

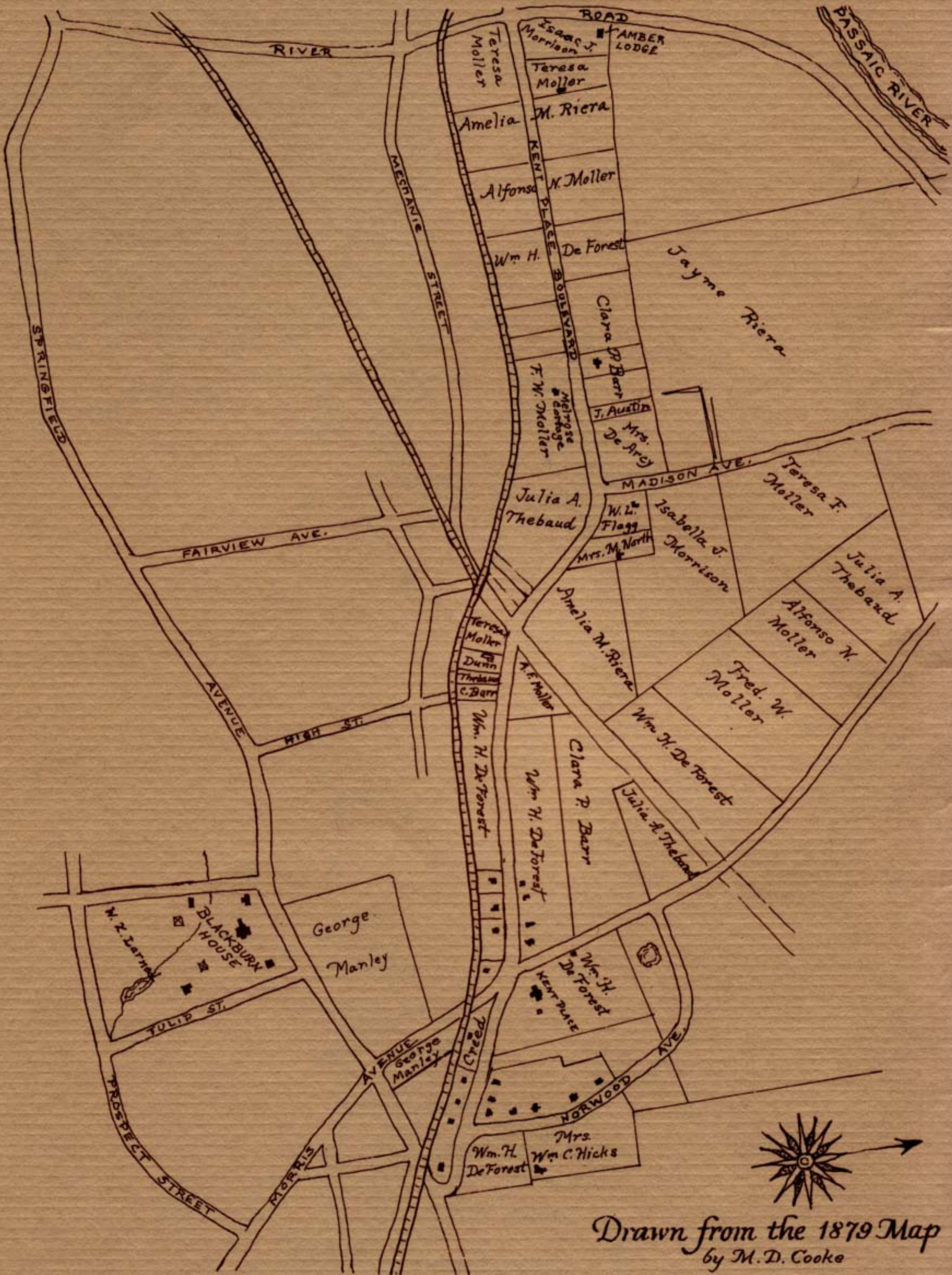
The Story of
THE BOULEVARD
and its Place in Summit's History

by
Margaret W. Long



14 Kent Place Boulevard

M P D Printing
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Drawn from the 1879 Map
by M. D. Cooke

INTRODUCTION

On Tuesday evening, April 16, 1985, Margaret W. Long presented a slide show "Kent Place Boulevard and Its Place in Summit's History" at a general meeting of the Summit Historical Society in the auditorium of St. John's Lutheran Church.

