

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

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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HISTORIC PRESERVATION OFFICE

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and ~~historic districts~~ *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Darlington Schoolhouse
other names/site number Havemeyer Hall

2. Location

street & number 600 Ramapo Valley Road not for publication
city or town Mahwah Township vicinity
state New Jersey code NJ county Bergen code 003 zip code 07430

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Amy Cradic Signature of certifying official Date 12/20/2007

Amy Cradic, Assistant Commissioner Natural & Historic Resources/DSHPO
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register Edson H. Beall Signature of the Keeper Date of Action 3.14.08
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing Noncontributing

1	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/School

SOCIAL/Meeting Hall

RELIGION/Religious Facility

Current Functions

(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

Shingle Style

Richardsonian Romanesque

Stick/Eastlake

Materials

(Enter categories from instructions)

foundation stone

walls stone, wood

roof asphalt shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1891 - 1944

Significant Dates

1891

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Dudley Newton (1845-1907), architect

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of Repository: _____

10. Geographical Data

Acreage of Property approximately 3.4 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 18 568498 4547697
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ann M Keen, Architectural Historian

organization _____

date April 2007

street & number 5705 Fox Run Road

telephone 609/452-1777

city or town Plainsboro state NJ zip code 08536

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

- Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

organization Morris Land Conservancy

street & number 19 Boonton Avenue telephone 973/541-1010

city or town Boonton state NJ zip code 07005

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Darlington Schoolhouse
Bergen County, New Jersey
Description

Section 7 Page 1

Summary

Darlington Schoolhouse was designed by Newport, Rhode Island architect Dudley Newton in 1891 to serve as a schoolhouse and a nondenominational meeting facility for residents of the Ramapo Valley Road area of Mahwah Township in Bergen County, New Jersey. It stands at 600 Ramapo Valley Road, on the northwest side of the street, on the north corner of the intersection of Ramapo Valley Road and Darlington Avenue. The context for the schoolhouse is rural mixed use, with commercial, industrial, educational and residential properties in the vicinity.

The schoolhouse, oriented with its façade to the southeast, is a two-story, front-gabled building with a full-height attic at the southeastern end and crawlspace basement. A single-story wing on the northwest (rear) elevation houses the original power plant for the building. There is a non-contributing garage directly behind this wing, added at a later date.

Darlington Schoolhouse was designed as a mix of late 19th-century styles, with both exterior and interior features borne directly out of the Newport, Rhode Island American Renaissance tradition. The exterior walls are rubblestone with rusticated granite quoining at the outer corners of the first floor level, and unpainted cedar shingles above. The main entrance and the windows on the northeast and southwest facades are rounded and feature red sandstone, alternating height voussoirs. The entry features a Syrian arch, springing from near ground level. The façade and rear of the building feature a king post decorative truss with diagonal struts and pierced wood inserts between the truss members. Two sets of corbelled brackets support each truss. An interior highlight is the large wood, Stick-style truss visible in the main room on the second floor. These varied elements reflect the Richardsonian Romanesque, Stick, and Shingle styles integrated into the building's design.

The majority of the original building remains intact, including chestnut doors, Eastlake-style door hardware, slate chalkboards and rounded-arch, multi-paned windows. Perhaps because of the school's closure in 1944 and intermittent occupancy since that time, the building remains fairly close to the original vision of the architect and stands as an illustrious example of American late 19th-century architecture, specifically indebted to the styles associated with architecture of Newport, Rhode Island.

EXTERIOR

Darlington Schoolhouse is a cross-plan building with a long axis intersected by two shallow bays. **(Photo 1)** The main section of the building is three bays wide, and four bays deep. The building's foundation is parged rubblestone with approximately 1'-0" visible around the perimeter. Exterior walls on the first level are rubblestone with rusticated granite quoining, and unfinished wood shingle on the upper levels. Windows on the first level feature red sandstone lintels and sills with granite at the jambs. Windows on the second level are triple wood casements (currently covered in plywood). Most windows throughout the building are original, installed in wood-framed openings. The front-gabled roof is asphalt shingle, recently replaced. On the roof there are two decorative elements: a wood-shingled bell cote with an iron balcony and railing and a gabled, asphalt shingle roof; and a square cupola with painted wood

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shingles, louvered vents and a pyramidal hipped roof. The cupola is turned 45 degrees on the roof, so the roof peak intersects it at two corners. The cupola is not original to the building.

At the rear of the building, a one-story, hipped-roof boiler room is also built of rubblestone. **(Photo 7)** Behind the boiler room is a non-contributing, detached two-car garage that was added to the lot in the mid-20th century. **(Photo 24)** Its foundation is made of concrete masonry units, as is the rear half of the building, while its front half is side-gabled and clad in unfinished wood shingles.

Southeast Elevation

The façade of the building presents three bays in the main section of the building and an additional bay on each side recessed behind the entry porch. **(Photo 2)** The entry porch is marked by a rounded Syrian arch, with large red sandstone rusticated voussoirs of alternating heights. **(Photo 3)** The building's entry (currently covered in plywood) has double wood, glazed doors with wood, glazed sidelights and a wood threshold. Both doors and sidelights are cased within a rounded-arch wood surround that mirrors the porch's stone arch. There are decorative wood panels below the sidelight windows. The entry porch has a red clay tile floor with granite front steps and edging block at tile. The walls are painted wood shingles, and the ceiling is tongue and groove board to fit the curve of the arch. There are built-in, painted wood benches at either side of the porch. Each bench has a pierced wood element in its base. **(Photo 4)** Windows and gable have painted wood trim, and the gable features a decorative Stick-style truss with a chamfered king post bisecting the base of the truss, diagonal struts, and pierced wood inserts. **(Photo 5)** Additional decorative wood elements attached to the base of the truss include two half arches with pierced wood inserts and two pairs of corbelled brackets. There are three windows on the second story, but they are covered in plywood and details are not visible from the exterior. There is one metal louver at both of the side bays at the upper part of the first level.

Northeast Elevation (Photo 6)

There are four windows on the first level at this elevation. One large, rounded-arch window is located in the projecting bay and three flat-arch windows are evenly spaced on the elevation to the northwest of the projecting bay. All sills and lintels on this first level are red sandstone and lintels, whether flat or rounded-arch, feature a keystone and alternating height voussoirs. The granite jambs for these windows are similar to the granite quoining on the building, being rusticated (alternating lengths). There are three windows at the second level, located directly above those on the first level, and they are covered in plywood.

