

NOMINATION REPORT

**398 Upper Mountain Avenue  
Montclair, New Jersey**

BLOCK 706  
LOT 33



Prepared for the Historic Preservation Commission,  
Township of Montclair, NJ  
November 16, 2016

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This report has been prepared in accordance with Montclair Code Section 347-135B(1):Nomination Proposals. The party proposing for designation under this section shall prepare and submit to the Commission a nomination report for each proposed property, site or district. For individual landmark designations, the report shall include one or more photographs, the tax lot and block number of the property as designated on the Official Tax Map of the township and a physical description and statement of significance and proposed utilization of the site.

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## I. ROLE OF THE MONTCLAIR HPC & DESIGNATION CRITERIA

The Township of Montclair Historic Preservation Commission was created by ordinance in June of 1994. The Historic Preservation Commission is charged with accomplishing the protection, enhancement and perpetuation of especially noteworthy examples or elements of the township's environment in order to:

- (1) Safeguard the heritage of Montclair by preserving resources which reflect elements of its cultural, social, and architectural history
- (2) Encourage the continued use of historic and/or noteworthy buildings or structures
- (3) Foster civic pride in the history and architecture of the Township
- (4) Promote the economic welfare of the township through the preservation of historic sites and landscapes
- (5) Enhance the visual and aesthetic character, diversity continuity and interest in the township and its neighborhoods
- (6) Discourage the unnecessary demolition or other destruction of historic resources
- (7) Encourage beautification and private investment in the township

As per **Montclair Code Section 347-135A**, criteria for designation, "the Commission shall consider as worthy of designation those buildings, structures, objects, sites and districts that have integrity of location, design, setting, materials, workmanship, feeling and association and that meet one or more of the following criteria:

- (1) Are associated with events that have made a significant contribution to the broad patterns of our history.
- (2) Are associated with the lives of persons significant in our past.
- (3) Embody distinctive characteristics of a type, period, or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.
- (4) Have yielded or may be likely to yield information important to prehistory or history.
- (5) Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.

The proposed ways in which this historic property contributes to the criteria for designation is included in Section III: Statement of Significance.



## II. EXECUTIVE SUMMARY

The George S. Porter house, built in 1880, was the first of a pair of houses built, side by side, from similar architectural plans. The second house, 392 Upper Mountain, was completed in 1888. The 136 year old Porter House would be the fifth oldest structure locally landmarked under Montclair's Historic Preservation Ordinance. The preceding historic designations were the 18th Century's Israel & Nathaniel Crane houses in Montclair Center and the 19th Century's Sigler Farm and Presby Iris Gardens Homestead in Upper Montclair. This homeowner's request for nomination by the Historic Preservation Commission seeks to preserve, via ordinance and its oversight, the very high level of original historic fabric and siting.



Photograph 1: 392 (left) & the George S. Porter House, 398 Upper Mountain Avenue (right), circa 1890.  
Courtesy of Bianca V. Nealley

### III. PROPERTY FACT SHEET

#### Zoning Description

Address: 398 Upper Mountain Avenue

Block: 706

Lot: 33

Zone: R-1 One-Family Zone

Property

Size: 23,779 square feet

Acres: 0.5459



**Fig. 1:**  
2016 Township of Montclair  
Zoning Map

#### Lot Description

A rectangular 82'x290' lot with a gentle downward slope from the Northwest to the Southeast with an approximate 380' mean elevation.

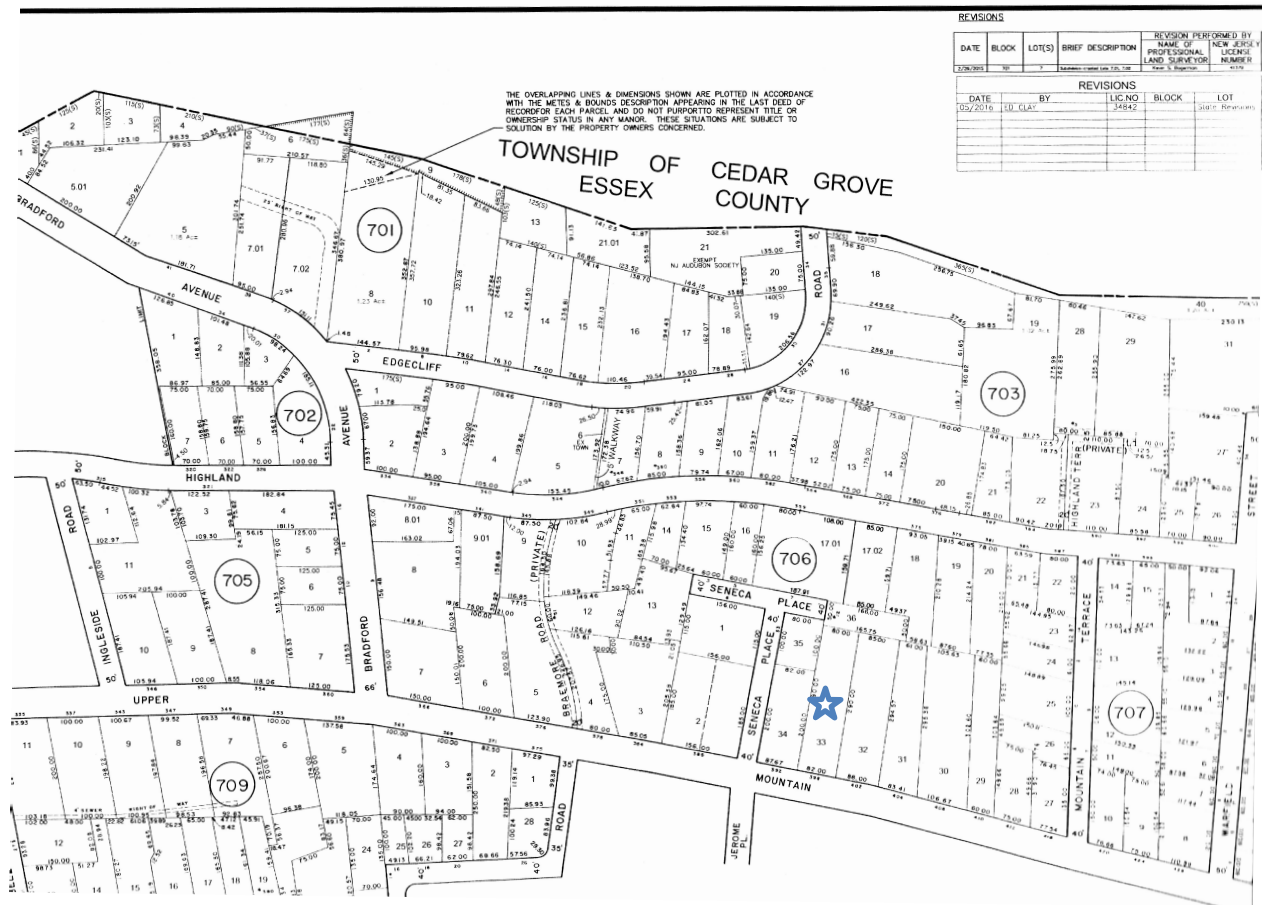
The nearby First Mountain, at the highest point directly to the West, is over 500' in elevation. The slope eases just below Highland Avenue from a 400' elevation to a 360' elevation just below Upper Mountain Avenue.