"Peg's" remarks are printed here as she delivered them before a large and enthusiastic audience.

For many years Peg was either the Historian or the Curator, or both, of the Historical Society and was widely known and respected for her knowledge of Summit's history and for the zeal with which she made that history known to the residents of Summit.

Some of her friends, as well as the Summit Historical Society, have joined together to have her talk published. They have done this to mark their affection for her and to acknowledge her generous and devoted service to the Society and to this community.

She prefaced her story of the Boulevard by paying tribute to her longtime friend and associate in the Historical Society - the late C. Baldwin White. It was her wish that her story be a memorial to him who, she said, was "one who could truly be called a dedicated historian."

Wendell and Madeleine Cooke

THE BOULEVARD
AND ITS PLACE
IN SUMMIT'S HISTORY

Before discussing the early residents of Kent Place Boulevard and their activities, first let's set the stage by meeting the man for whom the Boulevard was named and then by reviewing the evolution of the Boulevard. It came into being as a result of the enterprise of three men who were associated initially in the development of the street over a period of more than eight years. They were Conde Alton, Nicholas D. C. Moller, and William H. DeForest.

Chancellor James Kent of the New York Chancery Court came to Summit in 1838 and bought a four room cottage on Morris Avenue where the Mabie House is now located on the Kent Place School grounds. He and Mrs. Kent spent their summers here before his death in 1847.

Six years later, in 1853, the Kent property was bought by Nicholas D. C. Moller, a wealthy New York merchant. Nicholas, being the father of six daughters and two sons, moved the Kent Cottage nearer the railroad tracks. On the space vacated he built a new residence, a mansion large enough to house those of his family still at home (shown as No. 1 on the 1872 Schematic map).

Now we come to the street builders. The first of the three was Conde Alton. He and his wife Carolan lived on their farm in a house which is now 14 Kent Place Boulevard (shown as No. 3 on the 1872 map). Alton built a short lane from Springfield Avenue to just beyond his house. This spur was unnamed at the time.

A part of the Alton farm was confined between Moller's estate on one side and by an area called Riera Park on the other side. This Park was being developed by Jayme Riera, Moller's son-in-law. So, in 1866 Alton decided to dispose of his farm.

The second street builder, Nicholas D. C. Moller, mentioned earlier, had come to Summit because of his interest in promoting the shortest rail route through New Jersey for hauling coal from Pennsylvania to the Newark - New York area. With this intent he began to assemble large tracts of land in Summit until he owned property extending from Morris Avenue west to Passaic Avenue, then known as River Road. In 1868 he began opening a street through his holdings, naming it Kent Place Boulevard. However, his Boulevard extended only to Morris Avenue at the eastern end.

The third street builder was William Henry DeForest who came to Summit in 1869. Earlier, his sister-in-law, Emily (Norwood) Hicks, and her husband, William Cleveland Hicks, had purchased almost eight acres of the Alton farm and had built their home where the apartments now are on Norwood Avenue. Soon after their arrival in Summit, DeForest and his wife, Fanny (Norwood) DeForest, bought the remainder of the Alton farm. Mr. DeForest was not only a silk merchant but also a speculator in real estate who planned to develop his property. The right of access across the fields to the Alton Lane didn't quite meet his plans, so he opened Norwood Avenue, naming it for the Norwood sisters.

Next, he extended the Alton Lane to the Moller estate, marked by a swinging gate (see No. 4 on the 1872 Schematic map). In 1873 De Forest bought a strip of land from Moller so that his interest in street development would permit continuing west to Morris Avenue. He called this Kent Avenue. However, De Forest's Kent Avenue and Moller's Kent Place Boulevard didn't quite meet since the Boulevard was about eighty feet north of the Avenue.

After Moller's death in 1874, De Forest bought the Moller mansion and another strip of land extending west from Morris Avenue to Madison Avenue. He then realigned Moller's section of the Boulevard to meet his Kent Avenue and so from this time on the continuous roadway from Springfield Avenue to Passaic Avenue was called Kent Place Boulevard. Although the realignment had removed the jog at Morris Avenue it introduced a decided bend in the Boulevard near the present High School.

