

NOMINATION REPORT

323 Claremont Avenue

BLOCK 1507

LOT 19



**Prepared By:
Township of Montclair
Historic Preservation Commission
205 Claremont Avenue
Montclair, NJ 07042**

June 2008

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This report has been prepared in accordance with Montclair Code Section 347-135B(1).

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.

I. Executive Summary

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
- (8) Promote the economic welfare of the township through the preservation of its historic sites and landscapes

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."

II. Property Fact Sheet

Zoning Description

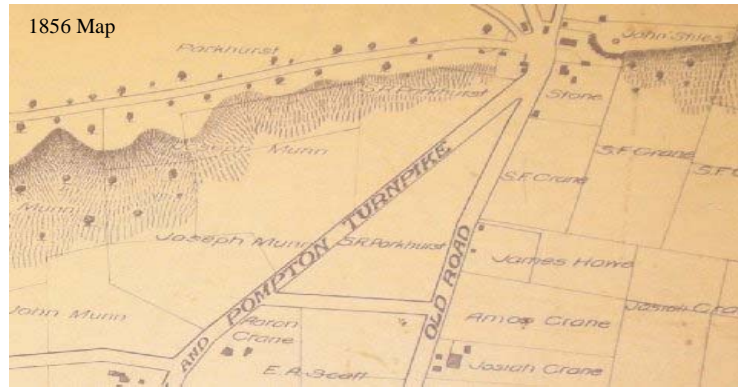
Address: 323 Claremont Avenue
Block: 1507
Lot: 19
Zone: R-3 Garden Group Zone
Property Size: 11,430 square feet

Physical Description

Year Built: 1897
Style: Queen Anne
Stories: 2 ½ stories
Exterior Finish: Wood siding and wood shingle above
Roof: Cross gable, asbestos shingle, central brick chimney
Foundation: Brick

III. Statement of Significance

The original old road and primitive path is Claremont Avenue. Claremont Avenue, one of the earliest streets in Montclair, is important for two reasons. First, it provides a boundary between the densely built up area close to Bloomfield Avenue and the more spacious residential streets to the north. Secondly, its wide variety of building styles encompasses the evolution of architecture in the town since the early 19th Century.



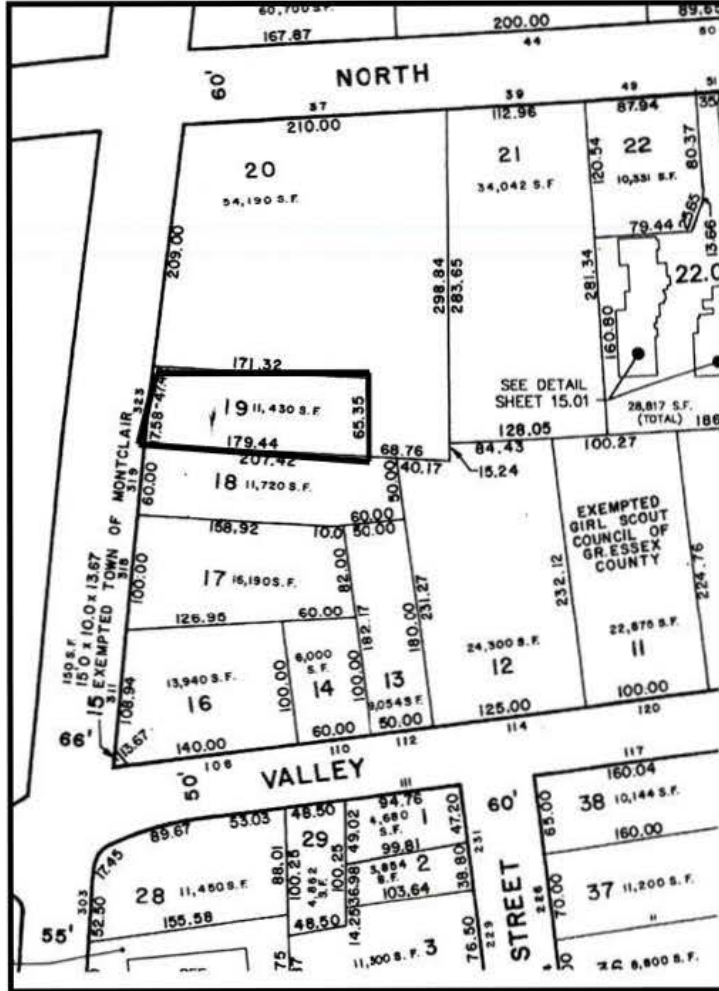
323 Claremont Avenue is a fine example of Queen Anne architecture. The intricate details are well carried out and the front porch conveys a sense of delicate restraint not often found in this flamboyant style. The 2 ½-story Queen Anne style structure was built in 1897. The exterior skin of the building is comprised of a brick foundation with wood siding and wood shingles above, a cross gable roof with asbestos shingles and central brick chimney. The porch is defined with turned columns and an open spindled balustrade extends across the entire front of the house. The porch roof rises to a gable which defines the glass paneled double entrance door below. Decorative brackets flank the entrance portal with a recessed rectangular plaque above. A two-story projecting bay window shows cut-away corners below an open gable balcony, framed by triple arched linear lattice work. A heavily framed small-scale Palladian window defines the projecting west gable pediment, with modillions below. An eye-brow window breaks the main roof line and an unusual cornice detail crowns the second floor windows. 323 Claremont Avenue is one of the most distinguished examples of Queen Anne architecture in this area.

