 5 bays, stucco; Federal-type entrance with leaded fan-light in 4th bay. Alterations: House stuccoed over and given its present Federal look.
69. Number 112--Tudor; c.1899; contributing; 2-1/2 story, 5 bays; stucco with half-timber above; entrance in 3rd bay below steep gable portal. Alterations: Additions made to south elevation in the '30s.
70. Number 114--See Montclair Inventory (0713-365); contributing.
71. Number 122--Eclectic/Tudor elements; c.1900; contributing; 2-1/2 story, 7 bays; stucco; red tile roof with shed dormers; entrance to the south below heavily bracketed overhang; 3-bay wrap-around front porch.

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Edgewood Terrace

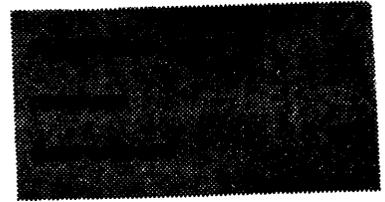
- 72. Number 1--Colonial cottage/20th century; c.1963; harmonizing; shingle; attached garage on southwest corner.
- 73. Number 2--Split-level/Mission elements; c.1980; harmonizing; stucco finish.

Prospect Avenue

- 74. Number 93--Contemporary Colonial cottage; c.1960; harmonizing; 1-1/2 story, 6 bays; steeply pitched shingle roof; garage incorporated within the structure to the south.
- 75. Number 87--Contemporary cottage; c.1965; intrusion; 1-1/2 story.
- 76. Number 81--Tudor; c.1900; contributing; 2-1/2 story, 4 bays; brick with stucco on upper floors; turret with polygonal roof left of entrance in 4th bay; paneled chimneys, paired pots on exterior chimney north.
- 77. Number 75--Colonial Revival; c.1919; contributing; 2-1/2 story, 5 bays; gambrel roof defines entrance with elaborate fan-light and broken pediment; shingle finish.
- 79. Number 67--Dutch Colonial; c.1926; contributing; 2-1/2 story, 7 bays; slate roof.
- 80. Number 63--Craftsman/Mediterranean elements; c.1915; contributing; 2-1/2 story, 3 bays; stucco; large gable dormer with paired windows defines front roof; enclosed porches with overhead balconies extend north and south.
- 81. Number 59--Colonial Revival/Craftsman elements; c.1918; contributing; clapboard finish.

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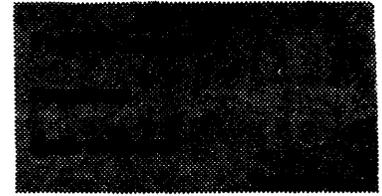
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82. Number 49--Craftsman; c.1900; contributing; 2-1/2 story, 6 bays; gable portal defines entrance in 3rd bay; 1st floor wall forms bracketed overhang; hipped roof with rolled eaves.
83. Number 43--Shingle style; c.1897; contributing; 2-1/2 story, 4 bays; irregular roof line.
84. Number 41--Shingle style; c.1891; contributing; 2-1/2 story, 5 bays; brick finish/shingle on upper floors. Alterations: First floor brick facing and heavy ornamental barge boards are additions to original structure.
85. Number 33--Tudor; c.1897; contributing; 2-1/2 story, 5 bays; oriel window with leaded glass lights above entrance.
86. Number 25--See Montclair Inventory (0713-352); contributing.
87. Number 15--See Montclair Inventory (0713-353); contributing.
88. Number 2--Colonial Revival; c.1907; contributing; 2-1/2 story, 3 bays; brick/stucco; recessed central entrance porch flanked by Doric columns; front terrace with heavy stone balustrade.
89. Number 10--See Montclair Inventory (0713-354); contributing.
90. Number 12--Period house/Palladian elements; c.1910; contributing; 2-1/2 story, 3 bays; stucco finish; pedimented entrance with engaged Ionic columns; red-tile hipped roof. Alterations: Side porches are part of later addition.
91. Number 16--20th century cottage; c.1917; contributing; 2-1/2 story, 4 bays; multi-gable roof; leaded windows.