It is unfortunate that so little personal information is available about Nicholas Moller since he played an important part in Summit's development. As an example, at the time that the Moller family came to Summit in 1853, those of the Catholic faith, in order to attend Mass, had to travel either to Madison or to the Millburn section of Springfield. Through the generosity of Mr. Moller and two of his son-in-laws, Gustave Thebaud and Jayme Riera, property was obtained for St. Teresa's first Church. When St. Teresa's Parish was formed and St. Teresa's built, it was Moller and Gustave Thebaud who signed as representatives of the laity. In time, property was also acquired for the Catholic cemetery. Mr. and Mrs. Moller are buried there.

This picture of Gustave Thebaud, whose wife was Clementia Moller, shows him as definitely older in appearance than when he was a budding young lawyer, interested in politics. Since he was of French extraction, Thebaud is given the French pronunciation of Te-bo while Jayme Riera, being Spanish, Jayme is Hi-me.

Thebaud was appointed manager of the extensive Moller estate in Summit, then a part of New Providence. At that time Summit was divided between Springfield and New Providence. His first order of business was dealing with New Providence on the subject of Summit's assessed taxes, which they objected to because so little of this tax money ever found its way back to our area in the form of services and improvements.

Since no progress was being made in the discussion Thebaud suggested to his father-in-law that a meeting of other large property holders be held at the Moller home. The consensus of this meeting was that the time had come for Summit to become a separate entity and keep the tax money at home. So, a bill was drafted, introduced into the New Jersey legislature, and promptly became stalled by the strenuous objections of the towns of New Providence and Springfield, neither being willing to lose the Summit area tax money.

Mr. Thebaud went to Trenton to personally oversee the passage of the bill. The gun tucked under his arm in the picture really wasn't necessary for "Gus" had a flair for entertaining. In fact, the genial lobbying he unleashed on the Trenton legislators he described as the greatest picnic he had ever enjoyed. The Bill finally made its way to the Governor's desk. Thebaud, though, was a careful operator and asked to read the Bill before it was signed. He was horrified to find a clause had been inserted that hadn't been included when the Bill passed the Assembly. The clause stated that the Bill would not become law until ratified by New Providence and Springfield. Of course, neither Town would have voted for it.

Thebaud pointed this out to the Governor who sent it back to the Legislature with a sharp note. This time the Bill sailed through in twenty four hours. No one dared offer any objections for fear of being suspected of tampering with the original Bill.

Quoting from E. Robin Little's "Summit Story"

Governor Randolph was happy to sign the Bill, but said to Gus 'Thebaud, I am signing this Bill and presenting the pen to you on one condition - that you get the Hell out of Trenton and don't come back. You've had the whole Legislature drunk for two weeks and I haven't been able to get them to do a damm thing in all that time.'

Gus was only too glad to comply. His mission was completed when on March 23, 1869 the Township of Summit was created, not incorporated as you may have read previously. Thebaud was elected a Union County Freeholder. He was a good choice on several counts; as one example, while he served, graft was minimized. No privately owned horse was ever fed at County expense.

Earlier it has been mentioned that Moller had come to Summit to promote the New Jersey West Line Railroad as the shortest and most direct route through New Jersey, one that could take advantage of the lucrative coal-hauling business from the Pennsylvania coal fields through New Jersey to the New York market.

Asa Packer, head of the Lehigh Valley Railroad, was also interested in this shorter route. He was commissioned by the New Jersey West Line Railroad to build a rail line which would eventually run from the Delaware River near Phillipsburg to Newark. Actually, by 1872 only the section between Basking Ridge and Millburn had been completed to the extent that service could begin. Thus, it was necessary to switch the N.J. West Line trains on to the Morris and Essex Division of the D. L. & W. Railroad at High Street where the tracks intersected.

Moller had planned to build a station on the Boulevard, west of High Street, and develop that area as Summit's business district. But then came a series of near disasters. There was the 1873 financial panic. Jonathan Edgar, an important backer, died the same year. The following year Mr. Moller died. The crowning blow occurred when the Lehigh Valley lost interest in the project and made other plans. With that, the New Jersey West Line Railroad collapsed. Some of the rails were uncovered when the present High School was built. The section west of High Street survived as the Passaic and Delaware Branch. Today, it is the Gladstone Branch of the Morris and Essex Lines of New Jersey Transit while the eastern section shows only as a curved right of way on the 1879 map, going from High Street to Hobart Avenue.