There are four openings at the crawl space level covered by metal grates, each one centered below openings on the first level. There are three metal louvers at both the first and second floor levels, located at the intersection of the rear section and the projecting bay, between the easternmost window and the central window, and between the central window and the westernmost window.

The boiler room section of the elevation features one window with a red sandstone flat lintel and sill, and rusticated granite jambs. **(Photo 7)**

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Northwest Elevation

There are two bays at the rear of the main section of the schoolhouse, with a projecting bay visible on either side of the main section. Both of the side bays at this elevation feature a painted wood door with two concrete steps leading to the door. Both doors have single-stone, red sandstone flat-arch lintels, granite thresholds, and rusticated granite jambs. On the main section of the building are two windows on both levels on either side of a brick exterior chimney. **(Photo 8)** The details of the first floor windows match those at the northeast elevation. The second floor windows are covered in plywood. The brick chimney, while exterior to the building, is enclosed near the roof by the decorative wood insert in the gable before emerging at the roof ridge.

Southwest Elevation (Photo 9)

For the main section of the building, this elevation is the same as the northeast elevation, including all materials and placement of windows, and placement of metal louvers. The gable features the same Stick-style decorative wood truss as well. The boiler room wing features a window and a door at this elevation. This window's lintel and sill are bluestone, and while jambs seem to be similarly rusticated as the rest of the building's windows, the stones here are rubblestone, not granite. The door features a red sandstone lintel and granite threshold, similar to the doors at the northwest elevation on the projecting bays.

INTERIOR

There are six spaces each on the first and second stories of the main building. The plan is symmetrical with small spaces opening off of the two primary rooms in the building: the original schoolroom on the first floor and the original meeting hall on the second floor. Throughout the building, floors are typically narrow-width hardwood, walls are typically painted plaster with wood wainscoting, and ceilings are also painted plaster. As noted, original materials and finishes remain intact throughout the majority of the interior, although some are in better condition than others. The quality of the materials and the attention to detail denotes the design skill and craftsmanship that went into executing this plan for its patrons, wealthy residents Theodore A. Havemeyer and Alfred B. Darling, who both relocated from New York City to the Mahwah area in the 1870s.

FIRST FLOOR

Vestibule

The first room entered via the main door on the southeast elevation is a vestibule. It has painted plaster walls with clear finished wood wainscot at all walls. On the northwest wall, just above the entry to the schoolroom, there is a stone plaque that reads: "Erected 1891./ By /T.A. Havemeyer, Esq./Dudley Newton, Architect./Sam'l. May & Bro., Masons./M.M. Henion, Carpenter." **(Photo 10)** Given the specific detail of the names of the carpenter and masons, it is believed that not only is this plaque

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original to the building, but it also serves to discount local lore that Stanford White is responsible for the building's design.¹

The arched entryway contains double paneled and glazed doors. **(Photo 11)** The glazing configuration consists of a large center pane surrounded by smaller panes, below which are four wood panels. Doors contain original hardware, although the doorknobs are not extant. The glazing pattern of the sidelights matches the doors and meets a chair rail and narrow-width wood wainscoting that continues around the perimeter of the room.

In the vestibule, there are two sets of wood stairs that lead up to the second level, symmetrically placed at either side of room. **(Photo 12)** There is a short rise to a landing, and then two turns prior to arriving at the second floor. Original newel posts at either side have round tops, sunburst motifs, chamfering, and linenfold panels. **(Photo 13)** There is a slight curve at the base of the stairs, toward center of room. There is wood wainscoting within stairwell and storage space with a door beneath each set of stairs.

Northeast and Southwest Closets

In both closets, floors are narrow-plank wood. Walls are painted plaster with wood members applied to walls to support shelving (shelving not extant). There is also clear-finished wood wainscoting around the perimeter of the closets. Like the walls, the ceilings are also painted plaster. The 5-paneled wood doors feature an original, Eastlake-style escutcheon. **(Photo 14)** The doorknob is missing on the southwest door.

Main Room (Original Schoolroom)

The vestibule opens onto the original schoolroom. **(Photo 15)** The narrow wood wainscoting in this room has been painted brown, and an electrical conduit has been recently installed. Blackboards are set within spandrels between windows on both sides of the room and they are framed with rounded, ornamental wood trim. **(Photo 16)** Large blackboards with simple wood trim flank the entrance to the room at the southeast wall. Above the wainscoting, walls are painted plaster, with small vents placed at regular intervals. Electrical conduit/equipment has been recently installed on the walls around the perimeter of the room. The ceiling is painted plaster, divided into four bays by enclosed steel beams. Pendant ceiling fixtures appear to be original. Full ceiling height is 13'-3/8".

The majority of windows are assemblies with six individual casements within a heavy wood frame. **(Photo 17)** There are three windows of this type on both the northeast and southwest walls, and two on the northwest wall. There is a 1/1 sash window on the northeast wall, looking into the northeast side bay.

¹ While certain elements of the building may reflect White's overall influence on American building traditions at that time, no records found indicate his involvement, nor is any element uniquely attributable to his hand. The plaque, then, provides evidence of Dudley Newton's involvement, especially taken with Newton's role as architect for the rest of the buildings on Havemeyer's Mountain Side estate, on which the schoolhouse was built.

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The main door into this room links it to the vestibule; it is an original double door with double-swing hinges that allow it to be pushed open from either direction. The doors are wood, 5-paneled with original hardware. A door at the northeast wall leads into the northeast side bay and features six lights above three panels, allowing visibility between the two rooms. At the southwest wall, a 5-paneled door leads into the southwest side bay. All doors have original wood molding.

Northeast Side Bay (Photo 18)

This room probably served as the primary teacher's room, as it has a built-in bookcase and both a window and door that provide access to the main room. Floors are narrow-plank wood. Walls are painted plaster walls with a painted brown wood wainscot. There is an original wood strip at the southeast wall above the wainscoting. The ceiling is painted plaster. There is one large, arched window with twelve lights in a heavy wood frame, painted brown like the rest of the trim and wainscoting in the room. Matching the door to the schoolroom, a paneled and glazed wood door on the northwest wall leads to the exterior. A 5-paneled wood door leads to the vestibule and retains its original hardware. The built-in bookcase has a glazed top with an enclosed portion below.

Southwest Side Bay

This room may have been utilized as a kitchen and a bathroom at one point, as evidenced by an earlier (but not original) partition in the center of the room. Details mirror those in the northeast side bay, although all wood trim was painted yellow at one point. **(Photo 19)** Floors are narrow-plank wood. Walls and ceiling are painted plaster. Walls also feature painted wood wainscoting, with an applied wood rail at the northwest and northeast walls. One large, arched window with deep sill and twelve lights is encased in a heavy wood molding. **(Photo 20)** There are three doors in the room: one to the vestibule, one to the main room, and one to the exterior. All are paneled wood.