**Fig. 2:**  
2008 US GEO Topographical Map

**Physical Description - Principal Structure**

- Style:** Late 19th Century Vernacular With Queen Anne Elements
- Architect/Designer:** Unknown
- Stories:** 2 1/2-story plus basement
- Year Built:** 1880
- Exterior Finish:** Clapboard with imbricated shingles, stone foundation, asphalt shingle roof
- Siting:** Set back 88' from/facing Upper Mountain Avenue on a leveling earthen berm



★ Block 706 / Lot 33

Fig. 3: 2016 Township of Montclair Tax Map

## Architectural Description- Principal Structure

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Built in 1880, 398 Upper Mountain Avenue was of a late 19th Century vernacular style residence with some Queen Anne elements. It was an extended square, 2½-story wood-frame structure on a rubble stone foundation with basement, a shingle & clapboard exterior with an imbricated shingle, steep-pitched gable roof and a central brick chimney.

A L-shaped front porch with slender columns set between square plinths and heavy rounded brackets. A shingled covered knee-wall balustrade with spindle work openings defines the main elevation and extended around the South side of the house connecting, to the right, a porch door through the protruding bay and, to the left, a second set of porch steps to the side path.

The front porch roof in the left bay rises to a low gable with a transom on delicate, round spindle work below, making the double glazed main entrance, with a matching double entry doors behind with inset bevels panels. An overhead, divided light transom with entablature and side fluted pilasters frame this entrance. A large curved dormer with conical, hipped roof projects at the center of the main roof. The North, side elevation shows a small gable projection with half-timber detail. The main structure has 5 brick fireplaces (4 on 1/f and 1 on 2/f) connected to the five-flu, central chimney.

The 1 ½ story rear extended section shows a first story space with a moderately pitch roof extending off the steeply pitched main roof, with a centered roof dormer and a 2nd chimney set behind it. The Northerly and Southerly exterior side walls of the extended section of the house show symmetrical 6' setbacks, the Southern side occupied by an open-rail porch. This and the rubble stone foundation perimeter suggest an approximate 18' width for the enclosed portion of the extended house. Window cutout in the diminishing rubble stone foundation of the Westerly & Southerly walls adjacent to the side porch indicate there was a full basement below.

The rear entrance to the house was off the Southern side porch. There was a doorway on the West wall of the room with the Southern protruding bay to either a pantry or mud room, or directly out onto this porch. The kitchen was heated by the kitchen hearth.<sup>1</sup>

A second, L-shaped interior stairway along the North wall connected the extension's first floor kitchen area to the bath in the dormer above and also connected, by two more steps up, to a doorway to the 2/f hall of the main house.

The windows styles vary with a significant number of both original and of the period windows. The predominant styles were D.H with window glazing of 2/1, 2/2, 9/9 style or variants of. Functional window shutters appear on all windows. A smaller, rectangular window articulates the cut-away Southeast corner of the 2nd floor. Small, triangular windows at the peaks of the North & South gables. A barrel dormer window set above the protruding bay on the South elevation and the front conical dormer's D.H. 2/1 curved windows & glazing are notable exceptions to various angles of the house. The basement foundation had 2 & 3 light, bottom hinged single windows set on 4" bluestone slab lug ledges throughout.

A full inventory of windows is provided in Appendix B.

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<sup>1</sup> "Less Is More". Decorating Remodeling, pg 95



**Photograph 2: Rear view of adjacent 392 Upper Mountain Avenue in the Spring, 1947.**  
**Courtesy of Bianca V. Nealley**

While both #392 and #398 shared a common architectural plan, 392 showed distinctly different modifications in both its original design and subsequent alterations. Note the front porch was extended to wrap around the South side of the house. However, features such as the rear roofs, the 2 rear dormers, and rear chimney were original to both houses.



### III. STATEMENT OF SIGNIFICANCE

#### Criteria for Designation

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**Criterion (3): Embody distinctive characteristics of a type, period, or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.**

398 Mountain Avenue (and the adjacent 392 Mountain Avenue) are some of the first and finest examples of the new, late-19th Century residential development in this Northerly section of First Mountain's upper slope. Architecturally, these houses were of a distinguished late 19th Century vernacular style unusual to the Upper Montclair. The high floor to ceilings stories, tall & narrow design details, and steep-pitched roof with a central brick chimney combined for a strong, vertical thrust of over 45' in total height.

398 Mountain Avenue continues to be unusual in it retains much of its historic integrity with a substantially unaltered design and remaining historic fabric. While not part of the designation, the interior has also retained a similar amount of the original layout and historic fabric. It is an excellent, early architectural example one of Montclair's most important periods of significance.

**Criterion (5): Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.**

Figure 4: Map of 1871

Originally Speertown, this part of Montclair in the mid-late 19th Century was evolving from its rural roots and as a country retreat for the wealthy to one populated with primary residences and commercial activity, greatly facilitated by the train connection to New York City.