Next, let us consider Kent's Cottage. Turning to the 1872 Schematic map, No. 2, marked Chancellor Kent's Cottage, is located nearer the railroad tracks and on the Moller property. On the 1879 map (see Frontispiece) this property and house is listed as Creed. Later, on the map in the 1900 Atlas A. F. Cushman is shown as the owner, and still later, in the 1906 Atlas, the house is given the street number of 48 Kent Place Boulevard.

Eleanor Cushman, daughter of Archibald F. Cushman, wrote to the Summit Herald in July 1923 telling of the house her father had purchased from the Creeds. She said the two rooms downstairs, and the two bedrooms above, had initially comprised the Kent four room Cottage. However, the rooms were so small her father removed the partitions thereby making a larger kitchen area and only one bedroom. The Cottage had been slated for demolition but instead a three story front was added. Reuben Manley, writing in "Some of the Old Residences of Summit Recalled" stated that "the Kent Cottage was altered out of recognition". In the original draft he remembered it as the residence of Gus Thebaud, husband of "Miss Moller".

This could very well be a clue as to why the Cottage wasn't demolished. The Thebauds were married in 1860 or 1861, well before Moller had completed his land purchases and opened his section of the Boulevard. So, with a married daughter to consider, he enlarged and embellished the Cottage as a home for the Thebauds. It is evident that Moller was a recycler of sorts for

he followed this same pattern of reconstruction and additions for several of his children.

Now to return to the Moller family, six daughters and two sons: Isabella, Teresa, Emelia, Alfonso, Clementia, Clara, Frederick, and Julia. They are of interest not only because of the houses their father provided for some of them but also because they were early property owners on each side of the Boulevard, as shown on the enlarged version of a portion of the Boulevard, entitled "MOLLER Children Blvd. Inheritance 1875" and also on the 1879 map (see Frontispiece). This map was the Township's first official map and is on the reverse side of the Society's "History in Homes" where the whole map can be seen.

Referring to the Schematic map of the Inheritance of the Moller children, starting at Passaic Avenue the house (marked No. 1 on the map) and property were the inheritance of Isabella J. Moller, wife of John Estavan Morrison. This property had been incorrectly labeled Isaac J. Morrison on the 1879 map. The house is presently 107 Passaic Ave.

The southwest corner Boulevard lot, and the one across the street, went to Teresa Moller. She still lived at home, never having married.

Continuing east along the Boulevard, the eldest Moller child was Emelia, an interesting individual who married Jayme Riera. She inherited property on both sides of the Boulevard but had no need for a house, preferring to live in Paris, France, even though her husband continued to live in Summit where he was developing Riera Park, an area of fine homes. SAGE and "Marie Stadler" are two of the houses he built on Springfield Avenue. Later they were moved to DeForest Avenue. There is no doubt that Riera always hoped to build the "perfect" house to entice Emelia to live in Summit, but she never did. Possibly the "perfect" house is the one on the corner of Woodland and Crescent Avenues since one side of the front is a small room with the aspects of a Chapel. Riera built it before St. Teresa's was erected.

Next is Alfonso, the youngest of the Moller children whose inheritance was also on both sides of the Boulevard. He was only nine years of age when they came to Summit, remained single and so had no need for a house on the Boulevard.

The 1875 Schematic map of the inheritance of the Moller children shows that Clementia Moller, Gustave Thebaud's wife, inherited property on both sides of the street adjacent to Alfonso's property yet nowhere on the 1879 map (see the Frontispiece) is her name shown. This is because all of her holdings were sold sometime later that year to William DeForest and George Geer. The Thebauds moved to the Village of Madison.

There, Gustave's father had an estate on the Morris Turnpike. His mother's family home, "Boisaubin", was also in Madison and still stands on Treadwell Avenue in what is now Chatham Township.

Clara Moller, married to Samuel S. Barr, inherited property on the Boulevard, also on both sides, as well as a house, now 199 Kent Place Boulevard (No. 3 on the 1875 Schematic map). This is one house Moller built from "scratch" and was not an enlargement of some earlier, smaller house.

Frederick Moller inherited the property adjacent to Clara's, as well as the "Melrose Cottage", now No. 196 Kent Place Boulevard (No. 4 on the 1875 Schematic map).