SECOND FLOOR

Stair/Landing

The stairs feature clear-finished chestnut handrails, turned balusters and simple, neo-Grecian newels. Base molding on the stairs is also clear-finished chestnut.

The landing flooring is narrow-plank wood. Walls are painted plaster with a clear-finished chestnut vertical V-groove wood wainscoting. There is a chamfer detail in the plaster wall on either side of the opening to the southeastern section of the landing. The ceiling is also painted plaster, and has a cast iron hook in the center. The window on the southeast wall matches the windows in the schoolroom: six individual casement windows enclosed in a heavy wood frame. There are three original 5-paneled chestnut doors with original hardware: one to the original meeting space, one to the northeast office and one to the southwest office. Trim throughout is chestnut.

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Northeast Office

Flooring is carpet over sheetrock over original narrow-plank wood. Walls are plaster with vertical board wainscoting. The ceiling is painted plaster. The window on the southeast wall matches the majority in the building: six individual casement windows enclosed in a heavy wood frame. Trim throughout is chestnut. A 5-paneled chestnut door opens onto the landing and still has its original hardware. An original coat hook rail is clear-finished chestnut. There is also recently installed lumber shelving mounted on the wall.

Southwest Office

Original narrow-plank wood flooring is exposed in this room. Walls are plaster with vertical board wainscoting. The ceiling is painted plaster and features a hatch to access the attic. The window matches the six-casement set found throughout the rest of the building. Trim throughout is chestnut. A 5-paneled chestnut door opens onto the landing and still has its original hardware. An original coat hook rail is clear-finished chestnut. Shelving, possibly original, is installed on the southwest wall.

Main Room (Original Meeting Room)

The main space on the second floor was originally used as a meeting space for community groups. **(Photo 21)** Flooring is narrow-plank wood. Walls are painted plaster with vertical board wainscoting. Quarter-round wood base molding is installed around the perimeter of the room, most likely not original. On the northwest wall, a large gypsum board panel has been installed between the two windows, in the area where the chimney is located on the exterior. The openings on this northwest wall feature a decorative chamfer at the top and on either side of the window well. With the installation of the gypsum board, only a small section of the chamfer on the inner portion of both openings remains. The ceiling is painted plaster and features three wood trusses evenly spaced along the length of the ceiling and an additional wood truss at the northwest and southeast walls. Windows match the rest of the building: six individual casements within a single wood frame. Doors to the bathroom and the northeast side bay are 5-paneled chestnut with original hardware.

Painted metal, louvered vents with an adjuster are located at each exterior bay. There are radiators and stove pipe or pipe for unit heater on the southwest wall. Lighting consists of three 3-arm electric fixtures with decorative shades, with knob and tube wiring between trusses and an operable push-button switch. There is a two-step wood platform at the northwest end of the room with narrow-plank wood flooring and a vertical board face. There is a non-original blackboard on the northeast wall. Ballet bars have been installed on the southwest and northeast walls to accommodate recent occupant needs.

Northeast Side Bay (Photo 22)

Two steps down from the main space, the northeast side bay has narrow-plank wood flooring, painted plaster walls and ceiling, a 5-paneled chestnut door with original hardware (missing doorknob), and unfinished flat board trim at the door. There is a painted wood board base around the perimeter of the room. Shelving and cabinets along the southeast wall are not original, and there are miscellaneous brackets and wires for costume storage and slate blackboards stored here.

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Bergen County, New Jersey
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Bathroom (Photo 23)

At some point in the building's history, the southwest side bay was modified to accommodate a bathroom. The bathroom has vinyl composition tile installed on a wood frame platform that is at the level of the main space. Walls are gypsum board with painted wood board base molding. The ceiling is painted plaster. The window features three individual casements, perhaps modified from an original window when the room was turned into a bathroom. The opening has clamshell trim, not original. The door to the main space is 5-paneled chestnut with original hardware. A plywood door, not original, provides access to the southwest side bay.

Southwest Side Bay

Materials and finishes in this room match those in the northeast side bay and it is one step down from the bathroom. The room has narrow-plank wood flooring, painted plaster walls and ceiling, and painted wood board base molding.

BOILER ROOM

This room was inaccessible for survey.

SHED/GARAGE (Photo 24)

The foundation for this small outbuilding is concrete masonry unit (CMU) for both the shingled shed section (built c. 1920s) and the garage (added to the shed at a later date). The shed walls are wood shingle and the barrage walls are CMU. Two side-by-side wood garage doors open to the northwest. There are two windows in the shed, one on the northeast wall and one on the southwest. Both are covered with plywood, but wood trim is visible. The shed is gabled with wood fascia. The addition has a shed roof with vertical board infill. The roofing throughout is asphalt shingle.

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Bergen County, New Jersey
Statement of Significance

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Summary

The Darlington Schoolhouse in Mahwah, New Jersey, was designed by Newport, Rhode Island architect Dudley Newton and built by local tradesmen including Samuel May (mason) and Martin Henion (carpenter) in 1891. At that time, Theodore A. Havemeyer and Alfred B. Darling, businessmen transplanted from New York City, decided that the growing population of the area necessitated the replacement of its 1850s-era schoolhouse. In comparison to the majority of rural schoolhouses of a similar size, Darlington Schoolhouse was designed in high style and executed with little expense spared. It stands as a well-preserved example of the infusion of wealth into the Mahwah area with the arrival of a number of New York City industrialists in the 1870s.

The schoolhouse, built during “The Gilded Age” in America (c. 1870s – 1920s), reflects an aesthetic that combines Richardsonian Romanesque, Stick, and Shingle styles, all proliferating in Newport, Rhode Island. Sugar baron Theodore Havemeyer summered in Newport with his family, and was well acquainted with Newport’s architects and the variety of buildings they designed for his social circle. When Havemeyer relocated his family to Mahwah to run a dairy farm in 1877, he selected Newton to build a number of barns, stables, and cottages on the farm. When Havemeyer and Darling decided to have a new school built almost fifteen years later, Havemeyer offered to have “his architect”¹ design it. The dedication plaque in Darlington Schoolhouse confirms Newton as its architect. As a unique, well-crafted building associated with a Newport architect and indicative of a significant era in American architectural history, the Darlington Schoolhouse meets Criterion C on a local and state level.

