

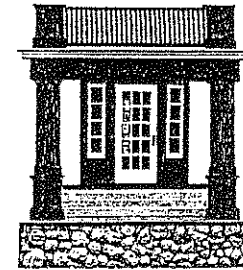
# **HISTORIC MOUNTAIN LAKES**



**Restoration and Renovation  
Handbook**

# HISTORIC MOUNTAIN LAKES

## Restoration and Renovation Handbook



Prepared by  
The Mountain Lakes Historic Preservation Committee  
appointed by the Mountain Lakes Borough Council

Peggy Bulfer, Chair  
Jackie Burkett  
Maggie Carlson  
Tim Delchamps  
Mary Dietz

Laura Fitzgerald  
John Hokenson  
Pat Kelleher  
Marcia Moore  
Joan Nix

1996

*To Ruth and Bill Harrison*

*who have helped to preserve the future of  
Mountain Lakes by recognizing the importance of  
its past, we dedicate this handbook.*

The Harrisons provided the inspiration and leadership for this project as they have so often in past years. Ruth chaired the HPC from its inception in 1990 through 1994. Bill was as usual an indispensable repository of knowledge of Mountain Lakes.

**ACKNOWLEDGMENTS**

The Historic Preservation Committee would like to thank John Steen, the Mountain Lakes Borough Historian, Joe Montemarano, the Construction Official, and Duggan Kimball, the Master Plan Advisor, as well as Penny Leman and Linda Stansfield, for contributing their time and various expertise to this handbook. A special note of thanks to Andy Bulfer who did the handbook's computer layout and design.

Former Historic Preservation Commission members who worked on this project include Andrew Bergman, Ruth Caccavale, Nancy Coppola, Jill Gotthelf, Larry Korinda, Heidi Massey and Philip Page.

Finally, the Historic Preservation Committee would like to thank Brian J. Murphy, President of Corporate Offset, Inc., Fairfield, N.J. for generously contributing the printing and binding of this handbook.

**A Message From  
The MOUNTAIN LAKES Association  
August 3, 1912**

... And so across the years we give you this our friendly greeting. And out of the past comes this wish, the best that we can frame for you:

That the MOUNTAIN LAKES which you shall know, shall have fulfilled the splendid promise of the MOUNTAIN LAKES of 1912. That the pure air shall still be untainted by factory fumes, the serene blue of your sky undimmed by palls of smoke. That the water from your artesian wells shall be as crystal, as clear, and as wholesome as that which we enjoy. That the scanty forest derelicts of our day shall have given place to stately shade trees umbrageous and beautiful. That your vegetable beds shall be prolific, your orchard boughs bend beneath the burden of abundant fruitage, your flower gardens old-fashioned and alluring, your emerald lawns like your lives -- all velvet. That the Mountain Lake and the Wildwood Lake which you shall call yours shall be as lovely to your eyes as to-day they are to ours. That in all her aspects and through all the changing phases of the year, in the vernal green of spring, the full tide of summer, the glory of the painted hills of autumn, and the witchery of winter ice storms, MOUNTAIN LAKES in the maturity of her charms shall give to you the pleasure and the joy she has given us in her youth.

And while thus bespeaking for you a MOUNTAIN LAKES better still than that of to-day in what is material and external, one further wish is ours, that the spirit of the place may endure; that the friendliness and neighborliness, the ready sympathy and the good will, the simplicity and frankness and comradery, which we have known and which have contributed so much to our lives here, may persist to your day and pervade and make pleasant the living in the MOUNTAIN LAKES you shall know.

Signed for the Association by the Directors:

John L. Houston, President	Albert Gallatin Havens
Lawrence W. Luellen, Vice-President	Leslie H. Backer
Eugene A Colby, Secretary	Alfred Weller
Charles B. Reynolds, Treasurer	Albert G. Garnauss
George W. McGown	

This greeting is contained in a Message which was  
incorporated into the cornerstone of the Mountain Lakes  
Railroad Station on August 3, 1912.

**CONTENTS**

FOREWORD.....	1
HISTORIC PRESERVATION IN MOUNTAIN LAKES.....	2
Historic Preservation Committee.....	2
Architectual Salvage Clearinghouse.....	3
Historic Archivist.....	3
Mountain Lakes' Historic Past.....	4
The Character Of Mountain Lakes.....	6
Why Mountain Lakes Houses Are Historically Significant.....	7
DESIGN AND RENOVATION GUIDELINES.....	9
Guidelines.....	9
Additions.....	9
Interiors.....	10
Entrances.....	11
Windows.....	12
Surface Treatment Of Exterior Walls.....	13
Exterior Painting.....	15
Roofs.....	15
Railings.....	18
Landscaping.....	19
Boulderstone Structures.....	21
BIBLIOGRAPHY.....	23
GLOSSARY OF ARCHITECTURAL TERMS.....	25
DEVELOPER'S MAP DATED 1910.....	28
BOROUGH OF MOUNTAIN LAKES MAP 1994.....	30

## FOREWORD

Recent years have brought about a new appreciation of the aesthetic and economic value of historic architecture. This *Restoration and Renovation Handbook* was prepared by the Mountain Lakes Historic Preservation Committee to guide residents in planning and designing restorations, renovations, additions and new construction in harmony with the existing environment, and in a manner that will reinforce the character of the community and enhance its visual aspects. Included are both tangible and intangible concepts that reflect Mountain Lakes' unique heritage. It is hoped that this handbook will be helpful to homeowners in preserving the distinguishing characteristics of the community, while leaving room for expressions of change and adaptation.

Specific guidelines cannot be all-inclusive, especially in a community such as Mountain Lakes with its varied architectural styles. Guidelines are always subject to change as new techniques develop and as new materials come on the market. Ideally, historic materials should be preserved but practically this cannot always be done.

This handbook is designed to be used in conjunction with the zoning laws and building codes of Mountain Lakes. The guidelines apply principally to the original Hapgood and Belhall houses but the basic principles can apply to any style of architecture. They will be of most value if reviewed in the early planning phase of a project -- before the completion of architectural drawings, and the selection of materials.

## HISTORIC PRESERVATION IN MOUNTAIN LAKES

### Historic Preservation Committee

The Historic Preservation Committee offers a unique resource to Mountain Lakes homeowners considering restorations, renovations, modifications or additions. The Committee consists of seven members and two alternates appointed by the Mayor with the advice and consent of the Borough Council and serving without compensation. The members are all persons knowledgeable of, or with a demonstrated interest in Mountain Lakes' history, or with a professional background in architecture, architectural history, design or construction. They have special knowledge gained through study and research of the architectural history of the community.

The main responsibility of the Committee is to preserve and enhance the unique character of the community of Mountain Lakes.

The Committee can provide expertise on:

- Scale of the structure;
- Placement of structures on the lot;
- Proportion and design of the visual elements of the structure -- front facades, windows, door openings and entrances, dormers and roof lines, trim details, porches;
- Compatibility of materials;
- Appropriate use of siding;
- Use of boulderstone in foundations and walls;
- Overall landscape design.