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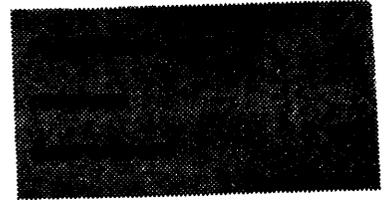
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92. Number 20--Craftsman; c.1917; contributing; 2-1/2 story, 4 bays; clipped gable roof; stucco finish; shed dormer.
93. Number 24--Craftsman; c.1912; contributing; 2-1/2 story, 4 bays; shed dormers; heavy brackets below entrance hood; red tile roof.
94. Number 28--20th century Colonial cottage; c.1955; harmonizing; 3 bays; recessed entrance at center flanked by 2 multi-light bow windows; painted brick finish; attached garage to the north.
95. Number 32--Colonial cottage; c.1962; harmonizing; 1-1/2 story, 5 bays; clapboard finish; shuttered windows, pedimented dormers.
96. Number 38--Craftsman; c.1922; contributing brick/stucco on upper floors.
97. Number 40--Shingle style; c.1902; contributing; 1-1/2 story, 4 bays; gambrel roof; recessed porch with Ionic columns below 2nd and 3rd bays.
98. Number 44--Craftsman; c.1920; contributing; 2-1/2 story, 4 bays; stucco; bracketed hood above entrance in 3rd bay; shed dormers; clapboard finish. Alterations: Stucco finish added as part of an alteration; 1st floor windows are not original.
99. Number 54--Tudor Craftsman; c.1925; contributing; brick/half-timber work; rolled eaves/clipped gable roof; recessed entrance below Tudor arch in 3rd bay/steep gable portal.
100. Number 60--See Montclair Inventory (0713-351); contributing.
101. Number 64--Shingle style; c.1892; contributing; 2-1/2 story, 3 bays; recessed open porch across front elevation; large eyebrow window defines front roof; heavy exterior chimney to the south.

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- 102. Number 68--Shingle style; c.1902; contributing; 2-1/2 story, 3 bays; shingle; gambrel roof with eyebrow window above entrance; 4th bay front porch.
- 103. Number 74--See Montclair Inventory (0713-350); contributing.
- 104. Number 86--See Montclair Inventory (0713-349); contributing.
- 105. Number 96--See Montclair Inventory (0713-348); contributing.

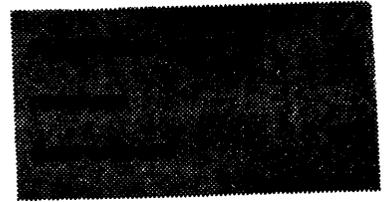
Edgewood Terrace

- 106. Number 10--See Montclair Inventory (0713-303); contributing.

Highland Avenue

- 107. Number 89--20th century cottage; c.1960; harmonizing; 1-1/2 story, 6 bays; clapboard; corner pilasters; recessed entrance in 3rd bay framed by fluted columns and gabled dormers/front roof.
- 108. Number 77--See Montclair Inventory (0713-339); contributing.
- 109. Number 63--Tudor; c.1912; contributing; 2-1/2 story, 5 bays; stucco/half-timber above. Alterations: Aluminum siding added to lower part of structure as part of creating new facade.
- 110. Number 61--Georgian Revival; c.1926; contributing; 2-1/2 story, 6 bays; brick finish; slate roof; entrance with leaded fan-light below open Classical portico.
- 111. Number 49--Shingle style; c.1890 (early section c.1865); contributing; fieldstone base. Alterations: House has been extensively remodeled. Stone facing added to front and side gables; new enclosed porch.