In 1871, this property was part of a larger tract owned by a "Col. Watkins" that extended East from the Caldwell (now Cedar Grove) border to below Mountain Avenue to land owned by J.D. Sigler <sup>2</sup>.



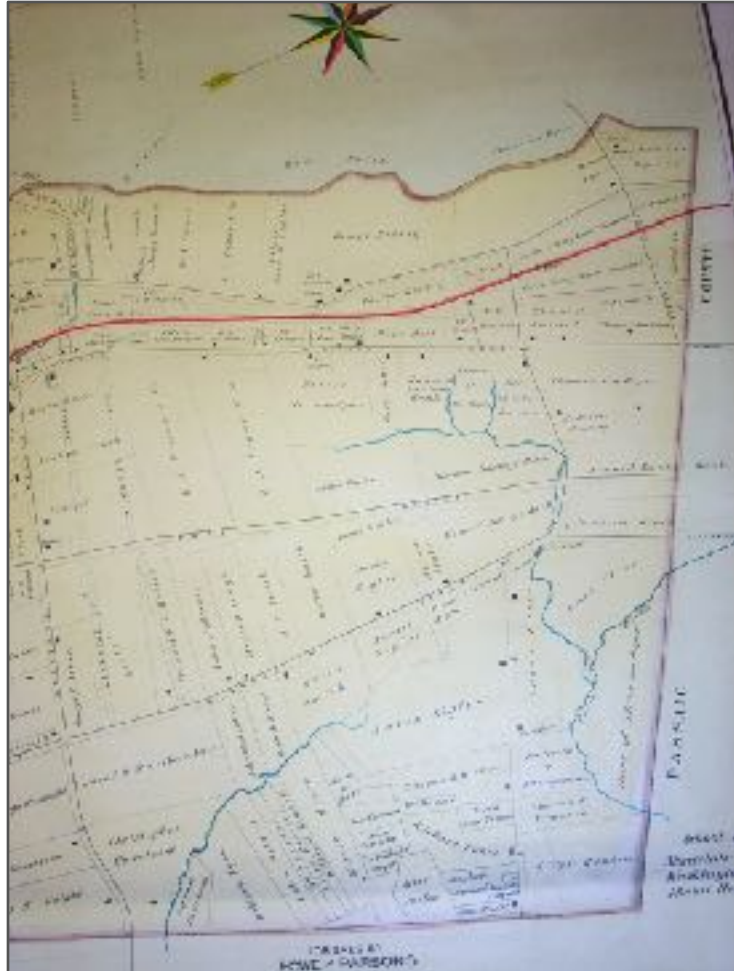
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<sup>2</sup> Map of 1871

By 1878, its ownership was part of a narrower, 18 acre tract owned by the North Jersey Land Company that extended from Caldwell to Mountain Avenue, later renamed Upper Mountain Avenue. This tract was part of the Mount Hebron School District. The Mount Hebron School District's borders ran South to Watchung Avenue, East to Grove Street, West to the Township border with Caldwell, and North to 5th Avenue (now Normal Ave.) and Cueman Road (now the portion of Alexander Ave. below Grove St.).<sup>3</sup>

Figure 5: Map of 1878

The Map of 1878 and tax records showed a parcel from Mountain Avenue to what is now Highland Avenue owned by T. H. Clynes with a single structure on a 2 acre tract on what was previously part of the NJ Land Co. North Jersey Land Company sold 5 1/5 acres to George S. Porter in 1880. The only nearby streets at the time were Van Gieson Gap Road (Bradford Avenue), Valley Road, Bellevue Avenue and Mount Hebron Rd. This was mostly open land with only a couple of dozen residences in total.



The house at 398 Upper Mountain in 1890 was clearly owned by George S. Porter. The 1890 assessor's duplicates and field books list the tenants of Mr. Porter's two houses as Morgan Ayres and A. J. Armstrong. In 1891, Mr Ayres was replaced by the tenant John M. Taylor. Mr. Porter's 2nd house, the adjacent 392 Upper Mountain, was purchased in 1901 by H.L. Armstrong and then by Lenora S. Armstrong in 1918.

The Nealley's, descendants of the Armstrongs, purchased 392 Upper Mountain in December, 1954.

<sup>3</sup> 1890 Assessor's Field Book . Township of Montclair. pg 3

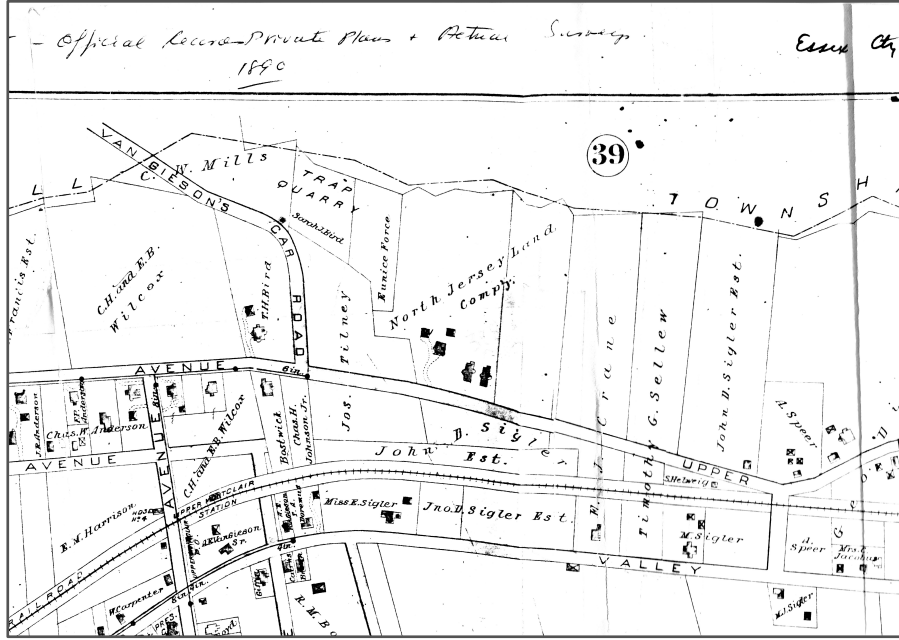


Figure 6: Map of 1890

The Map of 1890 indicates, on what was the Clynes property, a second principle structure and an accessory structure. Tax records indicate what is now 3 Seneca Place was built in 1880 and 5 Seneca Pl was built with its accessory structure in 1890.<sup>4</sup> By 1896, Mr. Porter had also acquired this land and subdivided into multiple lots facing both a renamed Upper Mountain Avenue and a newly created Norwood Pl (now Seneca Place). The Map of 1896 shows similarly located structures on Norwood Place likely being what is now #3 & #5 Seneca Place.