### Architectural Salvage Clearinghouse

The Historic Preservation Committee provides a unique service in its Architectural Salvage Clearinghouse. The clearinghouse accepts and stores original Mountain Lakes house parts that are being discarded by remodelers, contractors, and builders. This stockpile of historic house parts is carefully inventoried and available through the Committee to those interested in restoring their houses.

### Historic Archivist

In January 1996, an Historic Archivist was appointed by the Mountain Lakes Borough Council. This position replaced the former Landmarks Committee, established in 1978, which provided an archival service to the community. The Historic Archivist is responsible for the Borough's collection of early photographs and documents. Copies of pictures of many of the historic homes can be obtained through the Archivist.

Please contact the Mountain Lakes Borough Hall (334-3131) for the current chairs of these committees.

## Mountain Lakes' Historic Past

In the early part of the century, many new planned communities sprang up across the United States. Mountain Lakes Residential Park was one of these.

Today, some 80 years later, Mountain Lakes is still prospering, essentially intact, whereas other planned communities have lost their identities to intrusive development. Mountain Lakes' ability to preserve its original design and character has been cited by professional planners as unique among American communities.

Mountain Lakes' designer and developer, Herbert J. Hapgood, together with his landscape engineer, Arthur T. Holton, had a vision. Hapgood had a large tract of pristine land, one of rolling hills, woods, swamps and boulders. He wanted to build homes in a popular, marketable mode. So he set out to build a gracious planned community to provide future homeowners with comfortable family-oriented homes.

Hapgood was particularly influenced by the Arts and Crafts movement, at the height of its popularity in 1910 when he started building. He took many features of Gustav Stickley's Craftsman architecture and philosophy and adapted them to his own designs. His houses were solid and boxy in appearance. They were large yet non-ostentatious homes with variations of colonial or neo-classical detail. All showed a clear relationship to the natural environment and promoted outdoor living. They were made to fit into the landscape, located on natural rather than graded terrain. Narrow roads were curved to fit the contours of the land. Local boulderstone was used extensively. The houses were designed to appeal to upper middle-class people who wanted to raise their families in a wholesome country environment filled with recreational opportunities and neighbors who would share their values.

An unusual feature of the development was that so many houses, nearly 500 of them, were built by one developer. That so many of them have survived is also unusual. In fact, the 454 original houses

still remaining may be the largest collection of Craftsman-influenced houses in the United States.

The original design layout and the "Hapgoods" established the community as an ideal garden suburb and inspired subsequent development. The later homes were, for the most part, smaller and of various styles, but the original standards of quality in materials and craftsmanship were continued. Although there is no code in the Borough to control style of architecture, there exists nevertheless a certain homogeneity within the community derived in large part from the prominence of the old stucco Hapgood homes and the dominance of colonial styles among newer buildings.

In 1923, when Hapgood's enterprise failed, the Belhall Company was formed to take control of undeveloped land and steps were taken for Mountain Lakes to become a separate municipality. It is significant that, at this time, a committee was formed to draw up possible boundaries for the new Borough. So it was, that only a little more than a decade after the first construction, boundaries were drawn that went to the Denville border on the west and to Intervale Road on the east, explicitly "in order to permit continuity in development." This was recognition of the idea that Hapgood's vision extended not only to the properties he owned but to others that were contiguous.

Also in the 1920's, well after the Hapgood development was established, the Arthur D. Crane Company bought land from the St. Francis Health Resort and created the Lake Arrowhead development with its own distinctive type of architecture and design upon the land.

Immediately after World War II, a major new development occurred on a large, relatively flat tract of land between the railroad and Intervale Road. There the Fox Development Company erected some 67 smaller homes that filled an important demand for housing for returning veterans and their young families.

Two other events of major importance to the Borough were its acquisition in 1938 (toward the end of the Depression) of titles to most of the prime undeveloped building lots remaining in the Borough and, in 1952, the purchase of 250 acres of woodland around Crystal and Birchwood Lakes and up to the Tourne. Both of these acquisitions gave Mountain Lakes the opportunity to control its own destiny, to avert the intrusive over-development that destroyed so many other planned communities, and to maintain its unique character.

### **The Character Of Mountain Lakes**

Mountain Lakes is still a special community. You first become aware of it as you pass through the stone pillars at either end of town. You know it as you drive along its narrow curving roads and notice the large stucco Hapgoods -- their pleasant family resemblance and yet their individuality.

You know it on a hot summer day as you leave Route 46 for Intervale Road -- the temperature drops, the glare disappears, your heart gets a little lift -- and you know you are home.

This character of the community, the sense of place, is intangible. It is something we all want to preserve, yet preservation of character cannot be done directly. It can only be done indirectly by maintaining the tangible elements that represent and reinforce this sense of place.

Some of these tangible elements are:

- ❑ The Natural Setting -- Glacial terminal moraine, rolling hills, woods and lakes, boulderstone.
- ❑ The Design on the Land -- The layout conceived by Hapgood and Holton, his landscape architect; landscape as the prime determinant of the original plan; emphasis on aesthetic use of topography and hydrology; design around the lakes.
- ❑ The Built Environment -- Dominance of boulderstone in community buildings, foundations, walls, pillars; the houses - eclectic but with an all-important family resemblance; largely stucco with Arts and Crafts features; great congruity between landscape and architecture (simple, naturalistic and traditional).
- ❑ Continuity in Design and Lifestyle -- Design integrity preserved even while the community undergoes change; newer homes fitted into the lots and layout of Hapgood's original design; present road designs, watercourses and lakes the same as in the original community.

### **Why Mountain Lakes Houses Are Historically Significant**

The period in which Herbert Hapgood designed was one of eclectic architectural styles, but his work shows a consistent debt to Craftsman architecture, tempered by a Colonial Revival influence. Craftsman architecture -- now an area of growing interest and study -- was one of several related styles that developed out of the English Arts and Crafts movement of the 19th century. Like the English movement, Craftsman architecture emphasized a simple approach to design, with an honest expression of the materials used. This truth and simplicity was a reaction against what was called the "excesses" of Victorian design. Or, as Gustav Stickley, the American proponent of the movement, stated in his monthly journal called *The Craftsman*, "beauty does not imply elaboration or ornament."



We see the Craftsman attitude towards natural materials in Hapgood's use of stucco, boulderstone exteriors with exposed wood details, and interiors characterized by sturdy oak floors, exposed beams and trim, chestnut paneling, and large brick and stone fireplaces. Built-ins and inglenooks are typical -- comfortable, simple conveniences. These houses have a sense of volume to them and sit snugly into the landscape. The abundance of surrounding porches contributes to the emphasis on the horizontal, which keeps these houses so solidly anchored to the earth.

The Craftsman influence on Hapgood's architecture is modified by the reliance on Colonial Revival design. Some of the innovative concepts are melded with the very salable, tried-and-true Colonial floor plans to produce houses that have been and still are called "comfortable houses," great for family-centered lifestyles then and now.