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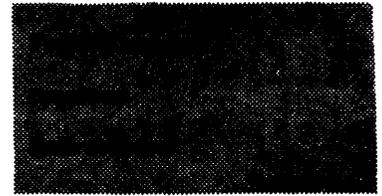
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112. Number 43--See Montclair Inventory (0713-342); contributing.
113. Number 29--See Montclair Inventory (0713-343); contributing.
114. Number 25--See Montclair Inventory (0713-344); contributing.
115. Number 21--Colonial Revival; c.1897; contributing; 2-1/2 story, 4 bays; stucco with shingle above; gambrel roof; arched dormers.
116. Number 19--See Montclair Inventory (0713-346); contributing.
117. Number 15--See Montclair Inventory (0713-347); contributing.
118. Number 5--Craftsman; c.1907; contributing; 2-1/2 story, 3 bays; brick with stucco; rolled eaves; front dormers with battered walls.
119. Number 20--See Montclair Inventory (0713-345); contributing.
120. Number 24--Colonial Revival; c.1900; harmonizing (altered); open porch with Classical details in 3rd bay; 2-story bay window to the left (north). Alterations: Stucco facing and new windows are part of an addition. Large carriage house to the rear of property.
121. Number 30--Dutch Colonial; c.1925; contributing; 2-1/2 story, 4 bays; stone facing 1st floor; clapboard above.
122. Number 34--Georgian Colonial; c.1927; contributing; 2-1/2 story, 4 bays; brick; large broken pediment above entrance.
123. Number 38--Tudor cottage; c.1926; contributing; 2-1/2 story, 4 bays.

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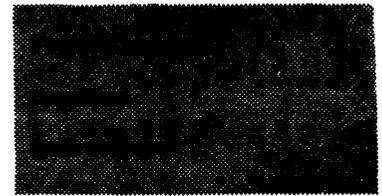
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124. Number 42--Craftsman; c.1920; contributing; 2-1/2 story, 3 bays; stucco; hipped roof.
125. Number 46--See Montclair Inventory (0713-341); contributing.
126. Number 56--Manor House/Tudor elements; c.1926; contributing; 2-1/2 story, 5 bays; rough-cut stone; leaded casements throughout; high corbelled chimneys.
127. Number 74--See Montclair Inventory (0713-340); contributing.
128. Number 80--See Montclair Inventory (0713-338); contributing.
129. Number 84--Craftsman/Tudor elements; c.1923; contributing; 2-1/2 story, 4 bays; brick/half-timber above; shed dormers.
130. Number 86--Georgian/colonial Revival; c.1923; contributing; 2-1/2 story, 4 bays; brick finish; broken pediment above entrance in 3rd bay.
131. Number 100--Craftsman; c.1925; contributing; 2-1/2 story, 3 bays; roof undulates above 1st and 3rd bays, rolled at eaves; open trellis work above entrance.
132. Number 102--Craftsman/Tudor; c.1923; contributing; 2-1/2 story, 4 bays; raised patterned brickwork 1st floor/half-timber work above; shed dormers.
133. Number 106--Colonial Revival; c.1923; contributing; 2-1/2 story, 3 bays; stone facing/stucco above.
134. Number 114--Tudor Manor House; c.1926; contributing; 2-1/2 story, 4 bays; multi-gable roof.
135. Number 120--See Montclair Inventory (0713-337); contributing.

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136. Number 117--Contemporary house/California style; c.1967; harmonizing; 1-1/2 story, irregular bays; flat roof.

Edgewood Road

137. Number 35--New England Colonial; c.1927; contributing; 2-1/2 story, 5 bays; shingle finish; exterior brick chimney right of entrance/main elevation.
138. Number 29--See Montclair Inventory (0713-301); harmonizing (altered).
139. Number 21--See Montclair Inventory (0713-302); contributing.
140. Number 19--Colonial Cottage; c.1897; contributing; 2-1/2 story, 3 bays; hipped portico above entrance in center bay. Brick garage to the east was the former carriage house of 136 Upper Mountain Avenue.
141. Number 16--Colonial Revival; c.1960; harmonizing; 2-1/2 story, 3 bays.