Figure 7: Map of 1896

<sup>4</sup> Maps of 1890 & 1896, Township of Montclair Tax & Assessor's Field Books, 1890, 1891



A noteworthy resident of the neighborhood was Mr. William Steinitz, the first World Chess Champion whose reign spanned almost a quarter of a century in the latter half of the 19th Century. According to Kurt Landsberger, Steinitz may have lived at 398 Mountain Avenue, or adjacent to it.<sup>5</sup> Mr. Landsberger, a descendent, did considerable research on Mr Steinitz in writing two books about his life.<sup>6</sup>

Records show Mr. Steinitz, along with his assistant(s), were in residence by as early as March, 1891.<sup>7</sup> <sup>8</sup> However, Montclair Township's Tax Field Books seem to indicate Mr Steinitz and his assistant were tenants on the adjacent property owned by Jane Clynes, South of George S. Porter's property where 398 Upper Mountain is located. According to a 1897 newspaper account, Mr. Steinitz lived in a small house which more likely points to one of these structures housed Mr. Steinitz (and his assistant next door,) than the larger 392 & 398 Upper Mountain houses.<sup>9</sup>



**Photograph 3: William Steinitz**

Mr. Steinitz's residency illustrated the changing character and residents of Montclair and of this neighborhood in particular. His residency relied on the direct train connection to New York, via the Lackawanna Station, to travel to his office, tournaments there and abroad, and receive noteworthy visitors. Mr Steinitz matches took him to Canada, Europe, Asia and the Caribbean (Cuba).

Steinitz's first wife, Caroline died, at 45 on May 27, 1892, from hepatitis and is buried in Mount Hebron Cemetery. Chess world luminaries Samuel Lipschütz (chess champion from 1892-1894) and Professor Adolph Brodsky were among those who traveled to Montclair to attend the funeral four days later at St. James Episcopal Church in Upper Montclair.<sup>10</sup> Carl August Walbrodt, a German chess master, forfeited his match to his opponent, Alfred Ettinger, in New York on March 26, 1893 when he missed his train after a visit to Steinitz in Upper Montclair.<sup>11</sup> Emanuel Lasker, another chess champion who defeated Steinitz twice, also visited his Upper Montclair home in 1894, previous to their 2nd match held at venues in New York, Philadelphia and Montreal.

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<sup>5</sup> Kurt Landsberger letter of April 4, 1991

<sup>6</sup> The Steinitz Papers: Letters and Documents of the First World Chess Champions & Steinitz, Chess Champion: A Biography of the Bohemian Caesar.

<sup>7</sup> 1891 Assessor's Duplicate, pg 148

<sup>8</sup> NY Tribune Mar 17, 1891 pg 4: Tschigorin suggested new agreement on time limit which presses hard on me; notes disadvantage since Upper Montclair telegraph office not open Sun except few mins in morning which has lost him day; and delays caused by press agency required by contract rcvg moves in NY 1st

<sup>9</sup> "A Story About Steinitz", The Fort Wayne News (Fort Wayne, Indiana) · Sat, Mar 6, 1897 · Page 6

<sup>10</sup> Davies, Stephen. Samuel Lipschütz: A Life in Chess. pg 225

<sup>11</sup> NY Tribune Mar 26, 1893. pg 24.

In November of 1892, Steinitz's first assistant, Arthur Williams, shot Edward Treiter, his replacement.<sup>12</sup> Mr. Treiter later died at Montclair's first hospital, The Mountainside Hospital, which had only opened the previous year. The principal founder was Margaret Jane Merewether Power, another Upper Montclair landowner.<sup>13</sup> By 1896, she acquired the nearby tract owned by E.J. Crane and subdivided it into lots that remain largely the same today on both sides of Mountain Terrace up to the First Mountain border with Caldwell.<sup>14</sup> Mrs. George S. Porter was a member of the original Board of Governors<sup>15</sup>.

While research continues in pinpointing Mr. Steinitz's actual Mountain Avenue domicile, his residency further illustrates this period's significance the neighborhood suburban evolution.

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<sup>12</sup> "Shot Him In Bed", The New York Times, November 6, 1892

<sup>13</sup> "About Us: In 1891, the beginning of a great tradition". <http://www.mountainsidehosp.com/about-hackensackumc-mountainside/>. 2016.

<sup>14</sup> Map of 1896

<sup>15</sup> Whittemore, Henry. The History of Montclair Township. Pg. 158

## IV. CURRENT & HISTORICAL CONDITIONS

### Zoning

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The property was developed as a single-family residence and has remained so. An ownership listing is provided in the Appendix A. The current neighborhood R-1 zoning is not currently at risk.

### Topography, Spatial Organization & Circulation

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The topography is essentially unchanged and limited to minor grade adjustments.

The original site plan is substantially unchanged. The site of the principal structure is unchanged. The original dirt path from the street to the rear yard, along the South side of the house is now an asphalt driveway ending at a garage built in the early 1980's to the rear and left of the house. Around 1891 to 1896) the path was extended to the rear of the property, terminating in a circle, to service an accessory structure. The sidewalk along the street and the walk along the front porch are large, old 3" thick bluestone slabs. The bluestone sidewalk likely dates back to at least 1925. A bluestone patio off the rear of the house was installed in 2006.