Thus, rather than an idealistic and costly expression of a pure architectural style, the homes in Mountain Lakes combine practical features of several styles, but they remain very much a product of their time. They have a homogeneity as well as an architectural significance, but their significance lies more in the whole than in the sum of its parts. It is the collection of Craftsman-influenced homes located in a relatively small, planned community, not any particular home, that is important.

Around the turn of the century there was an increase in literature and physical experimentation in the design of the ideal garden suburb. Mountain Lakes was designed as a commuter community providing its residents with homes situated in a park-like setting, with curved roads and scenic vistas, encouraging outdoor lifestyles and shared community values.

Although a few other planned suburbs such as Llewellyn Park, before it, and Radburn, after it, have also survived, Mountain Lakes is one of the few towns designed in the 1910 decade that has survived and grown with its original goals and character intact.

## DESIGN AND RENOVATION GUIDELINES

### Guidelines

The following pages cover the most common elements in restorations, renovations and additions: doorways, windows, roof styles, dormers, railings, interiors, treatment of walls, siding, exterior painting, and especially Mountain Lakes' characteristic boulderstone walls and foundations. In general, architectural details of an original, pre-1941 structure that is being remodeled should be retained where possible. Our old Hapgood houses -- fondly called "Lakers" -- lend themselves well to renovations and in some cases to additions. It has been found that, if changes are compatible with the historic heritage of the house (the architecture of the early century and the Craftsman ideal of simplicity), the value of the house is increased substantially.

### Additions

Change is as inevitable in buildings and neighborhoods as it is in individuals and families. Never static, buildings and neighborhoods grow, diminish, and continue to evolve as each era's technology advances. It is generally agreed that the history of a building, together with its site and setting, includes not only the period of original construction but frequently later alterations and additions.

A new addition should be compatible with the size, scale, color, material and character of the building to which it is attached and with its particular neighborhood. It is important to make the addition agree in finish and details, as well as mass and proportion, with the basic structure.

To minimize the loss of historical material, it is important that additions and alterations do not cover up or remove exterior elements which contribute to the overall appearance of the structure.

Placement of an addition is important. A side addition might be set back from the street facade. An additional story might be set back from the roof edge to ensure proportion and profile are not radically changed.

### Interiors

Following two generations of busy Victorian design, the Mountain Lakes homes represent a return to simplified classical proportions. Unadorned line and basic structured form were typical of the Craftsman movement, spearheaded in the United States by Gustav Stickley. At the heart of the Craftsman movement is sincerity over sophistication, utility over ornamentation.

There are several consistent elements in the interiors of our "Lakers" -- chestnut beams, posts and broad expanses of chestnut paneling on the walls. The paneling, in most instances, is either chair rail or plate rail height. Light-colored plaster appears above the paneling and between beams. In some instances, plaster appears between narrower strips of chestnut on the walls.

The overall effect of so much dark wood could be burdensome except for the fact that oversize windows, usually six panes over one or six over six, and room bays were used to let in natural light, fresh air and views. Most "Lakers" were built to take advantage of natural light. Stained glass was used in some windows, usually on landings and stairwells.

Fireplaces are the heart of the house, many flanked by bookshelves with or without paned glass, and benches or inglenooks. Stickley considered the living room fireplace, faced with brick or fieldstone, to be the "spiritual center" of the home: "The big, hospitable fireplace is almost a necessity, for the hearthstone is always the center of the homelife." Overall, the effect is a warm, cozy atmosphere with simplicity of detail.

Some of the original materials used in the old Hapgood houses are no longer available -- thin oak parquet flooring, chestnut paneling and molding and early glass panes. The chestnut blight was just spreading in North America at the time Hapgood was building. He may not have known that these trees were doomed to die in a few years, but he saved them for us anyhow. He harvested his local chestnut for its availability and used it for its natural beauty. We now enjoy the warmth of this fine old irreplaceable wood in our homes.

Recognizing the value of these unique house parts and the difficulty of replacing them, the Historic Preservation Committee has set up an Architectural Salvage Clearinghouse. It collects parts from homeowners who are remodeling and makes them available to others who need them.

### Entrances

Front entrances to the Hapgood "Lakers" were designed with the gracious simplicity of the Craftsman style, whether under a porte cochere or in the center of a large porch. Center doors, from solid to fully paned, were flanked by sidelights and the three were united by a simple molding or a single curved pediment. Benches at the entrance were a common feature.

A singular feature of a number of large Mountain Lakes Hapgoods is that they have center halls with the wide part of the hall -- seemingly the front entrance -- at the back of the house, away from the street. Hapgood had located many of his original houses with the front entrance overlooking the lower lands toward the east, even though some of them were closer to a street on the west. Thus, in many houses the original front entrance was at the end of a long walkway from the street below. Over the years, many of the front walkway lots have been sold and the doorway opening to the narrow end of the hall has become the front entrance.

## Windows

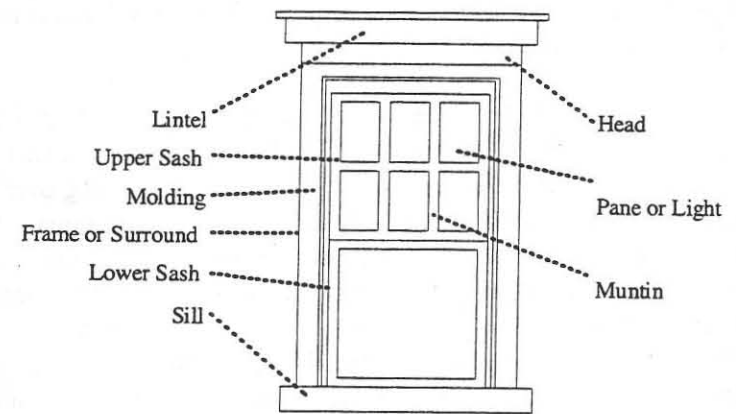
Windows are a major feature of a building exterior and give character to the building. Windows have a proportional relationship to the structure as a whole, and they also have a decorative function. The shape and glazing pattern of windows on a building may be one of the principal characteristics identifying its historic style. If original windows are removed and replaced with incompatible modern windows, the basic character of the building may be altered.

The number, size and location of existing windows establish a building's character. Windows should not be blocked in; window frames, sashes, decorative glass, panes, sills, heads and moldings should be retained and repaired whenever possible. If this is not technically or economically feasible, a modern version should retain the same size, character and proportion. Of particular importance are the proportion of frame and sash, the configuration of window panes and the retention of casings and associated details such as arched tops and divides.

For compatibility, new windows in an extension should follow the general style, proportions and architectural details of windows in the original building. For example, if the original has the upper sash in diamond panes, or the upper and lower sashes in a "six over one" pattern, the pattern should be followed in the extension.