Upper Mountain Avenue

142. Number 136--See Montclair Inventory (0713-346); contributing.
143. Number 150--See Montclair Inventory (0713-362); harmonizing.
144. Number 154--Shingle style; c.1922; harmonizing (altered); 2-1/2 story; stucco; high paneled chimneys. Alterations: Building stuccoed over; windows changed.
145. Number 162--See Montclair Inventory (0713-360); contributing.
146. Number 166--Period house/Tudor elements; c.1924; contributing; 2-1/2 story, 16 bays; brick with stucco; half-timber work, upper stories.

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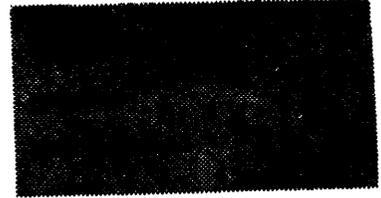
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147. Number 184--Tudor; c.1916; contributing; 2-1/2 story, irregular bays; stucco/half-timber; steep gables define outer bays.
148. Number 190--See Montclair Inventory (0713-357); contributing.
149. Number 196--See Montclair Inventory (0713-356); contributing.
150. Number 206--See Montclair Inventory (0713-355); contributing.
151. Number 218--Tudor/Craftsman elements; c.1910; contributing; 2-1/2 story, 2 bays; brick; clipped gable roof; entrance portal with decorative barge board in center bay.
152. Number 222--Colonial Revival; c.1897; harmonizing (altered); 2-1/2 story, 3 bays; shingle; 3 gabled dormers. Alterations: Front porch with overhead balustrade and dormers are additions.
153. Number 236--Colonial Revival; c.1890; contributing; 2-1/2 story, 6 bays; brick; tall 2-story porch with square columns and elliptical arches defines front elevation; pediments above 1st floor windows; arched attic dormers.
154. Number 250--International style; c.1963; harmonizing; 2 story; flat roof.
155. Number 264--Craftsman; c.1906; contributing; 2-1/2 story, 6 bays; stone/stucco; multi-gable roof; leaded casement windows.
156. Number 270--Eclectic Victorian; c.1903; contributing; 2-1/2 story, 4 bays; 2-story bay with polygonal roof on northeast corner; open front porch; hipped dormers; rubble stone chimneys. Alterations: Dormers have been changed.

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- 157. Number 274--See Montclair Inventory (0713-252); contributing.
- 158. Number 280--See Montclair Inventory (0713-251); contributing.
- 159. Number 284--See Montclair Inventory (0713-250); contributing.
- 160. Number 288--See Montclair Inventory (0713-248); contributing.
- 161. Number 310--See Montclair Inventory (0713-245); contributing.
- 162. Number 314--See Montclair Inventory (0713-244); contributing.
- 163. Number 320--See Montclair Inventory (0713-242); contributing.
- 164. Number 330--See Montclair Inventory (0713-166); contributing.
- 165. Number 340--Colonial Revival/Georgian; c.1926; contributing; 2-1/2 story, 3 bays; brick; building shows two porches with open balustrades north and south.
- 166. Number 348--Period house/Georgian elements; c.1925; contributing; 2-1/2 story, 3 bays; portico with Ionic columns above center entrance.
- 167. Number 350--Dutch Colonial; c.1923; contributing; 2-1/2 story, 4 bays; screened porch to the north.
- 168. Number 354--See Montclair Inventory (0713-161); contributing.

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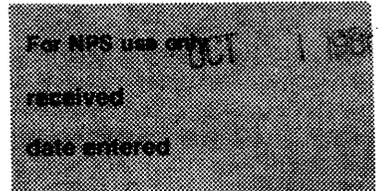
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Bradford Avenue

169. Number 10--Cotswold Cottage; c.1926; contributing; 1-1/2 story, irregular bays; casement windows; slate roof.  
(NOTE: House is mirror image of #12 to the west.)