Appendix A



Appendix B

Block 1507 Lot 19



Appendix C

STREET NAME: Claremont Ave. (early) CROSS STREETS: N. Mountain, Valley Rd.,
MUNICIPALITY: Montclair COUNTY: Midland, Park, N. Fullerton and Forest
Essex

DESCRIPTION/SIGNIFICANCE: This part of Claremont Ave., first known as Prospect and one of the earliest streets in Montclair, is important for two reasons. First, it provides a boundary between the densely built-up area close to Bloomfield Ave. and the more spacious residential streets to the north. Second, its wide variety of building styles encompasses the evolution of architecture in the town since the early 19th. century.

Rising gradually from Grove, the street flattens off between N. Fullerton and Midland Avenues, becoming steep again until it reaches the Verona boundary at Gratz Park. The earliest architecture is found west of N. Fullerton Avenue, with some good examples of Italianate and Second Empire houses with large lots on the south side between Midland and Park. An Italianate (Tuscan villa) built before 1870, now an old-age home, defines the southeast corner of N. Mountain Ave. The twin gables of the later (1892) Schultz house, now on the National Register, look down from the opposite corner. The group of modest classical revival residences with wide porches and hipped dormers on the south between Midland and Valley Rd. was not built until 1920. Some Queen Anne houses with bell-cast turrets and complex roof gables are still standing on the north side of the street. At Midland Ave., the pattern of land use changes, with a drive-in bank on the northeast intersection. The graceful spire of the Central Presbyterian Church provides a change in scale at the corner of Park. Further east to the north, the new Town Hall, a contemporary block-like structure, contrasts sharply with the Carpenter Gothic details of the two frame houses at the entrance to Cottage Pl. A commercial Gothic stone front on the southeast corner of S. Fullerton suggests the intrusion of the business district and a multi-storied apartment building, opposite, contributes to the complexity of the street.

Between N. Fullerton and Forest, the residential pattern is resumed. The homes here, except for a large vernacular structure on the southwest corner of Forest, were built in the 1920's. Unfortunately, the heavy traffic pattern detracts from the

PHYSICAL CONDITION OF BUILDINGS: Excellent 10 % Good 40 % Fair 50 % Poor %
REGISTER ELIGIBILITY: Yes x Possible No Part of Larger District x
THREATS TO STREET: Roads Development Zoning x Deterioration
No Threat Other

COMMENTS:

Possible zoning changes in the vicinity of the town hall where N. Fullerton cuts through, could encourage deterioration of the early houses in this area.

TOWNSHIP OF MONTCLAIR
RECEIVED

By Planning Dept

MAP: Seen as a street on Sidney, J. C. Map of Essex County. Newark:
SLIDES: Hiram Belding, 1850. The street shows as Prospect St. on 1871 Map of
REFERENCES: Bloomfield, Montclair, and Bellevue. It later appears on Neuman and
Hurlbut, Map of the Township of Montclair, 1876, and the Atlas of Essex
County by E. Robinson, 1890.

The evolution of the street is mentioned in Montclair "The Evolution of a Suburban Town", by Edwin B. Goodell (see bibliography). Also see Whittemor History of Montclair Township, p. 27, for references to the old Crane mansion (formerly at the corner of Claremont and Valley Rd.).