Storm windows may have wooden or metal frames. Metal storms and sashes can be anodized or painted to blend with the trim.

See Figure 1 -- Parts of a Window.



A 6 over 1 Window  
(6 panes in upper sash, 1 pane in lower sash)

*Figure 1. Parts of a Window*

## Surface Treatment Of Exterior Walls

The exterior wall surface of a building is a major element in defining its overall historic character. Retaining, protecting and repairing wall surfaces are particularly important.

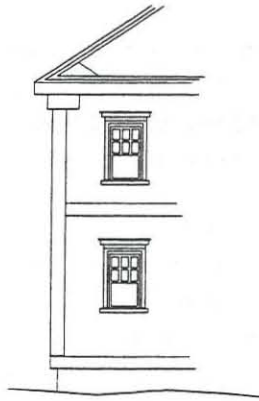
In maintaining stucco or other masonry walls, masonry and mortar should be cleaned when necessary to remove heavy soiling, using the gentlest method possible. Sandblasting, caustic solutions and very high-pressure water blasting are not recommended and should be used only with caution. These methods can erode the surface and accelerate deterioration.

Stone work should be repointed when there is evidence of disintegrating mortar, cracks in mortar joints, loose stones or moisture retention in the walls. The new mortar should be a close match in

color and composition to the old. Tinted mortar is available locally. The joint width between boulderstones should be maintained. Prior to repointing, the cause of the mortar joint deterioration should be identified and corrected.

Artificial siding is not necessarily more cost effective than repairing the original and will provide insulation only if insulation is specifically designed as part of the siding system. Siding over stucco is not recommended. However, metal, vinyl or aluminum siding to resurface structures is normally satisfactory if the siding is well designed and the architectural trim is retained. Sills, lintels and heads over windows or doors often define the character of the house and should not be covered with artificial siding. New materials such as artificial stone or artificial brick veneer should be used with care. See Figure 2 -- Siding.

If Resurfacing an Area,  
Retain Original Details



Do Not Cover or Remove Trim

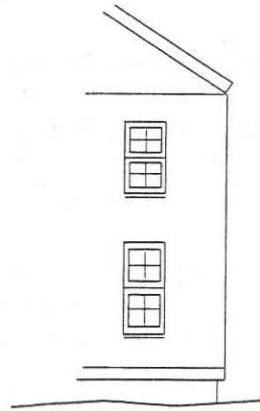


Figure 2. Siding

## Exterior Painting

Natural earth-tone colors were intrinsic to the Craftsman movement. The color of the original Hapgoods was determined by the natural materials used. The story is told that all early houses near the smoke-belching railroad got so dirty that they were painted by their owners. Today, it is recommended that stucco be painted to protect it from the elements.

The Committee can provide general information on historic paint colors, type of paint, and sources of help in choosing colors.

## Roofs

The roof -- its shape, functional and decorative features, and roofing material -- is an important identifying element in a building's historic character.

The original shape (pitch, configuration) of the roof and its associated elements should be retained whenever possible.

The functional and decorative features of the roof, such as eaves, cornices, chimneys, dormers and flashing should be preserved. In Mountain Lakes, where it is important to preserve Craftsman features, exposed beams under the eaves should not be covered over.

The original roofing materials were mainly cedar shakes, although slate was occasionally used. When entirely re-roofing, new materials can be used instead of the formerly used materials, but the new materials should be compatible substitute materials.

There are many types of roof styles and dormers in the old Hapgoods. See Figure 3 -- Roof Styles of Mountain Lakes and Figure 4 -- Dormers of Mountain Lakes.