**Photograph 4: Upper Mountain Av. (#391 in foreground & #392 in background).  
Courtesy of Bianca V. Nealley**

*An undated photograph of 392 Upper Mountain indicating a bluestone sidewalk along the street. Note the unimproved corner property, foreground. It was owned by Jerome Sigler in 1906. The adjacent side street came to be Jerome St, now Jerome Pl. The 1918 Tax Map shows this lot (#40) unimproved. Now 391 Upper Mountain, tax records indicate it was built in 1925.*

## Vegetation

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Photograph 1 shows minimal vegetation and some small trees towards the rear/sides of the property. The 2016 vegetation is considerably more dense and mature which substantially screens the house from its neighbors and from the street. A variety of tree species exist on the property's periphery that are locally typical: oak, maple, ash, holly, cherry, yellowwood and evergreens. There is 75+ year old rhododendron group in the front garden, 3 old heirloom hydrangea trees, and excellent examples of ornamental boxwood. There is a large oak tree at mid-lot, along the Southern property line, about 3.5' in diameter that is likely 1930's planting. A stone knee-wall, constructed in 1999, set back three feet from the front sidewalk marks the beginning of the front garden. Half of the front yard and more than two thirds of the rear yard is grass cover.

**Photograph 5: 398 Upper Mountain Avenue, c.1980**



## Views and Vistas

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The original views and vistas to the North, south & East, at grade, were likely partially encumbered by trees even with the elevation of the land. The upper story views, particularly to the East and New York City were likely unencumbered<sup>16</sup>. The vistas then were likely dominated by natural features, a dark sky, and the New York City skyline - although, as of 1893, the New York City skyline, besides the Brooklyn Bridge, had only four buildings over 16 stories tall<sup>17</sup>. Today, the house offers limited, upper story views to the East due to the mature tree canopy.

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<sup>16</sup> Whittemore, Henry. The History of Montclair Township. Pg. 312, The view from Mount Hebron Cemetery: "On a clear day, Brooklyn Heights, the Bridge and a part of Greenwood Cemetery can easily be seen—as well as the banks of the Hudson, the Palisades, from the southern most point at Weehawken, extending north to its termination above Closter."

<sup>17</sup> In comparison, New York trailed behind Chicago, having only four buildings over 16 stories tall by 1893.<sup>[60]</sup> Willis, Carol. Form Follows Finance: Skyscrapers and Skylines in New York and Chicago. page 50.

## Principle & Accessory Structures

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Bianca Vernon Nealley, the former, long-time owner of the adjacent 392 Upper Mountain, conveyed an oral account attributed to her parents and their neighbors that both 392 and 398 were built by partners from a Brooklyn, New York insurance company. The Armstrongs assumed residence of #392. George Porter assumed ownership of #398

The 398 Upper Mountain Avenue house has had 8 owners to date. The original listed owner was George S. Porter (1880-1910). Tax records indicate he used this as a rental property. Susan Wallace Ogden Niven owned the property from 1910-1919. From 1919 to 1983, the house was owned by the Wright family and then their descendants, the Whitings. The Forrence's assumed ownership that year of a house that reflected decades of wear, some structural deterioration, and needing improvements in line with code requirements.<sup>18</sup>

The most significant historical alterations to the original structures was the demolition of the accessory structure and the expansion of the rear extended section of the house during the 1980's. This addition is only partially visible from the public right of ways.

**Photograph 6: 398 Upper Mountain, rear addition, November, 2016**



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<sup>18</sup> The Rehabilitation Subcode of the New Jersey Administrative Code (NJAC) was adopted in 1998. New Jersey has a relatively old housing stock, and the median year of construction for houses in Essex County is 1949. The Rehabilitation Subcode makes provisions in the building code for existing buildings that were constructed according to a now outdated code, but which are otherwise still safe and useable. The Rehabilitation Subcode attempts to alleviate unnecessary code compliance requirements that can impede rehabilitation projects. (Township of Montclair, 2016 Historic Preservation Element Draft, pg 22)

The rear, side porch and its rear entrance was removed. The South side wall of the kitchen was extended out in line with the main house, eliminating the original, signature oblique corner feature created by the 2-story protruding bay. A new, off-center rear entrance was constructed along with a small wood porch, railings and pergola. The porch was replaced in 2006 with a larger, full width, bluestone patio with oblique corners. A large, 7" thick bluestone slab with oblique corners is the step to the patio. The patio's oblique corners were a cue from the house's three oblique corners (SE, SW, & NW). The concrete steps from the driveway to the walkway along the front porch were also replaced with 3, 7" thick, bluestone slab steps.

The kitchen chimney was removed and a full 2nd story was added above with a similar, but larger 1:6 roof above. The addition absorbed both rear dormers, but retained the original windows. The new, small, rectangular, 3-light window on the 2/f, Northwest corner is part of the new bathroom added there. A double floor in this bathroom elevated it on level to the adjacent rooms in the main structure. The 2/f hallway retains a step down to the original floor of the lower dormer and the new sunroom at the Southwest corner of the 2/f addition. The sunroom has 7 new D.H. 6/1 wood windows along the South and West sides.

The alteration did retain or reused several of the existing 2/1 & 2/2 D.H side windows. Metal, triple hung, storm windows were added throughout the 2nd & 3rd floor rectangular windows. New Marvin brand, wood D.H. 2/2 with metal screens were installed in the kitchen's new openings.

As part of the renovations, the front porch was restored, including returning the original shingled knee-wall balustrade. All elevations show shingle repairs or replacements, mostly in-kind.

Mrs. Neally's oral history provides that #392 had a large water tank (about 4' in height) located on the 3/F occupying its own dedicated room, at the Southwest, that was always locked for safety. It may have been original or installed around the turn of the century. A water pump was located in the rear yard. Whether #398 shared this feature is undetermined, although the original tin metal bathtub still exists in the 3/f bathroom.

Mrs. Nealley's recollection - which is supported by period maps, Field Book records, and the presence today of a corresponding flat-graded area - is that a barn-like accessory structure existed on the rear third section of the lot. She said it was serviced by a wagon path ending in a circle with a cherry tree in the center. It likely completed shortly after the house based an added notation in 1891 Tax Field Book of 3rd structure added to the property. It is also clearly indicated on the map of 1896. It was demolished and the tree cut down early, mid-century.