Next to Frederick's property is that of Moller's daughter, Julia, who married Edward Vincent Thebaud, Gustave's older brother. They had no need for a Boulevard house since they were already living on Norwood Avenue directly back of her father's home.

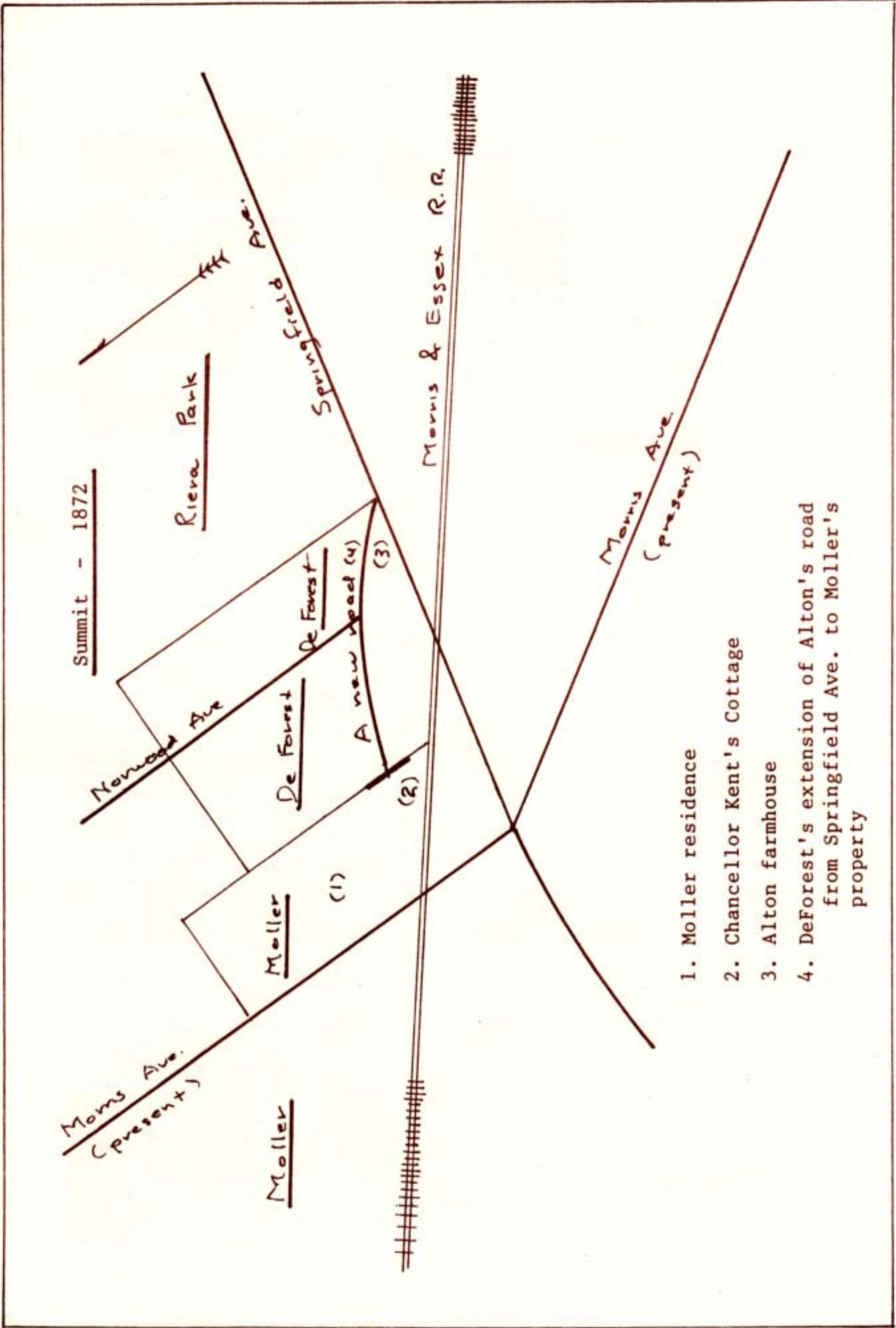
Thus, all eight of the Moller children inherited Kent Place Boulevard property.

Now we leave the Moller children for the time being and stroll along the Boulevard in the opposite direction, starting at Morris Avenue and going west.