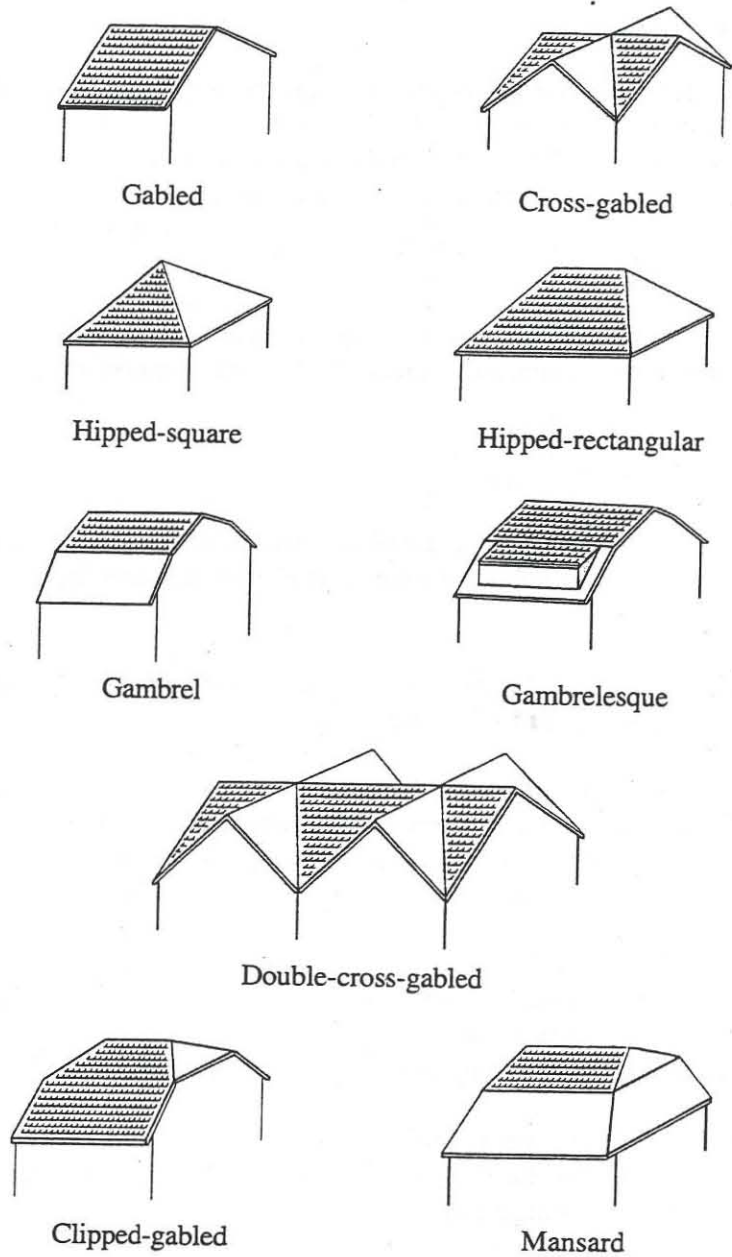


Figure 3. Roof Styles of Mountain Lakes

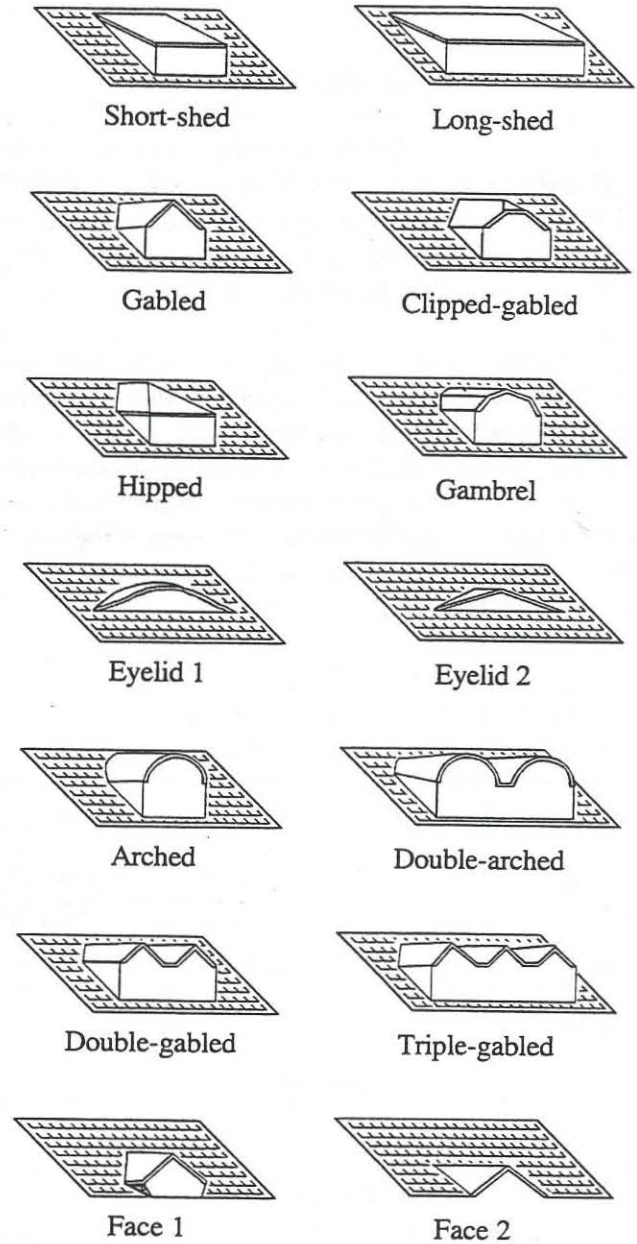


Figure 4. Dormers of Mountain Lakes

## Railings

In keeping with the Craftsman emphasis on outdoor living, early Mountain Lakes houses had many porches. Railings for first floor porches and those over sun porches and porte cocheres were usually made of wood and painted or faced with stucco. Their one common factor was that all were of simple design. Flat undecorated caps were used on the posts of wooden and stucco railings. Unturned rectangular balusters, occasionally with gentle curves, were the rule.

Wrought iron railings of simple design were frequently used as replacements when the wood and stucco railings deteriorated. Current renovations seem most successful with simple wooden or wrought iron railings or stucco railings topped with wood or bluestone planks. Modern building code requirements call for railings to be a minimum of three feet high and balusters close enough together that a four-inch sphere cannot pass through. See Figure 5 -- Railings.

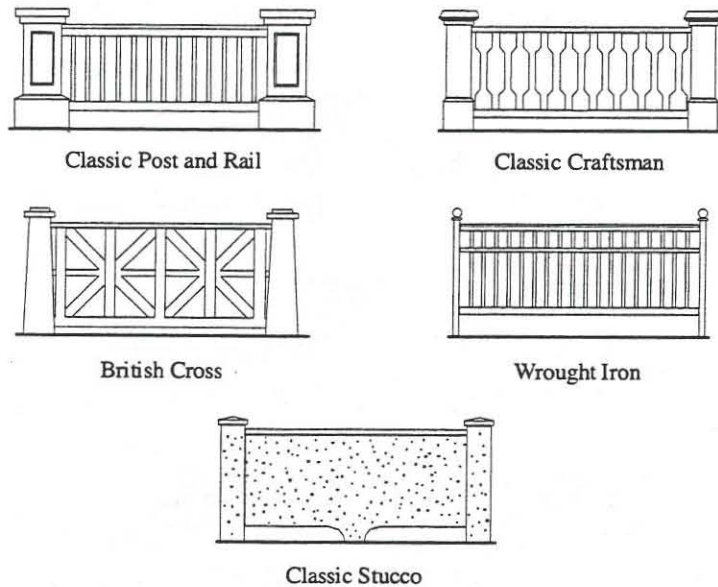


Figure 5. Railings

## Landscaping

Mountain Lakes is a *residential park community*. Herbert Hapgood used these words to describe his vision of a planned community in a sylvan setting with homes and landscaping fitting into the natural environment. They still define the essence of Mountain Lakes today.

Today's homeowners are indebted to Hapgood and to past citizens for the present harmony of the visual elements of the community. To preserve and enhance this harmony, informal landscaping rather than stylized formal plantings should be used. Plantings should blend with those of neighboring properties to reinforce a unity of setting.

Trees are among the more important features of the borough. Their maturity and preponderance distinguish Mountain Lakes from neighboring towns and help establish its identity.

The shade trees that grow most successfully are species that are native to the area, such as the oaks and maples. Of these, the most hardy varieties are the pin oak, red oak, white oak, black oak, red maple and silver maple, but not the Norway maple. In Mountain Lakes many of these are aging but can continue to thrive with regular care.

Ornamental trees are particularly welcome in the changing seasons and provide interesting contrast to the shade trees. Colorful species which grow particularly well include the Japanese maple, magnolia, Bradford pear and Korean dogwood. The native dogwood has been decimated by blight in recent years.

Evergreen trees should be used with caution as border plantings as they may detract from the characteristic open appearance of our "community without fences." All evergreens should be located with provision for the extraordinary growth many of them achieve. The hemlock is no longer a good choice because most older hemlocks in Mountain Lakes have been destroyed in the past few years by the woolly adelgid.

Native evergreen shrubs such as rhododendron, mountain laurel and azalea grow particularly well and are valuable as foundation plantings. Some of the "old-fashioned" deciduous shrubs such as forsythia, lilac, daphne, weigela, witch hazel, hibiscus and hydrangea, among many others, provide wonderful color, grow well in Mountain Lakes and fit in with the informal, natural look of the community.

Mountain Lakes is situated on the terminal moraine of a glacier. As a result, a variety of soils, all poor, are found in the borough. Sandy ridges are interspersed with poorly drained soils. The lower portion of the borough has swampy conditions while the hill section has a shallow depth of bedrock and frequent large boulders. These conditions do not lend themselves to manicured lawns and intensive plantings which demand rich, loamy soils. They invite overuse of nutrients, most of which drain into the lakes and cause the unattractive and destructive algae bloom. Groundcovers such as pachysandra, creeping myrtle and English ivy are a good alternative to extensive lawns. They require little attention, hold the soil on slopes and provide a pleasant cover for "difficult" spots.