The current 1-story, 2-car garage with pitched roof, was also constructed by the Forrences during the 1980s of a traditional, colonial design. It also has a similar 1:6, asphalt shingled roof and clapboard finish as found on the addition.

**V. APPENDICES**

**Appendix A: Property Ownership History**

<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Reference</b>	<b>Comments</b>
1871	unknown	“Col. Watkins”	per Map of 1871	no improvements
1878	unknown	North Jersey Land Company	per Map of 1878	
1880	North Jersey Land Company	George S. Porter	Deed records, Tax Assessor, Township of Montclair	
1910 (Jul. 15th)	Thomas W. Landstroth & Hampen L Johnstone, as exrs of & trustees under last will & testament of George S. Porter	Susan Wallace Ogden Niven, wife of John B.	Deed records, Tax Assessor, Township of Montclair	
1919 (Oct. 3rd)	Susan Wallace Ogden Niven, wife of John B. & SD	Fredrick W. Wright & Anne Gilbert (wife)	Deed records, Tax Assessor, Township of Montclair	\$10.5 stamps
1963	Anne Gilbert-Wright (dec.)	Anne W. Whiting	Deed records, Tax Assessor, Township of Montclair	\$15,000; most likely her daughter
1963	Anne W. Whiting	Percy H. Whiting (husband)	Deed records, Tax Assessor, Township of Montclair	\$1
1983 (Jun. 1st)	Percy H. Whiting (husband)	Peter & Cornelia Forrence	Deed records, Tax Assessor, Township of Montclair	\$159,900
1995 (Nov. 29th)	Peter & Cornelia Forrence	Francis J Rubacky & Kimberly McLaren	Deed records, Tax Assessor, Township of Montclair	\$485,000

**Appendix B: Window Inventory By Type**

FLOOR	Window Type	Material	Count	Notes	
1ST FLOOR 20 total	Window / storm	D.H. wood / wood	4 ea. F.R. room 4 ea. R.R. room 2 ea. R.L. room		
	Window / storm	D.H. wood / wood	1 ea. R. stairway 1 ea. kitchen 1 ea. pantry*		
	Window / storm	hinged wood / wood	2 ea. F.L. room		
	Window / storm	hinged wood / wood	1 ea. R. L. room		
	Window / storm	D.H. wood / metal	1 ea. F. stairway		
	Doors	fixed transom/hinged wood	1 ea. L. R. room		
	Window / screen	D.H. wood / metal	5 ea. kitchen (*replacements)		
	2ND FLOOR 26 total	Window / storm	D.H. wood / metal	3 ea. R. R. room	
		Window / storm	D.H. wood / metal	1 ea. R. hall bath (part of the original, rear dormer)	
		Window / storm	D.H. wood / metal	3 ea. F. R. room 2 ea. F. L. room 4 ea. R. L. room	
Window / storm		D.H. wood / metal	1 ea. R. bath foyer		
Window / storm		hinged wood / wood	2 ea. F. L. room		
Window only		bottom-hinged wood	1 ea. R. R. bath		
Window / storm		D.H. wood / metal	1 ea. R. R. bath 1 ea. L. bath 7 ea. R. sunroom		
3RD FLOOR 10 total		Window / storm	D.H. wood / metal	1 ea. F. R. room 1 ea. R. R. room	
		Window / storm	D.H. wood / metal	1 ea. F. L. room	
		Window / storm	D.H. wood / metal	1 ea. F. L. room	
	Window / storm	D.H. wood / metal	1 ea. F. L. room		
	Window / storm	D.H. wood / metal	1 ea. F. L. room		
	Window / storm	D.H. wood / metal	1 ea. bath 1 ea. hall		
	Window / storm	D.H. wood / metal	1 ea. L. R. room barrel dormer		
	Window only	S.H. wood	1 ea. South roof gable 1 ea. North roof gable		
	BASEMENT 9 total	Window / storm	fixed wood / metal	1 total	
		Window / storm	fixed wood / metal	3 total	
Window / storm		fixed wood / metal	4 total		