170. Number 12--See Montclair Inventory (0713-212); contributing.

Ingleside Road

171. Number 5--See Montclair Inventory (0713-214); contributing.

172. Number 14--See Montclair Inventory (0713-213); contributing.

Highland Avenue

173. Number 303--See Montclair Inventory (0713-240); contributing.

174. Number 301--Colonial Revival; c.1916; contributing; Architect, Francis A. Nelson; 2-1/2 story, 3 bays; shingle; open trellis-type entrance hood; paneled aprons below first floor windows.

SIGNIFICANCE

The Mountain District is a linear strip of high-style mansions almost all of which are individually designed. The area contains the best examples of the work of Montclair's local architects. Nationally prominent firms such as Cady, Berg & See, H. Hudson Holly, Frank Freeman, and Grosvenor Atterbury also contributed to the architectural importance of the neighborhood. Built up at the peak of the town's prosperity, 1890-1930, this exclusive area offered privacy in spectacular surroundings. This District is also significant because of the many people of national and local prominence who resided there.

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HISTORY

When the railroad of 1856 connected Montclair to the nearby metropolitan area, a few scattered farm buildings were the only structures on the slopes of Mountain Avenue. The map of 1865 shows a small section of Prospect and Highland Avenues already cut through from Claremont Avenue.

Samuel Holmes<sup>1</sup> and Jared E. Harrison<sup>2</sup> were the land-owners south of Watchung Avenue, with the Siglers, Van Giesens, and other Dutch families still in possession of the holdings to the north. By 1871 a few houses appear on maps of the area. Two of these early structures, the Tuthill farmhouse, 64 Upper Mountain (#62), and the Torrey farmhouse, part of 49 Highland Avenue (#111), are extant today.

Joseph Van Vleck, who came to the suburb in 1868, had considerable impact on the development of land in the south part of the Mountain District.<sup>3</sup> He opened a street through his property between Mountain Avenue and Valley Road which his neighbors named Van Vleck Street. At the time of his

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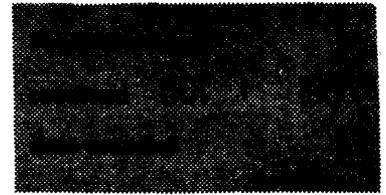
<sup>1</sup>Samuel Holmes, known locally as "Deacon" Holmes, came to Montclair in 1867 and purchased large tracts of land along Watchung Avenue. The proposed Historic District of Marlboro Park, a residential railroad development, was built on Holmes property just before the turn of the century. "Holmswood," the original house of Samuel Holmes at 334 Grove Street (0713-500), is now the Marlboro Inn. The residence was first remodeled as an inn in 1903. For more on Holmes see: Henry Whittemore, History of Montclair Township, 1977 (reprint of 1894 editions), pp. 228-231.

<sup>2</sup>Jared Erwin Harrison was the son of Moses Harrison who came to Montclair in 1802. Part of the Harrison land between Midland Avenue and Valley Road became "Erwin Park," an upper class railroad development, in 1897. The park, a proposed Historic District, was named after Jared Erwin Harrison.

<sup>3</sup>Ibid., pp. 238-39.

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purchase, there were only three other houses on the Avenue. He made many improvements and built five additional houses on his property. He was elected Commissioner of Public Roads in 1874. His first house, originally sited on the north side of Claremont Avenue, was moved c.1890 and is now 50 North Mountain Avenue (#55), part of the Van Dyk Nursing Home.