The house at the southwest corner, No. 62, and the next one, No. 68, are marked as silk mills in the 1900 Atlas. DeForest was a silk merchant and had owned this land for a time. The first floor of the corner house is of brick, commonly used for a factory in that period. However, Sandy Brown, with her knowledge of architecture, has pointed out that it isn't unusual for the architectural style used at No. 62 to have the first story of brick. So there remains a question - was this house originally a mill and later converted to a residence, or was it built initially as a house?

Across the Boulevard, on the corner of Morris Avenue, was the first home of the Jewish Community Center, purchased in 1929 through the generosity of the Mantel family. Earlier, this Congregation had been meeting at Howard Hall in the Van Cise Building, recently restored by the Ryders. In 1954 the older building was replaced by the present Center.

On the same side of Kent Place Boulevard is No. 77, once the home of William F. Bailey. His daughter, Elsie, remembers that on Christmas Eve when she was very young her father would carry her out onto the porch all bundled up. They would listen for Santa's sleigh. When sleigh bells could be heard in the distance she was so sure Santa Claus was on the way that she





77 Kent Place Boulevard (Bailey)



144 Kent Place Boulevard (Ogden)



Corner Madison Ave. and Boulevard (Ahlers)



196 Kent Place Boulevard "Melrose Cottage"



199 Kent Place Boulevard (Clara Moller Barr)



*212 Kent Place Boulevard "Clover Patch" **

** No longer exists*

was willing to be tucked into bed. Unknown to her at the time was that their stableman had helped in the illusion. When she became Mrs. James Cowan she recounted this lovely experience many times.

Returning to the south side of the street is the John E. Lager home at 74 Kent Place Boulevard. He was a Swedish botanist interested in orchids, especially in the collecting of orchid plants. In 1896 Lager formed a partnership with Henry Hurrell, a British botanist also interested in orchids, primarily in growing them. Mr. Hurrell lived at 92 Kent Place Boulevard so he would have been a neighbor of the Lagers. Their orchid collections became world renowned not only for the many varieties but also for the rare strains they collected and developed. It is interesting that although the second generation of Hurrells worked for the firm for some years, it was the second and third generations of Lagers, who also lived on the Boulevard at No. 85, that carried on the business.

However, by 1977 the high cost of heating the greenhouses and replacing broken glass forced them to transfer their operation to a warmer climate, Georgia. The move was a real loss to Summit for this famous, award winning collection of orchids had brought more foreign visitors to Summit than there are countries registered at the United Nations Headquarters. Some of the visitors had titles and some of the titles were royal.

89 Kent Place Boulevard was built between 1900 and 1906, about the same time as the Hurrell house across the street. Since the early 1960's it has been the home of Joseph and Mary Fitzpatrick.

Further west is No. 115, very appropriately named "Ivyholm". Remember, houses were given names before home delivery of mail began in 1900, necessitating the provision of house numbers instead of names. This was the home of George and Mary (Budington) Wilcox. George Wilcox, a native of New Hampshire, had served on the Supreme Court there and in the U.S. Senate. The Wilcoxes had come to Summit in 1890. After a few years time he was persuaded to serve on the three-member Township Committee, Summit's first governing body.

Sometime later, when he had become Chairman of the Committee, discussions were held with the Telephone Company concerning a request for permission to erect its own phone poles rather than being required to use the poles of the Mountain Electric Utility Company. Mr. Wilcox was not in favor of granting permission unless the Municipal Government was given free telephone service, or at least service at a greatly reduced rate. Since an agreement hadn't been reached with the Township the Phone Company obtained permission from the property owners along Highland Avenue to erect its poles. Highland is today's Maple Street between Springfield and DeForest. The Company

planned to have its linemen string the wires on a Sunday when it would be difficult for the authorities to acquire an injunction and interrupt the project. When George realized what was going on he chose a procedure that could be effective much sooner than an injunction. He had the firemen chop down the poles on Saturday evening. Whereupon the Phone Company took the Township of Summit to Court.

The Judge in the case remarked to Corra Williams, the Township Solicitor, that the Township, being unincorporated, had no jurisdiction over streets and sidewalks - these were the County's province so Summit was skating on very thin ice. And he went on to remark that it was high time for the people of Summit to wake up - they should have been incorporated three years earlier. He did not see how the Township Committee of three got along in such a large community under Township laws.