PHOTO NEGATIVE FILE NUMBERS: See reverse side.

RECORDED BY: Eleanor M. Price
ORGANIZATION: Preservation Montclair

DATE: 8/26/80

residential quality of the street. The maintenance of gardens and sidewalks is good until we reach N. Fullerton, where the standard of upkeep goes down.

When this section of Claremont was Prospect St., before 1880, most of the property on both sides of the street was owned by members of the Crane family, with one exception between Midland and Valley first owned by Cynthia Wilson. During the Revolutionary War, George Washington on his way to Staten Island spent **some time** at a Crane homestead (now demolished) on the north-west corner of Claremont and Valley Rd. By 1890, most of the street as we know it had been developed except for the Wilson property, which was then owned by J. W. Stickles and was not built up until the 1920's.

Forms have been completed on the following buildings: #204, 206, 238, 240, 259, 270, 271, 275, 287, 289, 296, 291, 315, 319, 322, 323.

PHOTO NEGATIVE FILE NUMBERS:

- 1.---- R54,15
- 2.---- R54,14
- 3.---- R54,12
- 4.----R54,18

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 1 2
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	Kohout House
LOCATION:	323 Claremont Avenue	BLOCK/LOT	1507/19; 33-A/52
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Kohout, Bernard T. 37 N. Mountain Ave.		

DESCRIPTION

Construction Date:	1897	Source of Date:	Tax Assessor
Architect:		Builder:	
Style:	Queen Anne	Form/Plan Type:	Square w/ front, rear & side projections.
Number of Stories:	2½ + B		
Foundation:	Brick		
Exterior Wall Fabric:	Wood siding & wood shingle above.		
Fenestration:	2 bay, 1/1 D.H. sash. A variety of combinations. Paired windows on 1st floor & 2nd floor in bay 1. 2 single windows conected by transom in bay 2.		
Roof/Chimneys:	Cross gable, asbestos shingle. Central brick chimney.		

Additional Architectural Description:

An extensive porch w/ turned columns & open, spindled balustrade extends across entire front of the house.

To the right of bay 1, the porch roof rises to a gable & defines the glass panelled double entrance door below.

Decorative brackets flank the entrance portal w/ recessed rectangular plaque above.

To the right (east) a 2 story projecting bay window shows cut-away corners below an open gable balcony, framed by triple arched linear lattice work.

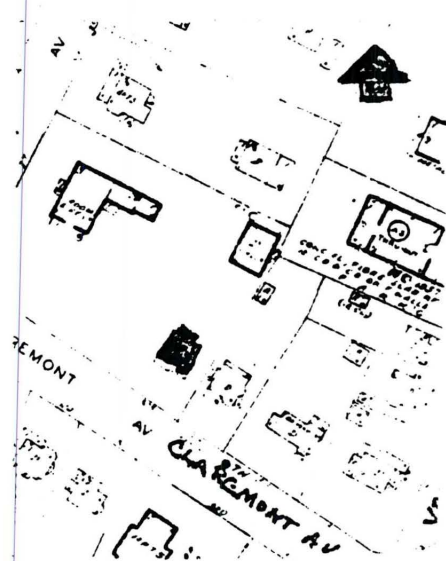
A heavily framed small-scale Palladian window defines the projecting west gable pediment, with modillions below.

An eve-brow window breaks the main roof line & an unusual cornice detail crowns the 2nd floor windows in bay 2. Additions: A small modern porch was added to the west

PHOTO Negative File # R45.1



Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 65' x 171'

Flat, slate & stone foot paths.

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

SIGNIFICANCE:

A fine example of Queen Anne architecture. The intricate details are well carried out & the front porch conveys a sense of delicate restraint not often found in this flamboyant style.

One of the most distinguished examples of Queen Anne in this area.

Originally one of two houses built on the property of Joseph Van Vleck (which extended almost to Van Vleck St.) at the turn of the century. The house, located to the east of this house, was moved and now stands on Valley Road (#124). (Source is Howard Van Vleck who was born in #124 while in its first location.)

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

REFERENCES:

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

RECORDED BY: Diane Boas
ORGANIZATION: Columbia University

DATE: 4/12/80

Appendix D

1. Price, Eleanor. "Individual Structure Survey: Site 0713 510." Preservation Montclair, August, 26, 1980.
2. Boas, Diane. "Individual Structure Survey: Site 0713 512." Preservation Montclair, April 12, 1980.