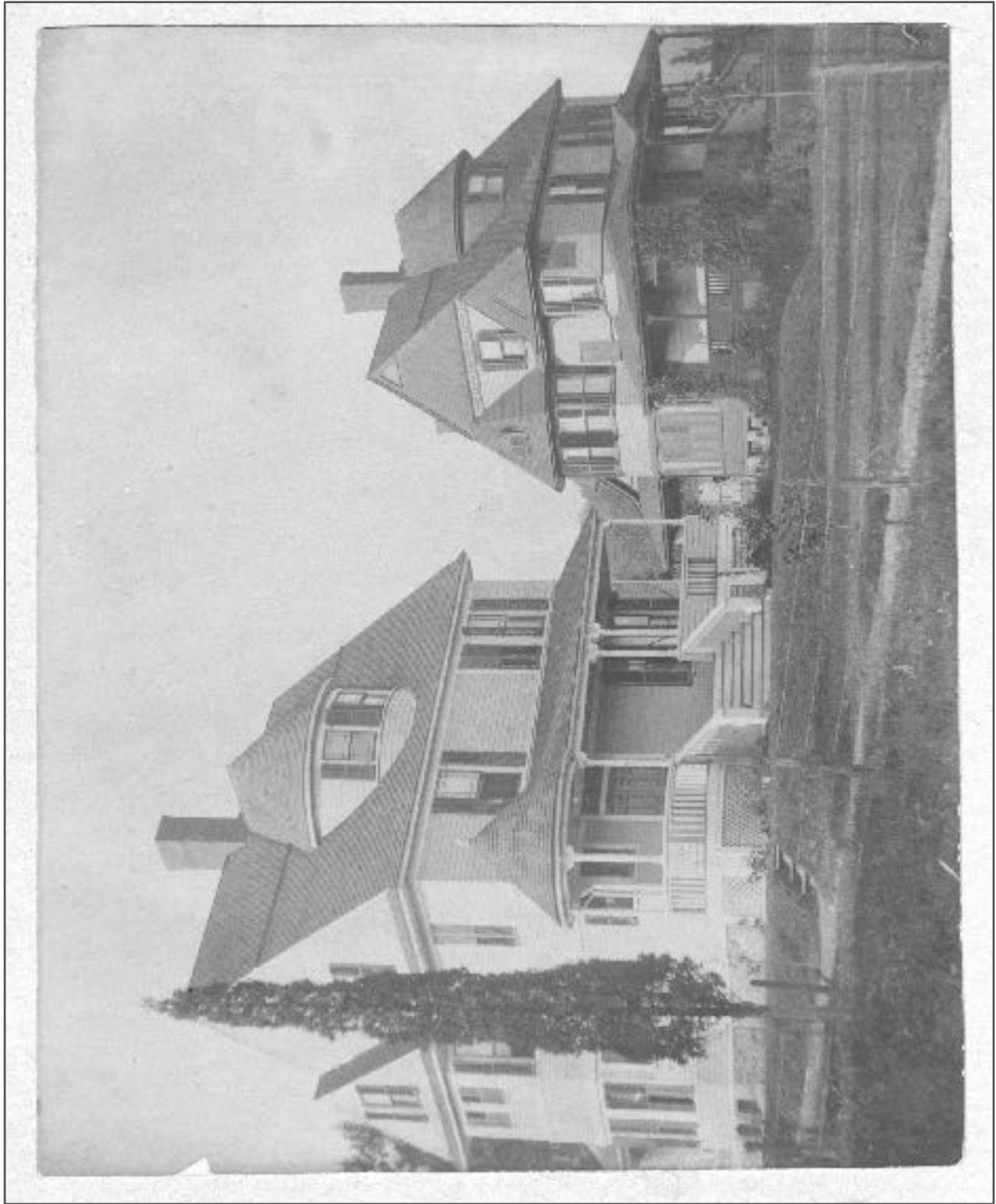
**NOTES**  
Scale is approximate  
shaded boxes indicate replacement windows.  
\* original, but relocated.

**ABBREVIATIONS**  
F. R. - front right  
F. L. - front left  
R. R. - rear right  
R. F. - rear left  
R. - rear

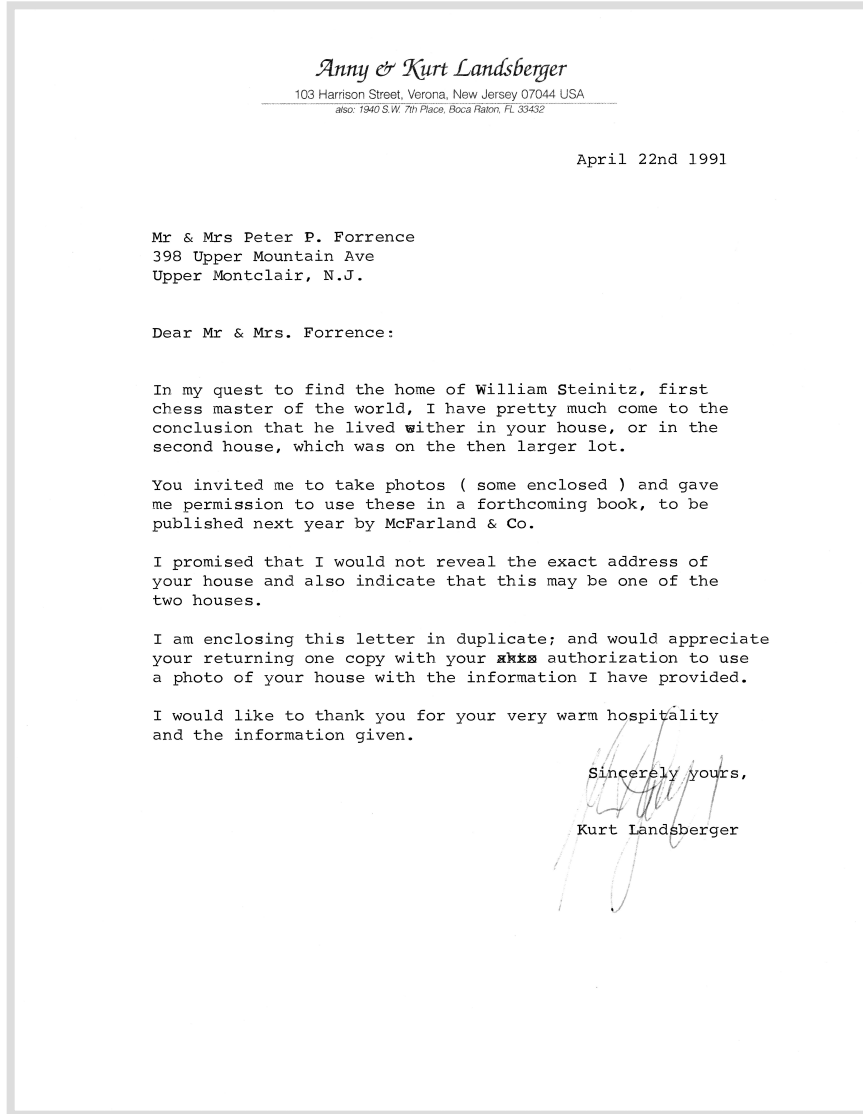
as looking from front of house



Appendix C: 392 & 398 Mountain Avenue, c.1890 (full page size image)