Origins of Darlington Schoolhouse²

As noted in articles like “A Club of Millionaire Farmers” in *The Chautauquan: A Weekly Newsmagazine*, a large number of wealthy businessmen from New York City moved to rural areas of New York and New Jersey to operate farms in the 1870s and 1880s.³ Two such men, Alfred B. Darling (1821-1896) and Theodore A. Havemeyer (1839-1897), are credited with initiating and underwriting the construction of the Darlington Schoolhouse in 1891.

Alfred B. Darling began acquiring land for his stock farm in 1872, having made a great deal of money as a proprietor of the Fifth Avenue Hotel in New York City. While raised very modestly in Burke, Vermont, Darling came to prominence in the hotel industry in Newport, Rhode Island (having begun his career as a bellman) before his success in New York. He raised prize-winning cattle and racehorses on his large Ramapo Valley farm (1,000 acres by 1896), and given the farm’s size and renown, the area around his property became known as Darlington. Local historians Henry Bischoff and John Dater credit

¹ Henry Bischoff, *From Settlement to Suburb, A History of Mahwah, New Jersey, 1700-1976*, South Brunswick, NJ: A.S. Barnes (1979), 146.

² Information on the Darling and Havemeyer farms was found primarily in the “Captains of Industry Establish Estates” chapter of Bischoff’s *From Settlement to Suburb*, 133-169, and in the section on Mahwah in John Y. Dater’s “The Growth of Ramsey,” *Ramsey Journal*, 1949, 162-169.

³ July 1897; 25, 2; APS Online, 388-392.

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Darling with conducting a number of discussions with Havemeyer about the need for a larger schoolhouse and helping fund its construction in 1891.

Theodore A. Havemeyer, head of the Havemeyer and Elder Sugar Refining Company (later known as Domino Sugar), first rented and then purchased farmland in the Ramapo Valley, in the area of Valley Road north of where Darlington Schoolhouse is located. After renting a farm from fellow sugar merchant Jacob De Castro in 1877, Havemeyer purchased the 274-acre farm in his wife Emily's name on January 8, 1879. On May 1, 1880 he purchased land just to the south (the Bockee property) to enlarge his farm to include the land on which the Darlington Schoolhouse stands.

Havemeyer was very knowledgeable in the dairy farm business, as his father operated a Jersey cow dairy farm in Throgs Neck, NY. Theodore acquired his pure breed Jersey cows both from his father and directly from the Island of Jersey. Havemeyer planned to operate Mountain Side Farm as an exemplar for dairy farmers, where the latest technology was employed and the best cattle were purchased, resulting in the prize-winning high return of butter and milk, and a high return on investment for its owner.

With the vision Havemeyer had for his farm, a large number of laborers were needed, both in maintenance of the grounds and buildings and the day-to-day operations of the farm. Havemeyer hired a farm manager in the early 1880s, a John Mayer from outside of Newport, and Mayer brought with him forty workers. Havemeyer planned for construction of a cow barn (260 stalls), including a large silo, an engine room, a cooling room and a dairy; a stable for 60 horses; buildings to house additional farm animals; cottages for laborers; and a boarding house with 17 bedrooms.⁴ Havemeyer hired Dudley Newton to design the major buildings and contracted Cass and Kennedy of Cambridge, MA to construct them, beginning in 1880.⁵ These buildings are no longer extant, having been burned or demolished over the years.

In order to increase production on area farms like Mountain Side, roads and train service required improvement as well. When Havemeyer wanted to improve the local roads in 1889, he hired approximately 200 laborers from Castle Garden in New York City (at the southern tip of Manhattan, where recent immigrants would congregate to be selected for work opportunities), paying for the improvements himself. A number of the workers hired by Mahwah businessmen-farmers over the years moved to the area with their families. With both the farms and the infrastructure projects necessitating a large increase in the local labor force, the influx of people also prompted the plan to build the Darlington Schoolhouse, a new and improved school for local children.

Bischoff and Dater state that Havemeyer and Darling spoke about the need for a new schoolroom with additional space for Sunday religious services. The area's schools had been located on the Darlington Schoolhouse site since the 18th century, according to Bischoff. Havemeyer offered to contract "his

⁴ Bischoff, 139.

⁵ Dater, 163.

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architect” and, with some monetary assistance from Darling, a “\$15,000 stone building was constructed with a large schoolroom on the first floor and a meeting room on the second floor for public events and for religious services.”⁶ Mrs. Havemeyer also hosted parties for the neighborhood on holidays in the meeting room. Upon its completion, the school property was deeded to the local school district, with a clause inserted that returned the property to the Havemeyer estate if the district ever closed the school. While Bischoff and Dater disagree as to who Havemeyer considered “his architect”—Bischoff credits Stanford White and Dater names Dudley Newton—the dedication plaque in the vestibule of the schoolroom names Dudley Newton as the building’s architect.

Dudley Newton (1845-1907) was a Newport, Rhode Island-based architect who presumably came into contact with Theodore Havemeyer in Newport, where the Havemeyers summered for many years. Newton worked for a number of years with noted Newport architect George Champlin Mason, Sr., responsible for buildings including Cliffs (1859), By-the Sea (1860), Chepstow (1860), F. Sheldon House (1860), Harbourview (1865), Fort Adams Commandant House (1873), Jeremiah Stitts House (1879), and the U.S. Naval War College Administration Building (1882). Mason was known for his Italianate-style villas, in addition to his prolific literary career, including *The Cottages of Newport* (1875).

Newton started his own firm in 1866, working on a range of projects from renovations to new civic and commercial buildings and large-scale new private residences. (See Accompanying Information for a list of his commissions.) Newton worked in a range of styles beginning with Mason-influenced Italianate, but his residences illustrate his knowledge of the Stick and Shingle styles prevalent in Newport in the last quarter of the 19th century, and present in his design of the Darlington Schoolhouse. His familiarity with Richardson’s work is also evident in the schoolhouse’s rubblestone ground level and arched entrance. Later in his career (c. 1900), he was hired to build an addition to Richardson’s Watts Sherman House, an American architectural landmark in Newport.

Noted architectural historians Vincent Scully and Henry-Russell Hitchcock both cite Newton as a skilled practitioner of the Stick style. In *The Architectural Heritage of Newport Rhode Island* by Antoinette Downing and Scully, Newton’s Cram House (1871-72) is credited with representing a “climactic moment” in the first phase of Stick style development, focused on “utility, structural expression, and the picturesque.”⁷ Newton’s Darlington Schoolhouse exhibits these same qualities, as the envelope’s surfaces serve to draw attention to the form of the building while simultaneously enhancing its charming and quaint character.