Eventually the suit was settled amicably. The Phone Company got its poles and the Town Fathers got free telephone service, thanks to Mr. Wilcox. And Summit was incorporated as a city on March 8, 1899, with George Wilcox elected as the City's first Mayor.

Mrs. Mary (Budington) Wilcox, the Mayor's wife, firmly believed that women should have the opportunity to "stretch their minds". Also, she believed that they were just as capable as men in providing services for the community. So, she invited a group of ladies having like ideas to "Ivyholm" and, as a result of discussion at this meeting, the Fortnightly Women's Club was formed with Mary as the first President. An outgrowth of the new club's Service Committee was the Town Improvement Association. The Historical Society has copies of a report covering twenty five years work of the T.I.A., as it was more commonly called. It is well worth reading. One can see clearly that the women "stretched their minds" and inaugurated a number of community services, services which we take for granted today.

To name only two of these, the T.I.A. had seven snow plows used for plowing sidewalks. People walked during the winter months in those days, for, if they had a car it was stored, unused, during the period when no streets were plowed. Evidently there were problems relating to the plowing of sidewalks for the newspapers carried this request "Don't tip the drivers to plow private walks to the house or the men won't complete their rounds by the 8:10 train". This was at a time when most houses were set quite far back from the street. At 6:00 AM the women had pots of hot coffee ready for the snowplowers. The paper carried this statement "the devious and erratic plowing was due to the unevenness of the sidewalk stones." It is not known whether this was the only reason or whether some form of anti-freeze might have been added to the coffee.

The snowplows were offered to the Town Fathers but it took many petitions, in fact seven years elapsed, before this service was taken over by the Municipal Government.

As the second example, probably the T.I.A.'s largest project, certainly the longest to complete, started with a survey of refuse collection and disposal procedures. The ladies were not happy with the T.I.A. findings and, as a result, ash carts were purchased and a pilot project initiated to determine both the feasibility and the cost of having the City provide this service. Even though the ash carts were offered free of charge it took twenty one years of "agitation" and petitions before this service was taken over by the City. Possibly our City Fathers, being cost conscious, were in no hurry to incur the added expense of a service which the women were providing so satisfactorily.

Continuing with "Ivyholm", the next owners were Ben and Rebecca Day. In 1908 Mr. Day, being an inventive genius, built a laboratory to the west of his house in which to carry on his experiments. You might say he had newspaper publishing in his blood for his father, also Ben Day, was owner, editor, and publisher in 1833 of New York's first daily, penny newspaper, the SUN. Events weren't illustrated by photographs in those days but by sketches which Ben enjoyed drawing. He was also carrying on the development of an inking process, perhaps right here in Summit. When it was perfected, newspapers, photoengravers, and lithographers all used "The Ben Day Shading Medium".

The Historical Society owns a "Ben Day Single Lever Film Frame Clamp" used in the silk screening of the rotogravure section of a newspaper. Unfortunately, there isn't a picture available of the Day laboratory although it was not removed until the present High School was built in the early 1960s.

A little further along, on the south side of the street, is 144 Kent Place Boulevard, once the home of Norman Ogden. His father was Dr. Joseph Meeker Ogden, pastor for many years of Chatham's Presbyterian Church. When a new Church was built it was named Ogden Memorial Church in his honor.

Mary Ogden Kurtz, Norman Ogden's daughter, remembers the family pony cart. To picnic along the Passaic River they would ride out to the end of the Boulevard and then take Mount Vernon Avenue. She also remembers another pony, this one belonging to the Carl Ahlers who lived across the street on the north side at the corner of Madison Avenue. The Ahlers used to have a riding ring next to their stable on Madison Avenue. Mr. Ahlers had a polo pony while the children also had a pony, a pacer. However, it had a hundred pound weight limit which the Ahlers boys in time outgrew. But not Mary Ogden, who was younger. She would look forward to her rides with Mr. Ahlers over to the reservation - he would canter and she would pace.