Probably the single most helpful guide to successful landscaping is the booklet published by the Garden Club entitled *Successful Gardening in Mountain Lakes*. It is available for purchase in the Mountain Lakes Public Library.

Residents are asked to maintain easements and the right-of-way area, which ranges from five to ten feet from the edge of the street pavement. Grass or other low groundcover is suggested. No trees, shrubs, or large rocks may be placed in the right-of-way without written permission from the Shade Tree Commission. Corner plantings may not exceed thirty inches in height so as not to impede visibility at intersections. Plants or rock walls to delineate property lines are allowed but fences are discouraged and are subject to stringent regulation.

When driveways are realigned, curbing must be replaced according to Borough standards. Original curbs may not be paved over with blacktop. The Director of Public Works will provide the standards

with the necessary permit application. If the natural driveway surface is to be covered, paving bricks are not recommended as their formality does not harmonize with the informal setting of the older homes.

### **Boulderstone Structures**

The local boulderstone used so extensively in Mountain Lakes is a distinguishing historic characteristic and should be preserved wherever possible.

Existing walls, pillars, bridges and foundations should be maintained by repointing or reconstructing when necessary. Use of stones of the same size and mortar of the same composition, bonding strength, profile, color and texture as the original is strongly encouraged. Tinted mortar is locally available. Untinted mortar detracts from the natural appearance. The joint width and depth should be maintained.

The existing style and type of stone should be duplicated. If an extension is to be added to a house with a boulderstone foundation, it is preferable to use boulderstone in the extension. New walls should be made of native boulderstone, rather than of imported flat rocks.

Occasionally old Hapgood properties have unused isolated pillars in the yard. These are remnants of a former era when they supported wooden trellises or pergolas, now gone. Homeowners once used them as arbors for roses or honeysuckle or to grow their own grapes. Current property owners may wish to restore the trellises for their historic and aesthetic interest. Pictures of original trellises are available through the Historic Archivist.

Boulderstone chimneys are an important feature of many of the older houses. Any repair to them should maintain their integrity as much as possible. They should not be plastered over. Boulderstone was also used occasionally in outdoor fireplaces.

One distinguishing characteristic of the early masonry was the depth of the grooves with recessed grouting. Retaining walls and

ornamental walls put in by the builder in the early days show this deep grooving. In some later walls, such as the retaining walls put in by the Borough when the roads were first paved, and some house foundations, the grouting was not as deep, giving a somewhat less textured appearance. (See, for example, the wall on Midvale Road opposite the Market.)

Walls and pillars should be capped to minimize water seepage and freeze damage. Some caps are of relatively thin concrete and some have puddingstone spikes in double lines to act as planters for flowers or grasses. Both round and square pillars mark the ends of driveways. Most square pillars have thick concrete caps, either flat or with a stone on top. The round pillars and the remaining square ones are spike-topped for use as planters. In restoring walls and pillars, it is desirable to match the style and color of the early caps.

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11. *More Craftsman Homes -- Floor Plans and Illustrations for 78 Mission Style Dwellings*. Republication by Dover Publications, New York, NY, 1982.
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15. *The Timeless Way of Building*. Christopher Alexander, Center for Environmental Structure, Berkeley, CA, Oxford University Press, NY, 1977.

The following material is available for sale. (Contact the Historic Preservation Committee through the Mountain Lakes Borough Hall, 334-3131, or the Mountain Lakes Public Library, 334-5095.)

1. *The Hapgood Houses of Mountain Lakes*. Mountain Lakes Landmarks Committee, 1983.
2. *Mountain Lakes 75<sup>th</sup> Anniversary Calendar*. Mountain Lakes Landmarks Committee, 1985.
3. *Successful Gardening in Mountain Lakes*. The Garden Club of Mountain Lakes, 1990.
4. *This Is Mountain Lakes*. The League of Women Voters of Mountain Lakes, 1989.

## GLOSSARY OF ARCHITECTURAL TERMS

**Baluster** -- An upright spindle or post supporting the rail of a balustrade.

**Balustrade** -- A railing with a top rail and spindles or posts installed above the cornice on the outside of a building or on a porch.

**Bargeboard** -- The decorative board attached to the projecting portion of a gable roof; Sometimes referred to as a verge-board.

**Bay** -- The regular external division of a building marked by windows or other vertical elements (as in a three bay facade). Also an external projecting feature (a bay window).

**Bracket** -- A small curved or saw-cut wooden projecting element which supports a horizontal member such as a cornice, window or door hood.

**Capital** -- The top element of a column or pilaster.

**Column** -- A vertical pillar or shaft, usually supporting a member above.

**Cornerboard** -- A narrow or wide wooden vertical board at the corners of a frame building.

**Cornice** -- A projecting molding at the top of a building or a wall.

**Craftsman** -- A term referring to the Arts and Crafts movement philosophy and design as expressed by Gustav Stickley in his magazine, *The Craftsman*, published from 1901 to 1916. It is characterized by simplicity, honesty, harmony and functionality, and the use of natural or native materials.

**Cupola** -- A small roof tower, usually rising from the top-most center of the roof ridge. Cupolas often have windows and can have a variety of roof types: gable, flat, hexagonal, etc.

**Dentil(s)** -- Small square blocks running along the underside of a projecting cornice.

**Dormer** -- A small window with its own roof projecting from a sloping roof; also the roofed structure housing such a window.

**Eaves** -- The projecting overhang at the lower edge of a roof.

**Facade** -- The front face or elevation of a building.

**Fenestration** -- The arrangement of windows in a wall.

**Finial** -- A projecting ornamental element at the top of a gable, spire or pointed roof.

**Gable Roof** -- A roof with a central ridgepole and one slope at each side. A gable is the triangular section of wall under the roof edge.

**Gambrel Roof** -- A roof with a central ridgepole and two sloping roof sections on each side, the lower slope having the steeper pitch.

**Half Timbering** -- Wall construction in which spaces between members of the timber frame are filled with stone, brick, stucco or other material.

**Hipped Roof** -- A roof with four uniformly pitched sides.

**Lattice** -- Open work produced by interlacing of laths or other thin strips of wood used as screening, especially on the base of a porch.

**Leaded Glass Window** -- A window that is composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored or stained. Leaded glass windows are often called stained glass windows.

**Lintel** -- A horizontal beam over a wall opening, either decorative or structural.

**Mansard Roof** -- A roof having a double slope on all four sides, the lower slope being much steeper.

**Mullion** -- A vertical divider in a window.

**Muntin** -- The wooden dividing strips between the panes or "lights" in a multi-paned window.

**Pediment** -- The triangular gable end of the roof; also, any similar crowning element used over the doors or windows, usually triangular but may be curved.

**Pergola** -- A type of arbor composed of a colonnade supporting open roof timbers, usually vine-covered and often attached to a building

**Pilaster** -- A shallow pillar attached to a wall, resembling a classical column; also used commonly on doors and windows.

**Porte cochere** -- A roofed structure that extends from the entrance of a building over an adjacent driveway and that shelters callers as they get in or out of their vehicles.