**Appendix D: Landsberger 1991 Letter, Re: Steinitz Residency**

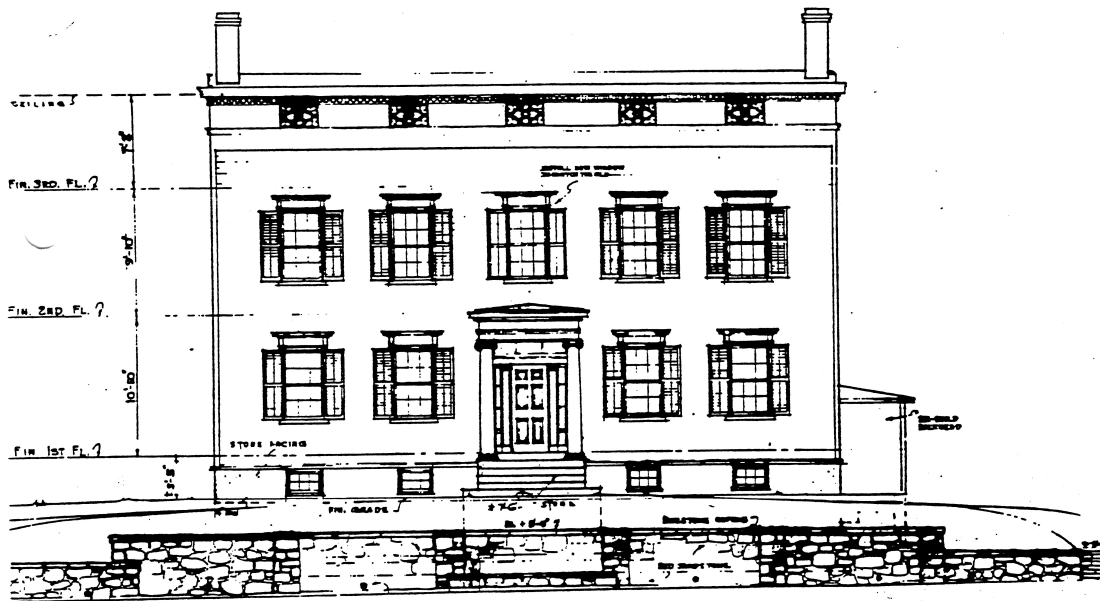


**Appendix E: List of Forrence Renovation Local Contractors (1983-1990)**

- Architect:** Francis Klein, 416 Bloomfield Ave, Montclair, NJ 07042
- Builder:** Stettler Builders, 416 Bloomfield Ave, Montclair, NJ 07042
- Interior Designer:** Leaves, Ltd., 124 Walnut St, Montclair, NJ 07042
- Painter:** Peter Mulroe, 77 Columbus Ave, Montclair, NJ 07042
- Plumber:** Lou D'Andrea, 161 Vallet Rd, Montclair, NJ 07042

Appendix F: JLMN Preservation Montclair Individual Site Survey

MONTCLAIR  
1694 - 1982  
AN INVENTORY OF HISTORIC,  
CULTURAL AND ARCHITECTURAL  
RESOURCES



PRESERVATION MONTCLAIR  
A PROJECT OF THE JR. LEAGUE  
MONTCLAIR/NEWARK INC.

VOLUME 1  
INTRODUCTION & INDEX

APRIL 1982

DPF-054  
9/80

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES  
HISTORIC PRESERVATION SECTION  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 0713 04 1

HISTORIC NAME: LOCATION: 398 Upper Mountain Avenue  
COMMON NAME: Whiting house  
BLOCK/LOT 0706/33; 11-D, 76  
MUNICIPALITY: Montclair COUNTY: Essex  
USGS QUAD: Orange UTM REFERENCES:  
OWNER/ADDRESS: Whiting, Jr., Percy H. & Anne W. Zone/Northing/Easting  
See above

DESCRIPTION

Construction Date: 1880 Source of Date: Tax Assessor  
Architect: Builder:  
Style: Late 19th century vernacular/ some Queen Anne elements. Form/Plan Type: Extended Square  
Number of Stories: 2½ + B  
Foundation: Stone  
Exterior Wall Fabric: Clapboard w/ imbricated shingles above.  
Fenestration: 2 bays, 2/2 & 2/1 D.H. sash, single or in pairs.  
Roof/Chimneys: Steeply pitched gable, asphalt finish, central brick chimney.

Additional Architectural Description:

A front porch w/ slender columns, heavy rounded brackets & open balustrade defines the main elevation & extends around the south side of the home.  
In the left bay the porch roof rises to a low gable w/ a transom of delicate spindle work below, making the double glazed entrance w/ overhead transoms & side pilasters behind.  
Shutters appear on the 2nd floor windows & a single, square window articulates the cut-away south-east corner of the 2nd floor.  
The large, curved dormer w/ conical roof projects at the center of the main roof & shows two D.H. sash.  
North elevation shows small gable projection w/ half-timber detail.

PHOTO Negative File No. R1, 18



Map (Indicate North)



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES  
109 WEST 17TH STREET, TRENTON, NEW JERSEY 08625 (609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

building sited well back from street on a sloping 82' x 290' site.

SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
Open Space  Woodland  Residential  Agricultural  Village   
Industrial  Downtown Commercial  Highway Commercial  Other

SIGNIFICANCE:

There is a vertical thrust to this distinguished vernacular home, one of two built at the same time, north of the entrance to Seneca Place. The structures are unusual in the neighborhood.

ORIGINAL USE: Residential  
PHYSICAL CONDITION: Excellent  Good  Fair  Poor   
REGISTER ELIGIBILITY: Yes  Possible  No  Part of District   
THREATS TO SITE: Roads  Development  Zoning  Deterioration   
No Threat  Other

COMMENTS:

REFERENCES:

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RECORDED BY: Eleanor Price  
ORGANIZATION: Preservation Montclair

DATE: 2/13/81

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1891 Assessor's Duplicate, Township of Montclair. Montclair Public Library. pg 148.

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Township of Montclair, Field Books (1881-1898), Montclair Public Library

**MAPS**

*Map of the Townships of Bloomfield, Montclair, Belleville and Woodside, Essex Co. N.J.* Jas. Hughes. Bloomfield, NJ. 1871. Albert Payson Terhune Library, Montclair Historical Society, Montclair, NJ.

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*1890 Atlas of Essex County.* New York: E. Robinson. Albert Payson Terhune Library, Montclair Historical Society, Montclair, NJ.

*Map of 1896* (unknown).

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*1906 Atlas of Essex County.* Kiser, Ellis. Philadelphia: A.H. Mueller.

*1933 Atlas of Montclair, Glen Ridge, Cedar Grove & Verona.* Franklin Survey Company.