As detailed in Section 7, the Darlington Schoolhouse exemplifies the intermingling of the Stick, Shingle and Richardsonian Romanesque styles typically found in Newport, Rhode Island summer residences built on a very grand scale. While no direct link between Havemeyer and Newton prior to the Mountain

⁶ Bischoff, 146.

⁷ Antoinette F. Downing and Vincent J. Scully, Jr., *The Architectural Heritage of Newport Rhode Island, 1640-1915*, 2nd ed., revised, New York: Clarkson N. Potter, Inc., 1967, 148.

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Side Farm projects has been uncovered, Theodore Havemeyer would likely have been familiar with some of Newton's earlier work including the McKim-Hunnewell Estate (Gull Rock, 1870) and the Cram House (1875-76), but also likely familiar with his work on George H. Norman's estate. For the *Newport Daily News* owner, Newton executed a number of renovations to the house and also built a stable and gate lodge (1870, 1875). The fact that Newton designed a range of building types, not limited to Newport's summer cottages, may have been thus known by Havemeyer. *American Architect and Building News* indicates that after Darlington Schoolhouse, Newton also built barns for Levi P. Morton on his Rhinecliff-on-Hudson farm (1892) and William Pomery in Newport (1901). Dater states that when Newton arrived at Mountain Side Farm in 1880 to begin work on the numerous buildings Havemeyer required, he arrived with sixty workers in tow.⁸ Newton, having previously built a local police station (1866-67) and the Newport Gas Company Building (1873-74) in addition to his residential and outbuilding work, would have been well prepared for the scale of the Havemeyer projects.

In addition to the Cram House (later Sturtevant) in Middletown, RI, Newton is perhaps best known for two residences that are now part of Salve Regina University. Ochre Lodge, originally built for Mrs. Julia Eldridge in 1882, illustrates Newton's expertise with the Shingle style and strongly echoes the Newport Casino (1880, McKim Mead and White). Wakehurst, built for James J. Van Alen in 1888, was designed by British architect Charles Eamer Kempe (1837-1907) as an exact replica of Wakehurst Place, a 16th century manor house in Sussex, England. Newton supervised all construction on the project, including installation of rooms assembled in England.

While the Darlington Schoolhouse was by no means a large commission for Newton, as a small rural school it reflects the same aesthetic consideration and design details as his large-scale projects. With Havemeyer and Darling paying \$15,000 (for comparison, approximately \$332,000 in 2005 dollars⁹) for the schoolhouse, Newton incorporated details rarely found in buildings of this type. One-room schoolhouses currently on the National Register were typically built earlier than 1891 and with limited ornamentation, if any. The building's Eastlake hardware, granite quoins, and crafted wood trim illustrate that no expense was spared in the new school. As part of Havemeyer's exemplary Mountain Side Farm, which was open to visitors on the weekend, Darlington Schoolhouse reflected the type of rural environment these New York businessmen were trying create: productive, elegant, and profitable.

Darlington Schoolhouse in the 20th Century

As noted in Section 7, Darlington Schoolhouse has undergone very few changes over the years. The Bergen County Historic Sites Inventory (1984) indicates that the schoolroom was partitioned into two rooms c. 1908 due to an increase in the student population, but that has since been reversed. The school officially closed in 1944 and was returned to the Havemeyer estate. Through the years, ownership of the building has changed hands a number of times. In the 1950s and 1960s, it was rented by the Mahwah

⁸ Dater, 163.

⁹ According to calculations based on Consumer Price Index data by Samuel H. Williamson, "Five Ways to Compute the Relative Value of a U.S. Dollar Amount, 1790 - 2005," MeasuringWorth.Com, 2006.

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School of Dance and in the 1970s and 1980s, it was used again by the Mahwah School District as a carpentry shop.¹⁰ It has been vacant since that time.

¹⁰ Allison Pries, "Historic School to Get \$1M Makeover," *Bergen Record* 20 January 2007.

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**Darlington Schoolhouse
Bergen County, New Jersey
Verbal Boundary Description**

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Boundary Description

Darlington Schoolhouse is located in the Township of Mahwah, Bergen County, New Jersey, at 600 Ramapo Valley Road, Block 19, Lot 7, on the northwest side of the road. The boundary lines of the nominated property follow the property lines as indicated on the 1989 Tax Map of Mahwah.

Boundary Justification

According to the 1989 Tax Map, the building's lot was 369'8" x 407'2", but then was amended in 2001 to remove a 42'6" x 58'6" plot from the southeast corner of the lot. Currently, the legal property line cuts through the front entry steps, approximately 2' from the front of the building. The boundary for the nominated property should follow the property lines on the 1989 Tax Map in order to maintain the schoolhouse's historic integrity and allow the building to be understood in its rural context.

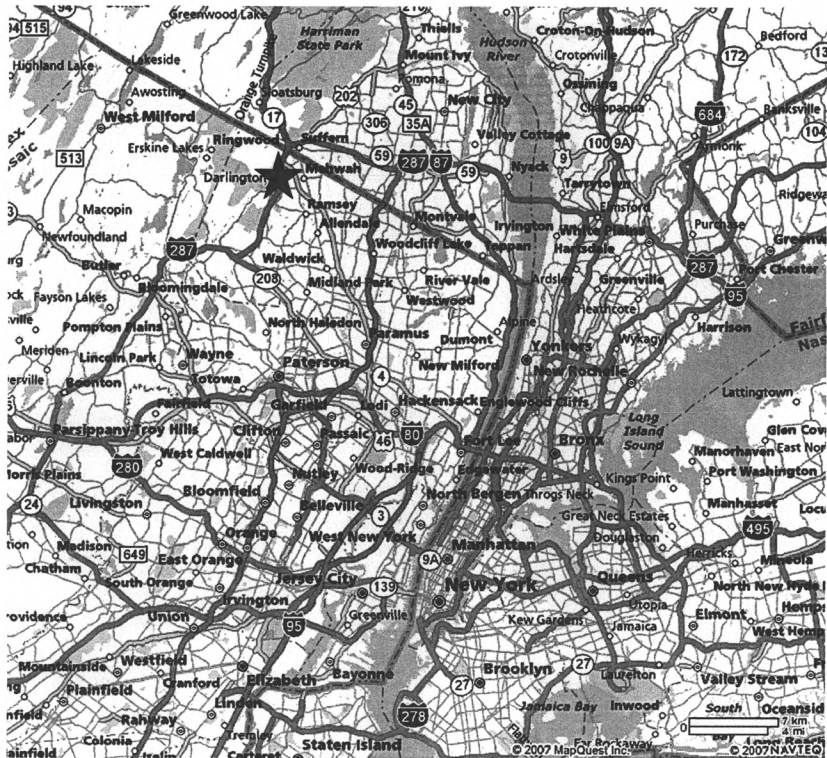
Photographs

The following information applies to all photographs:

5. Location of Digital Files: New Jersey Historic Preservation Office

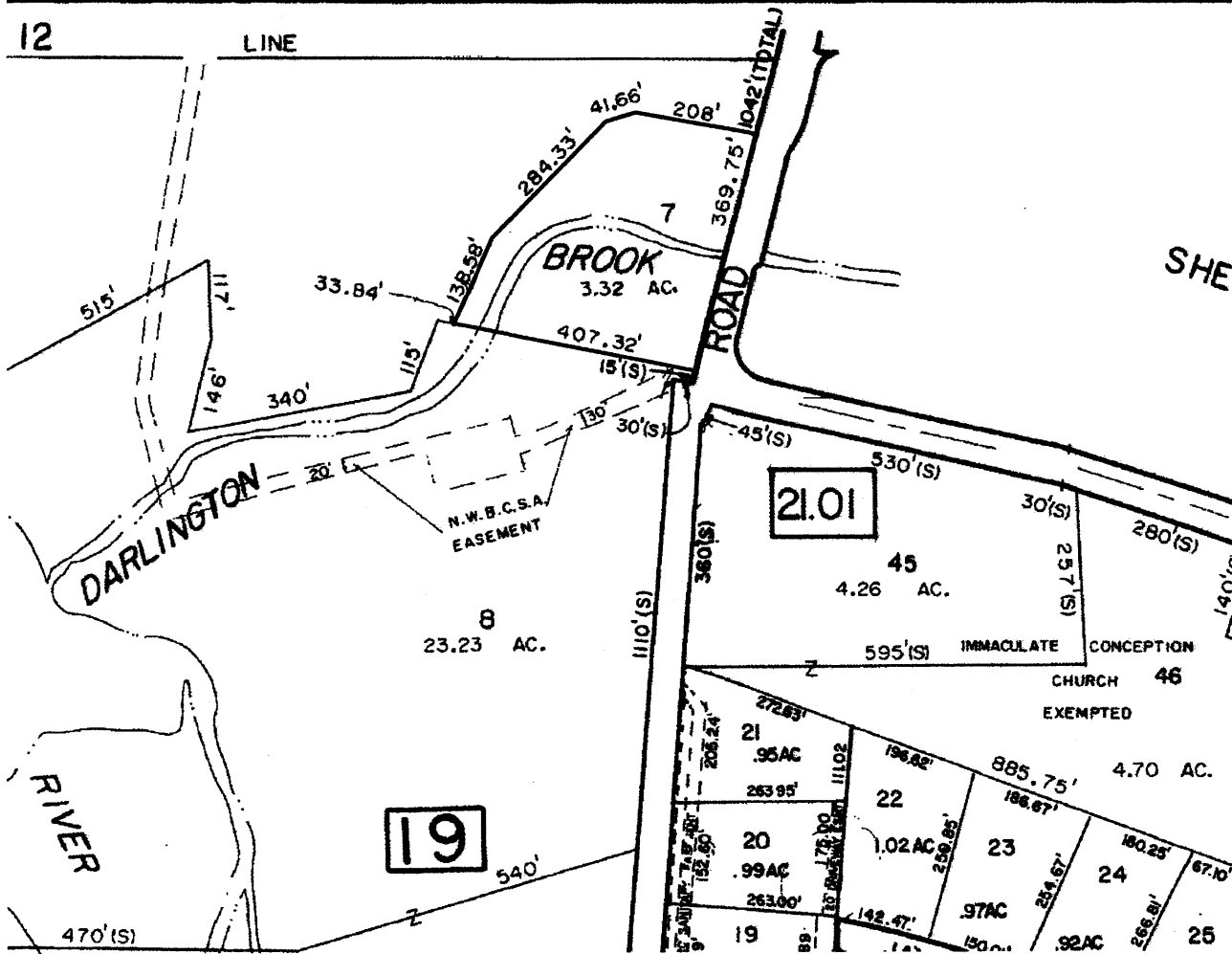
<u>Photo</u>	<u>Subject/Location</u>	<u>Photographer</u>	<u>Date</u>
Photo 1	Southwest and southeast elevations, view looking north	Meredith Bzdak	March 23, 2005
Photo 2	Southeast elevation, view looking north	Ann M. Keen	April 13, 2005
Photo 3	Detail, entry on southeast elevation, view looking northwest	Meredith Bzdak	March 23, 2005
Photo 4	Detail, built-in bench at entry, view looking west	Meredith Bzdak	March 23, 2005
Photo 5	Detail, decorative punched wood at gable and bell cote on roof, view looking northwest	Ann M. Keen	April 13, 2005
Photo 6	Northeast elevation, view looking west	Meredith Bzdak	March 23, 2005
Photo 7	Boiler room, northeast elevation, view looking south	Ann M. Keen	April 13, 2005
Photo 8	Northwest elevation, view looking east	Ann M. Keen	April 13, 2005
Photo 9	Southwest elevation, view looking north	Ann M. Keen	April 13, 2005
Photo 10	Dedication plaque on northwest wall of vestibule, view looking northwest	Meredith Bzdak	March 23, 2005
Photo 11	Entry doors, view looking southeast	Ann M. Keen	March 23, 2005
Photo 12	Stairs to second floor, view looking northwest	Ann M. Keen	March 23, 2005
Photo 13	Detail, newel post at stair, view looking west	Ann M. Keen	March 23, 2005
Photo 14	Detail, door escutcheon, view looking southwest	Ann M. Keen	March 23, 2005
Photo 15	Original schoolroom, first floor, view looking southeast	Ann M. Keen	March 23, 2005
Photo 16	Detail, blackboard, original schoolroom, view looking north	Meredith Bzdak	March 23, 2005
Photo 17	Detail, casement windows, original schoolroom, view looking north	Meredith Bzdak	March 23, 2005
Photo 18	Northeast side bay, first floor, view looking north	Ann M. Keen	March 23, 2005
Photo 19	Southwest side bay, first floor, view looking northwest	Ann M. Keen	March 23, 2005
Photo 20	Detail, window, southwest side bay, first floor, view looking west	Ann M. Keen	March 23, 2005
Photo 21	Original meeting room, second floor, view looking south	Ann M. Keen	March 23, 2005
Photo 22	Northeast side bay, second floor, view looking northwest	Meredith Bzdak	March 23, 2005
Photo 23	Bathroom, second floor, view looking west	Meredith Bzdak	March 23, 2005
Photo 24	Outbuilding, view looking southwest	Ann M. Keen	April 13, 2005