**Portico** -- An entrance porch.

**Quoins** -- Units of stone or brick used to accentuate the corners of a building.

**Sash** -- The frame in which glazing is set; may be moveable or fixed; may slide vertically (as in a double-hung window) or be pivoted (as in a casement window).

**Sill** -- The lower horizontal member of a door frame, window frame or wall.

**Soffit** -- The exposed underside of any overhead component of a building, such as the undersurface of an arch, cornice, eave, beam or stairway.

**Stained Glass Window** -- A window with a painted scene or words on the glass that is then fired into the glass. (See also "Leaded Glass Window.")

**Tracery** -- Delicate ornamental work consisting of interlacing lines, the intersecting of ribs and bars, in a decorative window.

**Transom Light** -- A small window over a door or another window; may be rectangular, fan-shaped or elliptical, and often contains stained or leaded glass.

**Veranda** -- A roofed open gallery or porch extending the length of the house.

**Victorian** -- Buildings constructed during the reign of Queen Victoria (1837-1901). The term was often used to imply massive, elaborate, and ostentatious workmanship.

PROPERTY OF  
**MOUNTAIN LAKES, Incorporated,**  
In Hamden, Basking Ridge and Monroe Townships,  
Morris County, New Jersey.

1888  
MADE UNDER THE ACT OF APRIL 22, 1856  
AND BY THE ACT OF APRIL 22, 1876

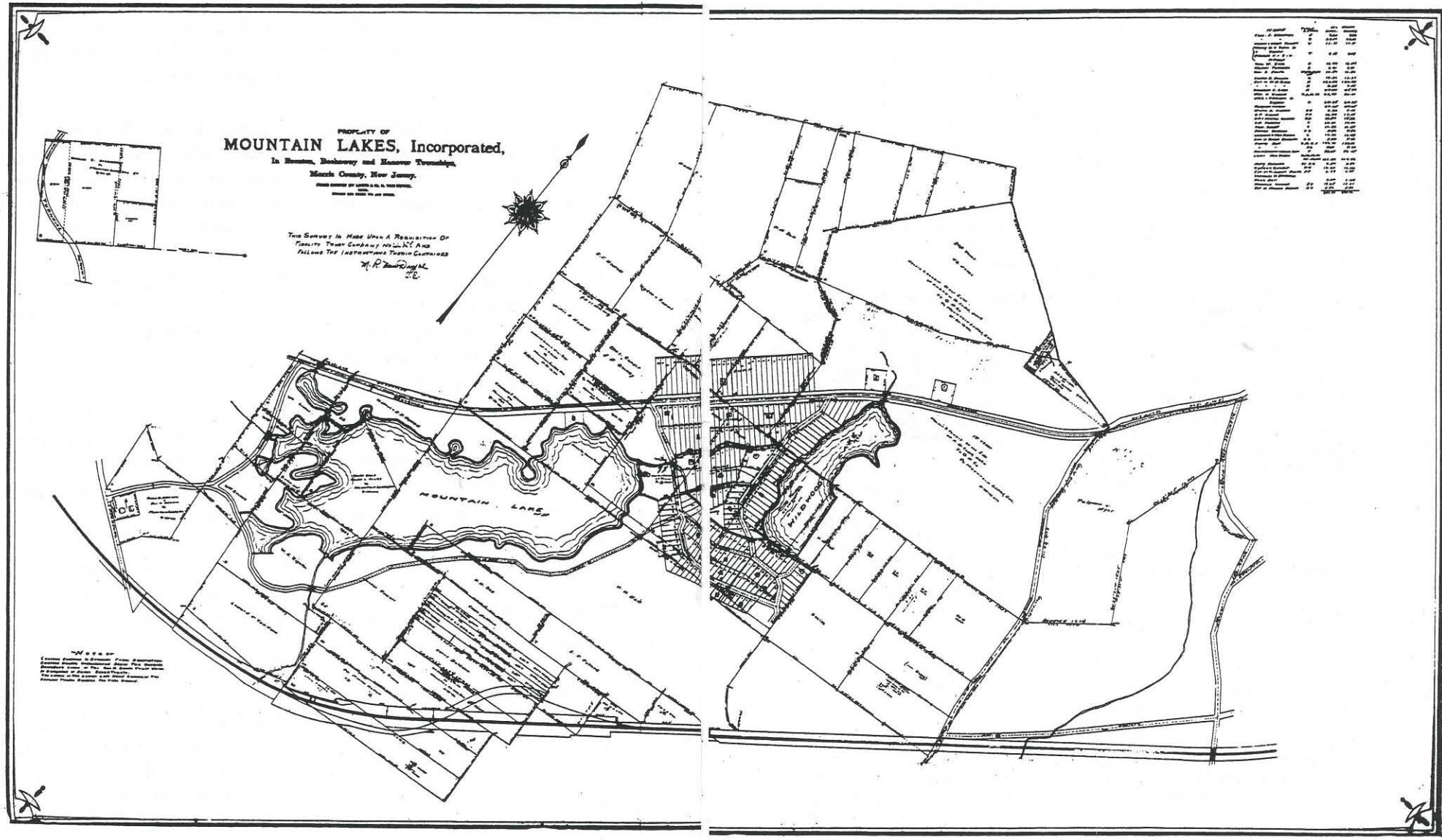
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The Board of Directors of the Company and  
Follows The Instructions Therein Contained

M. R. [Signature]  
S.E.



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Scale  
1" = 100 Feet



## MOUNTAIN LAKES, NEW JERSEY

### Key To 1910 Map

This map is from an original ink tracing prepared by Lewis and M. R. Van Duyne in 1910 (with update in 1911), to delineate land holdings of the developer and his planned land acquisitions. The first Mountain Lakes subdivision is shown. It included the area defined by Lake Drive, Dartmouth Road, Briarcliff (Briarcliff) Road, and the Boulevard. Some locations of interest are numbered as follows:

1. **Mountain Lakes Inn.** The inn occupied the *eastern* corner of Bloomfield Avenue (later NJ-6 and US-46) and the Boulevard (now Crane Road). It was destroyed by fire on June 29, 1929. Firemen were unable to obtain sufficient hose pressure to fight the blaze. An undersized water main and excessive distance to the nearest hydrant were blamed.
2. **Ball's Crossing.** Powerville Road existed long before Mountain Lakes was developed; the northern end still winds its way through Boonton Township. There was a Lackawanna R.R. grade crossing on the Ball property at the foot of Powerville Road (the present Morris Avenue intersection).
3. **Original Lackawanna Railroad Right-of-Way.** Around the turn of the century, Lackawanna R.R. expanded trackage and improved track alignments between Hoboken and Dover. Two new outer tracks accommodated substantially-increased commuter service; through freight traffic and passenger service to Buffalo were assigned to the two inner tracks. Vestiges of the original roadbed can be found on both sides of the current track in the vicinity of the *Cut* behind Pollard Road. The *Cut*, through bedrock, was made to accommodate a more graceful curve around Fox Hill.
4. **The Luellen House.** On March 17, 1911, the Lawrence Luellens moved into 46 Dartmouth Road as Mountain Lakes' first family.
5. **The First School.** On September 9, 1912, the Hanover Township Board of Education adopted a resolution establishing the first school in Mountain Lakes at 8 Larchdell Way.
6. **Craftsman Home.** Craftsman styling as characterized in a book published by Gustav Stickley in 1909, is represented in many of the Hapgood Houses of Mountain Lakes. An especially strong example of Craftsman styling is 137 Boulevard, which bears a striking resemblance to Stickley's *Craftsman Home No. 1*.
7. **Houston House.** The first social gathering of Mountain Lakes residents took place here on May 20, 1911, hosted by John L. Houston, who became the first president of the Mountain Lakes Association.
8. **Railroad Station (1912/1920).** The Delaware Lackawanna and Western Railroad station is an excellent example of stonemasonry using local boulderstone; the building is currently occupied by the Phoebe Snow restaurant.
9. **Righter House.** This is the oldest house in Mountain Lakes. The front section, comprising six rooms, antedates the American Revolution, and was an inn and tavern in the 18th and early 19th centuries. Two additions since 1865 have added six more rooms.

## MOUNTAIN LAKES, NEW JERSEY

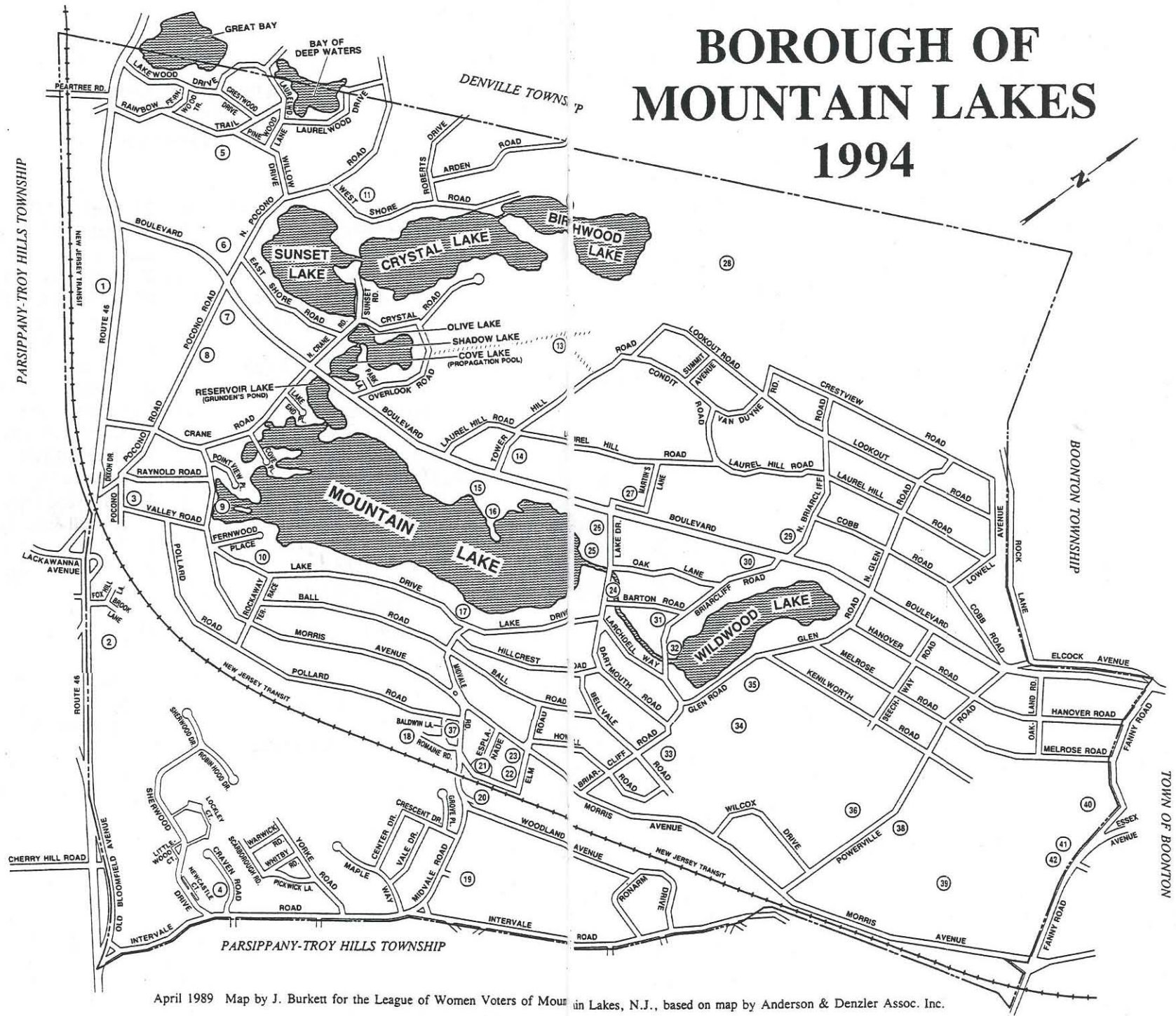
### Key To 1994 Map

1. Route 46 Well
2. King of Kings Church
3. Righter House\*
4. Grimes House\*\*
5. Park Lakes Tennis Club
6. Saint Catherine of Siena Church
7. Mountain Lakes Borough Hall
8. Borough Garage & Recycling Center
9. The Cove Park
10. Thorleif Fliflet Bird Sanctuary
11. William F. Taft Memorial Field
12. Birchwood Beach
13. Tower Hill Sled Run
14. The Wilson School
15. Masonic Temple
16. Island Beach
17. Midvale Boat Dock
18. Jan Wilson Memorial Court
19. Midvale Field
20. Mountain Lakes Railroad Station\*
21. Esplanade Park
22. Post Office
23. Public Library
24. Memorial Park
25. Mountain Lakes Club
26. Lake Drive School\*
27. Saint Peter's Church
28. Richard M. Wilcox Memorial Park
29. First Church of Christ, Scientist
30. Frank B. Kaufmann Memorial Park
31. Community Church\*
32. Briarcliff Park
33. Briarcliff School
34. Wildwood Field (H.S. football & track)
35. Wildwood School
36. Mountain Lakes High School
37. The "Market"
38. Marcel Doublie Tennis Center
39. Halsey A. Frederick Memorial Park
40. Lakeland Hills Family YMCA
41. BMLRV Little League:  
Charles Pitcher Field  
Al Scerbo Field

\* Morris County Inventory of Historic Sites

\*\* National & State Registers of Historic Sites

# BOROUGH OF MOUNTAIN LAKES 1994



April 1989 Map by J. Burkett for the League of Women Voters of Mountain Lakes, N.J., based on map by Anderson & Denzler Assoc. Inc.