The "Melrose Cottage", on the south side of the street, was Frederick Moller's inheritance. Today it is 196 Kent Place Boulevard (see Frontispiece and No. 4 on the 1875 Schematic map). In 1884, William J. Curtis, a banker and a lawyer, bought the property. Mr. Curtis wanted to have educational training available in the Summit area for his daughter, Helen, equivalent in quality to that offered to young men at that time in college preparatory schools. So he invited to dinner five other fathers having daughters. The subject of their conversation was how to provide "preparatory type" of schooling for girls. They felt that it would be best to have an all-girl school without the distraction of young men in the same class rooms. They formed a joint stock corporation and called it, very simply, "The Summit School Company". Where to locate the new school? DeForest had bought the Moller mansion but by 1894 his finances were in shambles so the Summit School Company rented this house and launched the Kent Place School for Girls - a College Preparatory School.

There were other owners of 196 Kent Place Boulevard. In the 1930's the Robert Pryors lived there. The house was full of Tiffany glass as a result of Mr. Pryor's association with Louis Comfort Tiffany in the building of "Laurelton Hall", the Tiffany home on Long Island. Ethel Pryor Mayes owns a glass model Mr. Tiffany made of a fountain her father had designed for Laurelton Hall. In his design, the usual loud splash of a fountain was quieted to a gentle "tribble".

Mrs. Maves also remembers that the carriage house, once the barn, was large enough to hold five automobiles. Also there were the remains of an apple orchard out back. She thought the house was the enlargement of a former structure. At one time all this area was the Spinning farm which Moller had bought. Possibly Benjamin Spinning lived here. He would have been a grandson of the first Benjamin Spinning to come to Summit.

Clara (Moller) Barr inherited the house across the street to the north, now 199 Kent Place Boulevard. It has been mentioned earlier that this house was one that Mr. Moller built from "scratch" (see No. 3 on the 1875 Schematic map). In 1890, Francis E. Dana and his wife, Julia (Budington) Dana, bought the property, naming it "Linda Vista". Julia and Mary Wilcox were Budington sisters.

There were many owners of 199 Kent Place Boulevard, but coming closer to our time, in 1947 N. Hamilton McGiffin and his wife, Adelaide, needing a larger house for their Play School, bought the property. They had opened the Elkwood Play School in a small house which had once served as the Elkwood station

before being moved to Passaic Avenue. Just think how many youngsters were introduced to the beginning of their schooling, as well as to early playmates, right here at 199.

Across the street to the south once stood the house called "Clover Patch" (No. 2 on the 1875 Schematic map). Possibly this was the inheritance of Clementia Moller Thebaud, for George Jarvis Geer and his wife, Louise, bought the property about the same time as Clementia disposed of her Summit holdings. Just to show that the Boulevard kept it all in the family, the Geer's daughter, Louise, married Dr. Herbert Budington Wilcox, son of George and Mary and nephew of Francis and Julia Dana, all residents of the Boulevard.

There was a time when Mr. Geer had an interesting form of life insurance. In an 1889 newspaper society column, and there is no doubt that he who wrote the column enjoyed himself, was the statement that George Geer purposely had not paid all of his bills before he embarked for Europe - as a form of insurance - hoping that his creditors would pray for his safe return.

There are several descriptions of "Clover Patch" which would become No. 212 Kent Place Boulevard. Mary Rikard Elliot, a close friend of the Geers, visited here often. She said that the outside was of light brown shingles, a lovely home with many rooms full of sunshine. The Knapps lived here from about 1926 to 1936. Janet Knapp Dorsey, a daughter, wrote that the house was large with a tower which shows only faintly on the right side of the picture. She mentions seventeen rooms and five bathrooms. Five bathrooms would have been a large number of baths for those days. A ballroom on the second floor ran the width of the house. She seemed to remember that the house had been enlarged in the 1880's.

At one time the Morris and Essex Railroad ran through the back yard of "Clover Patch" as well as the back yards of all the properties on the south side of the Boulevard. After the railroad was realigned in 1904, a tennis court was added where the road bed had been located originally. The Knapps had a cow named Minnie that used to wander over to the Pryors every once in a while - perhaps Minnie was fond of apples. The property extended beyond what is today's West End Avenue but was then Mechanic Street. There were three buildings at the rear of the property, a shed, a gardener's cottage, and a hennery - not a chicken coop but a hennery.

The house stood until the late 1930s or early 1940s. Eventually, "Clover Patch" suffered the same fate a depression hands out to large houses which can't be sold or rented. It was replaced by Dunner Drive and three smaller houses.