Darlington Schoolhouse
Bergen County, New Jersey
Accompanying Documentation



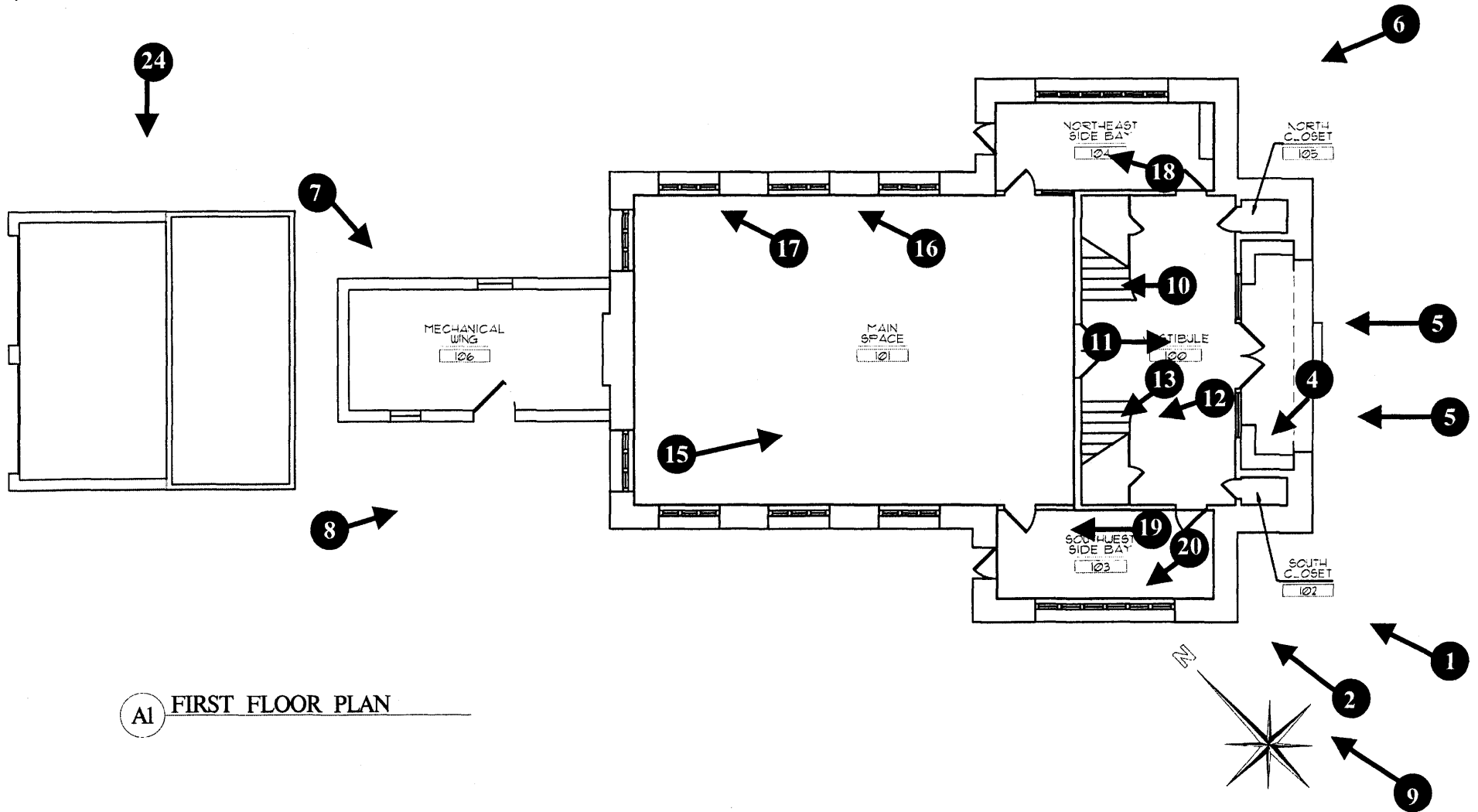
Location of Darlington Schoolhouse in Northern New Jersey

Darlington Schoolhouse
 Bergen County, New Jersey
 Accompanying Documentation



Darlington Schoolhouse lot on the 1989 tax map of Mahwah

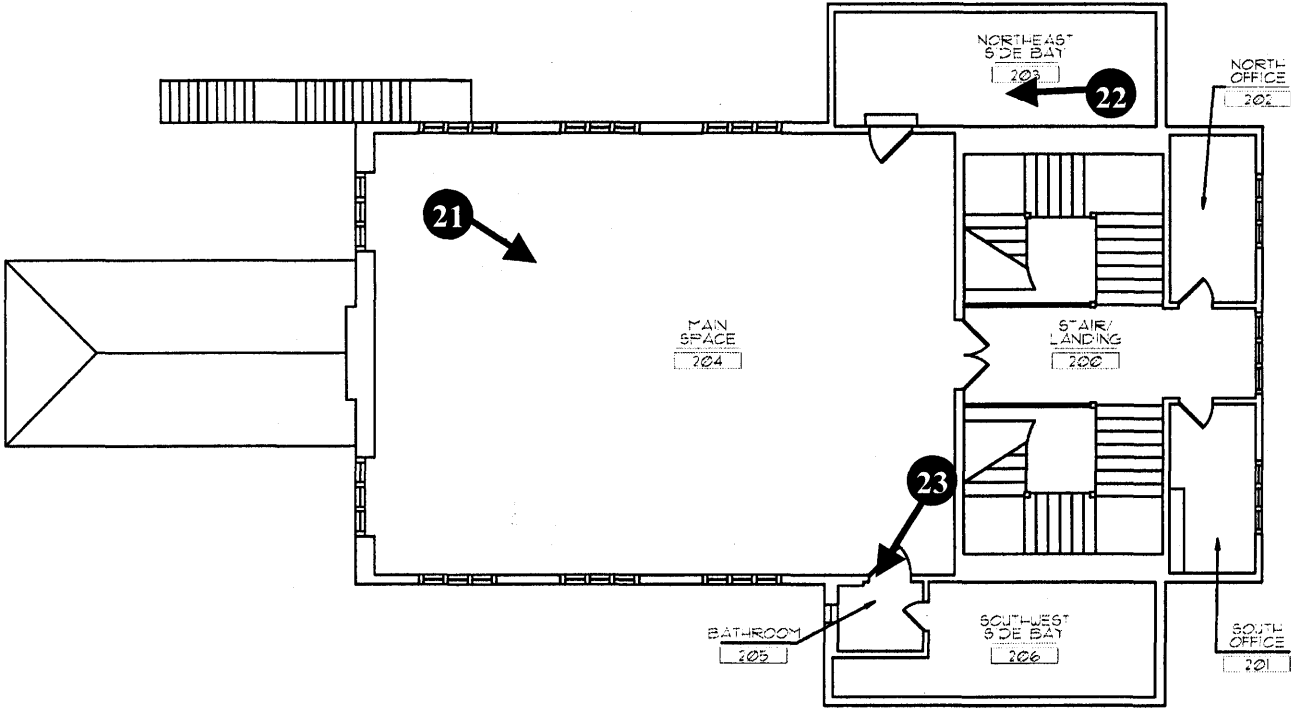
Key to Exterior and 1st Floor Photographs



