



The Van Reyper-Bond House
848 Valley Road
Block 1005 Lot 8

NOMINATION REPORT



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

May 2007

Table of Contents

- I. Executive Summary
- II. History of the Site
- III. Physical Description
- IV. Statement of Significance
- V. Proposed Utilization
- VI. Bibliography

Appendix A: Photographs

Appendix B: Tax Map

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.

The Township of Montclair Historic Preservation Commission

Edward Lippincott, Chair, Class B Member
Ira Smith, Vice Chair, Class A Member
Susan Brady, Class A Member
Denis Orloff, Class A Member
Jonathan Perlstein, Class A Member
Kathleen McDonough, Class C Member
Frank Rubacky, Alternate #1, Class C Member
Andrew F. Hageman, Alternate #2, Class C Member
Patrick Franco Jr., Commission Secretary

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. History of the Site

Thomas Van Riper, a farmer and master builder, erected the house at the cost of \$6,000 with the help of local workers who were paid \$1.00 a day. When Thomas Van Riper married Caroline Speer in the middle of the 19th century, the two most influential families in Speertown were united. In 1871, Peter Speer gave his daughter and her husband a large parcel of land, including the striking hill-top site, on which they elected to build their new home. When Thomas Van Riper died in 1909, his son, Peter, continued to occupy the house, and after him, his son Thomas and daughter Elsie. In 1952 the house passed from family ownership to George Bond who bequeathed the property to Montclair State College.

III. Physical Description

Home of the Van Riper family, this distinguished residence is in the Italian Villa architectural style. The main unit of the building is a straightforward 5 bay rectangular frame dwelling, but the 3.5 story tower is quite unorthodox and almost appears an afterthought. While the Van Riper House has a certain elegance, its physical appearance is also somewhat awkward.

IV. Statement of Significance

The house is significant for the integrity of its representative style architecture and its association with the Dutch settlement of Speertown, now Upper Montclair. The property was designated to the State and National Register of Historic Places on November 27, 1978.

V. Proposed Utilization

The property at 848 Valley Road was built for use as a single family residence until it was bestowed to Montclair State University in 1952. The property is in the P-Public Zone and is currently utilized as offices for the University.

VI. Bibliography

1. Hughes, James. Map of Bloomfield, Montclair & Belleville . 1871.
2. Price, Eleanor M. "Individual Structure Survey: Site #0713042." Preservation Montclair. 19 Mar. 1981.

APENDIX A: Photographs

**848 Valley Road
Block 1005 Lot 8**



APENDIX B: Tax Map

848 Valley Road
Block 1005 Lot 8