On the north boundary of the District where Bradford Avenue (formerly the Van Giesen Gap) crosses the hill to Cedar Grove, Charles and Edward Wilcox owned most of the property east and west of Bellevue Avenue. Two of their former homes, 343 (#5) and 335 (#6) Upper Mountain Avenue, are still extant. The other early structures of architectural significance in this part of the District are the Thomas Bird House, #354 (#168), and the Franklin Dorman House, #248 (#159).<sup>4</sup> Thomas Bird, a prominent citizen and long-time member of the New York Stock Exchange, was closely connected with Upper Montclair. His large residence, later owned by the paint manufacturer, Benjamin Moore, still retains a dignified position on the west slope of the Avenue.

By 1906 Highland Avenue has been cut through to the triangle of land which now includes Edgewood Road and Edgewood Terrace. The Montclair Realty Company (organized by the Samuel Holmes family) and H. G. Taube were the main developers in this new section. One of the most significant of the large mansions built in the area was the Jarvie House with its extensive outbuildings.<sup>5</sup> This residence formerly stood at 150 Upper Mountain Avenue (#143), where a Japanese style house was constructed later.

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<sup>4</sup>Published in "Architect & Building News," Vol. 6, 1879, the Franklin Dorman House was the first residence in Upper Montclair to appear in a major architectural journal.

<sup>5</sup>James N. Jarvie, an internationally known coffee and sugar merchant, was also a philanthropist. He funded a million dollar building for the Y.M.C.A. in Jerusalem in 1933.

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The west slope of Upper Mountain Avenue, between Bellevue and Watchung Avenues, was built up without a formal plan. As the commuters became more affluent, they sought prestigious locations for their houses, and began to build on the western slope of the Avenue. Large Manor houses of brick and stone were built in the early '30s. This later development could be linked to the arrival of the automobile in suburbia. With a few exceptions, the houses on the east side of the Avenue were not built until this later period. In recent time a few contemporary houses have filled the vacant lots and completed the building pattern in the Mountain District.

SIGNIFICANCE OF THE ARCHITECTURE

The large individual houses on Upper Mountain Avenue represent the finest of Montclair's high-style architecture. Designed by well-known architects to reflect the success of prosperous town residents, the buildings cover a wide spectrum of architectural styles, with emphasis on fine workmanship and the use of high-quality materials.

The most significant of the early architect-designed houses clustered around the Van Vleck Street area. Henry Hudson Holly, once a resident of Montclair, built three houses on Upper Mountain Avenue after the mid-19th century.<sup>6</sup> The first was built for Mrs. A. C. Connolly at #73 (#44) in 1877 and the second, a larger structure, was built later, in 1887, at #67 (#45), on the northeast corner of Upper Mountain Avenue and Van Vleck Street. Holly's third house, designed for Joseph Van Vleck within the family compound, is no longer extant. Holly's design for these houses relied on the use of the new open living hall and fireplace so much a part of the Queen Anne mode.

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<sup>6</sup>Vincent J. Scully, Junior, The Shingle Style and the Stick Style (revised edition), 1976, Yale University Press, pp. 72-74.

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One of the largest of the early houses commissioned by Joseph Van Vleck was designed by J. C. Cady of the architectural firm of Cady Berg & See at 39 North Mountain Avenue (#52) in 1885.<sup>7</sup> Poorly altered over the years, the structure shows little of its original form. Next door at #49 (#51), the distinctive Queen Anne with its elaborate porch and delicate surface remains intact. However, the Jewitt House,<sup>8</sup> 20 Van Vleck Street (#46), designed by Alexander Oakey c.1887, with its Jacobean and Stick style influences, is regarded as the architect's best work and by far the most innovative of these early houses.

The Van Vleck family continued to influence architecture in this neighborhood after the turn of the century. Joseph Van Vleck, Jr. (son of the first Joseph Van Vleck, Sr.), an architect with the New York architectural firm of Van Vleck and Goldsmith, complemented the earlier structures when he designed two outstanding Colonial Revival residences at 37 (#54) and 75 (#49) North Mountain Avenue in 1902. A contemporary Mediterranean villa, the present home of the Van Vleck family at 21 Van Vleck Street (#47), was also designed by Joseph Van Vleck, Jr.