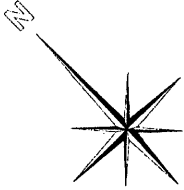
A1 FIRST FLOOR PLAN

Darlington Schoolhouse
Bergen County, New Jersey
Additional Documentation

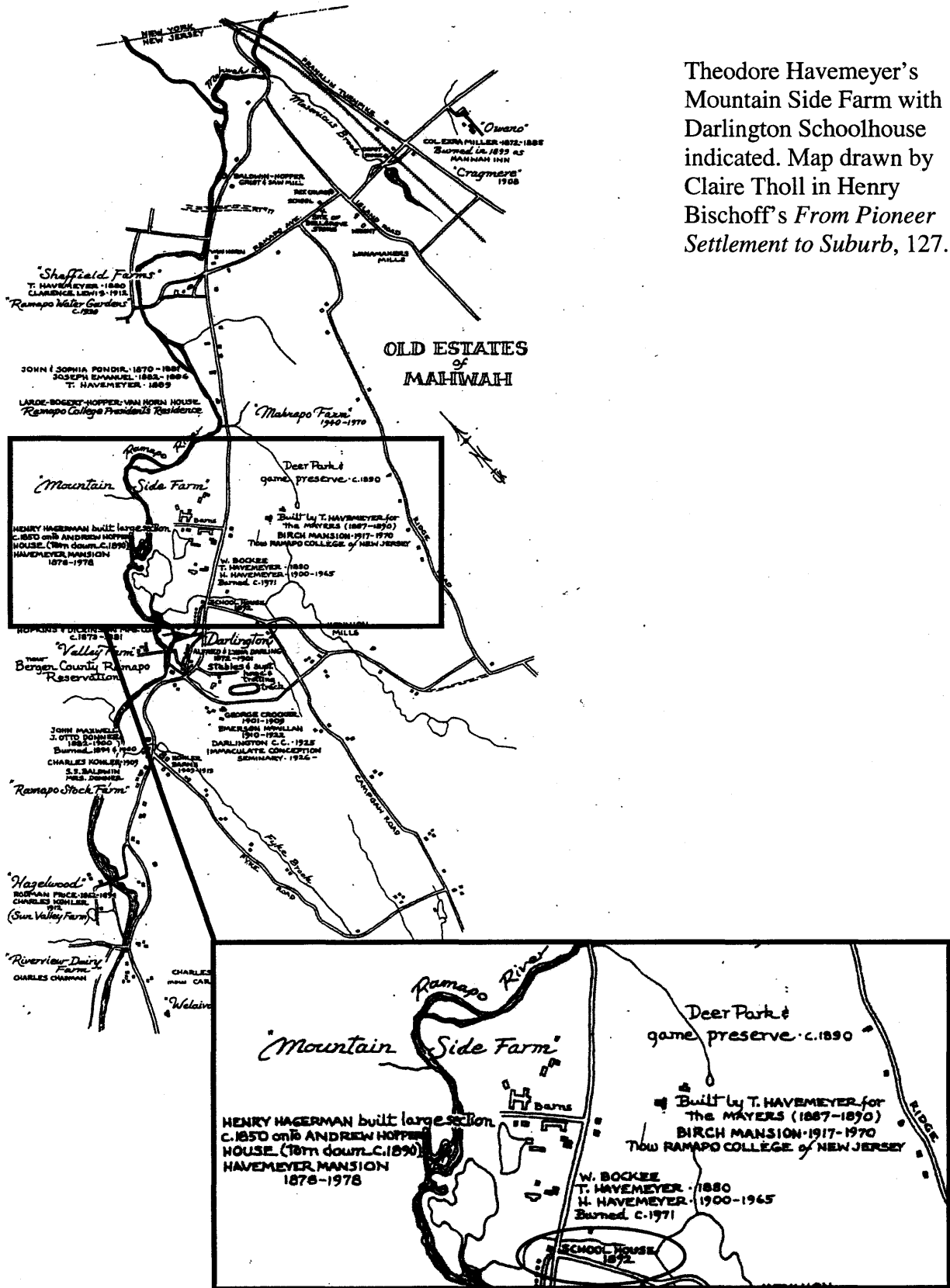
Key to 2nd Floor Photographs



A1 SECOND FLOOR PLAN



Darlington Schoolhouse
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Theodore Havemeyer's Mountain Side Farm with Darlington Schoolhouse indicated. Map drawn by Claire Tholl in Henry Bischoff's *From Pioneer Settlement to Suburb*, 127.

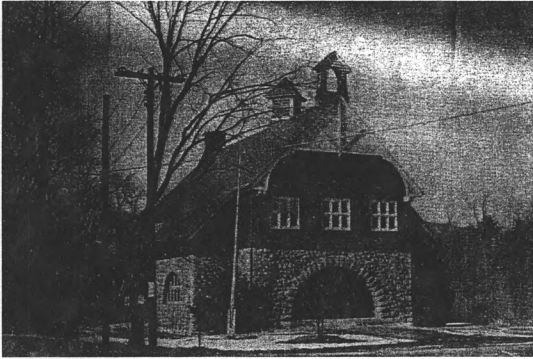


Photo of Darlington Schoolhouse in Bischoff's *From Pioneer Settlement to Suburb*, 146 (book published in 1979).



Photo of Darlington Schoolhouse in *The Architecture of Bergen County, New Jersey*, by Brown and Warmflash, 153 (book published in 2001).

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Detail, southeast elevation. Undated photo from www.abandonedbutnotforgotten.com, illustrating windows prior to being covered with plywood.



Detail, northwest elevation. Undated photo from www.abandonedbutnotforgotten.com, illustrating windows prior to being covered with plywood.