A few early houses were built in the north section of the District, but these have been severely altered. Little remains of the original facade on the Franklin Dorman House designed by See and Berg at 284 Upper Mountain Avenue (#159) in 1878. The Thomas Bird House, an eclectic late 19th century residence at 354 Upper Mountain Avenue (#168), is now stuccoed over and considerably altered.

As development spread north from Van Vleck Street towards the end of the century, larger homes were built along the slopes of Upper Mountain Avenue. The first of these was the exuberant Queen Anne residence at 85 Upper Mountain

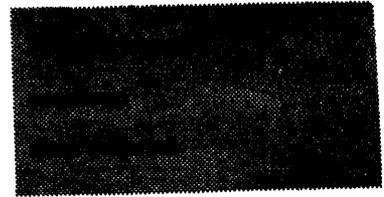
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<sup>7</sup>Plans and elevations appear on pp. 7 and 8, Scientific American Architects & Builders Edition, July 1890.

<sup>8</sup>Scully, op. cit., pp. 61-72.

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Avenue (#42) designed by local architect George Da Cunha, followed by an elaborate Colonial Revival at #100 (#67) by yet another local architect, Effingham R. North. This building pattern continued into the new century with houses like "Bide-a-Wee," 274 Upper Mountain Avenue (#157), and the Edwin Bradley<sup>9</sup> House (#142). Built on the west side of the hill, this impressive interpretation of the Georgian style was designed by architects Grosvenor Atterbury and W. Leslie Walker.<sup>10</sup>

Houses of varied design and construction continued to be built in the Mountain District. Local architect A. F. Norris made the greatest contribution to this building phase. His elegant Italian villa, designed in 1905 for William Couper, a well-known sculptor and member of Montclair's Artists' Colony at 105 Upper Mountain Avenue (#40), is one of the finest examples of his work. Working in the more traditional Neo-Classical idiom, Norris designed another large residence for Charles Ives in the same year at 114 Upper Mountain Avenue (#70).

To the west the stucco Mediterranean residence at 15 Prospect Avenue (#87) was designed by the New York architectural firm of Napoleon Le Brun in 1905. Next door to the north at #25 (#86), architect Frank Freeman designed one of

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<sup>9</sup>Edwin A. Bradley was the owner of the Bradley & Currier Company, Limited, one of the largest manufacturers of building materials in the east. Bradley came to Montclair in 1877 and first lived in one of the eight houses on Chestnut Street. His second home was the house designed by Henry Hudson Holly at 67 Upper Mountain Avenue (#45). A public-spirited citizen, Bradley was a vestryman at St. Luke's Church and eager participant in town activities. See Reminiscences of Montclair by Watkins, 1929, New York, A. S. Barnes & Co., pp. 37 and 38.

<sup>10</sup>Published in "The Brickbuilder," 1909, Vol. 18, No. 8, Grosvenor Atterbury and W. Leslie Walker, Associated Architects.

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the largest mansions in the Township for Joseph Turner at the turn of the century. This immense residence with its tall Ionic portico and marble steps was built with numerous outbuildings including a gardener's cottage, stable and tea house. An article in the "Scientific American Building Monthly" of April, 1905 describes in detail the splendid appointments of this Classical residence.

In the southwest corner of the District a group of Colonial Revival houses, 25 (#114), 20 (#119), and 19 (#116) Highland Avenue, were designed by Frank E. Wallis between 1904 and 1910. These carefully designed houses, smaller than many houses in the area, reflect a correctness and historical precedent not generally associated with this building phase. Wallis also designed the Ellis P. Earle house at 10 Edgewood Terrace (#106), for the mining magnate who later helped finance construction of the Empire State Building. One of the Town's most exceptional Period style mansions, it was well-documented in the architectural press of the time.<sup>11</sup>

A few Craftsman houses are scattered here and there throughout the District. The most significant of these is the Rev. Stevens House designed by A. F. Norris at 287 Upper Mountain Avenue (#13) in 1912 and a larger version of the style built later at #310 (#161). Other houses in the area, like the Spanish Colonial designed by Francis Nelson<sup>12</sup> at 159 Upper Mountain Avenue (#32) in 1919 and the spacious stucco

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<sup>11</sup>An article from the "Architectural Record" of Nov., 1909 (Vol. XXVI, No. 5) has some interesting comments on the architect's interpretation of the Tudor style. The home was also documented in "The American Architect," Feb. 14, 1912, Vol. CI, No. 1886. It was among the country houses published by the magazine "Architecture," January, 1912.

<sup>12</sup>Francis A. Nelson designed many of the important public buildings in Upper Montclair, including the Post Office, the Public Library and the Upper Montclair Women's Club. His own residence, 303 Highland Avenue (#173), is situated within the District.

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Mediterranean residence at 162 Upper Mountain Avenue (#145), contribute to the eclectic character of the District.

Besides these exotic styles, variations of the more traditional modes appear in houses built on Highland and Upper Mountain Avenues before 1920. The Andrew Morrison House, designed in the Federal style by William Edgar Moran at 80 Highland Avenue (#128), is one of the finest examples of Federal Revival architecture in the Township. To the east a fine residence at 60 Prospect Avenue (#100), designed by Wallis & Goodwillie in 1917, presents yet another version of Colonial Revival architecture.

Most of the Tudor style homes on the lower side of Upper Mountain Avenue were built in the 1920s. More modest than those to the west, though large by today's standards, these picturesque homes reflect individual interpretations of the mode. Francis A. Nelson, a local architect who worked extensively in Upper Montclair, designed one of the most outstanding of these Period style houses at 273 Upper Mountain Avenue (#16) in 1927. The garage of this residence, which resembles a Tudor cottage, was remodeled for residential use and is now 277 Upper Mountain Avenue (#15).

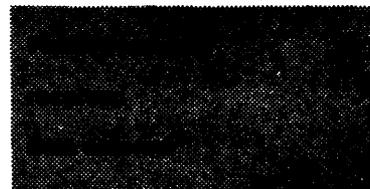
A group of large stone and brick Manor Houses built in the late '20s and '30s mark the culmination of development in the Mountain area. The two Forstmann mansions,<sup>13</sup> 196 (#149) and 206 (#150) Upper Mountain Avenue, with their battlements, oriel windows and other Medieval details, are superb examples of this stylistic tradition. Both the Haid House by Roland Markwith at 120 Highland Avenue (#135) and the residence at

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<sup>13</sup>The earliest of these residences, 196 Upper Mountain Avenue (#149), was the home of Mr. & Mrs. Julius Forstmann, founder and Chairman of the Board of the Forstmann Woolen Co. Their son, Curtis Forstmann, who lived at #206 (#150), was the 7th consecutive descendant of a woolen manufacturing family. The Forstmann Co. Inc. produced new types of fabric during World War II for the armed services.

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190 Upper Mountain Avenue (#148) by Harvey Stevenson and Eastman Studs, though smaller in scale, could also be included in this Manor House category.

The Starita House, built in the Japanese style at 150 Upper Mountain Avenue (#143) in 1962 on the foundations of the old Jarvie mansion, is one of the more important later homes built in the District. Several Colonial cottages were also built at this time on Prospect Avenue and Edgewood Road. Generally well constructed, these unobtrusive smaller homes harmonize rather than conflict with their older neighbors.

A high standard of property maintenance is maintained throughout the Mountain District. The two intrusions in the area, though out of character with the surrounding structures, are not objectionable.

GEOGRAPHICAL BOUNDARY

For precise definition of District boundaries, see attached Tax Map.

±183 acres

