

**RUMSON BOROUGH: 1342**

Y= Listed on or eligible for the National Register of Historic Places (NRHP) or NJ Register (SR)

N= Not eligible for the NRHP or SR

P= Potentially eligible for the NRHP (requires additional research)

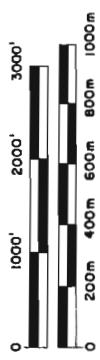
D= Eligible as part of a recommended historic district

Y/D= Individually eligible and eligible as part of a recommended historic district

<b><u>INV #</u></b>	<b><u>SITE NAME</u></b>	<b><u>ADDRESS</u></b>	<b><u>NRHP ELIG.</u></b>
1342-1	Oceanic Village District		N
1342-1-1	Port Washington Church (Bingham Hall)	40 Bingham Avenue	Y
1342-2	William E. Strong House	121 Avenue of Two Rivers	N
1342-3	The Hermitage (aka William A. Street House)	79 Rumson Road	Y
1342-4	St. George's Episcopal Church (Rumson Country Day School)	SE corner Bellevue Avenue and Ridge Road	N
1342-5	Rohallion (aka Edward Dean Adams Estate)	45 Bellevue Avenue	N
1342-6	William Bingham House/Eleazer Parmly Estate	139 Bingham Avenue	N
1342-7	Schiff Carriage House & Outbuildings	59 Buena Vista Avenue	N
1342-8	William Shedd House	82 Buena Vista Avenue	N
1342-9	William Havemeyer Carriage House	5 Elm Lane	Y
1342-10	Edwin Stewart House	14 Fair Haven Road	N
1342-11	Jonathan Cooper House	21 Hance Road	N
1342-12		9 Oak Tree Lane	Demolished 1992
1342-13	Tredwell Farmer's House	2 Ridge Road	N
1342-14	Morris-Saltar-Tredwell House	16 Ridge Road	Y
1342-15		38 Ridge Road	N
1342-16	Parmly House	65 Ridge Road	Y
1342-17	Robert Maitland House	87 Ridge Road	P
1342-18	The First Presbyterian Church of Rumson	4 East River Road	Y

<u>INV #</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>NRHP ELIG.</u>
1342-19	Borden Estate Carriage House	68 West River Road	Y
1342-20	Godfrey Estate Garage	90 West River Road	N
1342-21	Sea Bright Lawn and Tennis Club	NE corner Rumson Road and Tennis Court Lane	Y (NRHP 1991)
1342-22	James R. Minugh House	31 Rumson Road	N
1342-23	Marie Stuart Palmer House	54 Rumson Road	P
1342-24	Theodore & Octavia Moss House	55 Rumson Road	P
1342-25	Fritz Achelis House	105 Rumson Road	N
1342-26	E. Gay Hamilton House	108 Rumson Road	P
1342-27	Robert Hance House	128 Rumson Road	Y
1342-28	Uzal H. McCarter House	141 Rumson Road	Y
1342-29	Robert McCarter House	147 Rumson Road	Y
1342-30	Riker-Haskell House	59 South Shrewsbury Drive	N
1342-31	Borrowe-Graham House	25 Ward Avenue	N
1342-32	Church of the Holy Cross	30 Ward Avenue	P
1342-33	Malcolm Graham Carriage House	31 Ward Avenue	P
1342-34	C.B. Alexander Estate Windmill	37 Ward Avenue	Demolished
1342-35	Robert O. Howard House	17 Wardell Avenue	N

## M A P



SCALE: 1" = 1000'  
1" = 12000'  
1cm = 120m

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES

## NEGATIVE FILE SHEET

ROLL NUMBER 1COUNTY MonmouthMUNICIPALITY Rumson Borough

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
1.	---		
	Coe Estate Outbuildings/		
2.	90 West River Road		1342-20
3.	"		"
4.	"		"
5.	"		"
6.	"		"
7.	"		"
8.	"		"
9.	"		"
	The First Presbyterian Church of Rumson/		
10.	4 East River Road		1342-18
11.	"		"
	Morris-Saltar-Treadwell House/		
12.	16 Ridge Road		1342-14
13.	"		"
14.	"		"
15.	"		"
16.	"		"
17.	"		"
18.	2 Ridge Road		1342-13
19.	"		"
20.	"		"

PHOTO TAKEN BY: Gail HuntonSURVEY Monmouth CountyDATE: 1982

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
	Sea Bright Lawn and Tennis Club/ NE cr. Rumson Road and Tennis Court Lane		1342-21
21.	"		"
22.	"		"
23.	38 Ridge Road		1342-15
24.	"		"
25.	"		"
26.	108 Rumson Road		1342-26
27.	"		"
28.	933 Allencrest		OMIT
29.	"		OMIT
30.	St. George's Episc. Church (Rumson Country Day School) SE cr. Bellevue Avenue and Ridge Road		1342-4
31.	"		"
32.	121 Avenue of Two Rivers		1342-2
33.	"		"
34.	"		"
35.	21 Hance Road		1342-11
36.	"		"
37.	"		"

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES

## NEGATIVE FILE SHEET

ROLL NUMBER 2COUNTY MonmouthMUNICIPALITY Rumson Borough

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
1.	---		
2.	---		
3.	---		
4.	---		
5.	---		
6.	Borden Estate Carriage House/ 68 West River Road		1342-19
7.	"		"
8.	"		"
9.	"		"
10.	"		"
11.	"		"
12.	"		"
13.	"		"
14.	"		"
15.	"		"
16.	"		"
17.	Port Washington Church/ Bingham Hall 40 Bingham Avenue		1342-1-1
18.	"		"
19.	"		"
20.	"		"

PHOTO TAKEN BY: Gail HuntonSURVEY Monmouth CountyDATE: 1982

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
21.	Oceanic Hook and Ladder Co.		1342-1
22.	"		"
23.	---		---
24.	Church of the Holy Cross/ 30 Ward Avenue		1342-32
25.	"		"
26.	"		"
27.	"		"
28.	" (former estate outbuilding)		"
29.	" (former estate outbuilding)		"
30.	Sea Bright Lawn and Tennis Club/ NE cr. Rumson Road and Tennis Court Lane		1342-21
31.	"		"
32.	"		"
33.	"		"
34.	St. George's Episcopal Church/ Lincoln Avenue		OMIT
35.	"		OMIT
36.	"		OMIT

# NEGATIVE FILE SHEET

ROLL NUMBER 3

COUNTY Monmouth

MUNICIPALITY Rumson Borough

<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
1. <u>-</u>	<u>-</u>	<u>-</u>
2. <u>147 Rumson Road (carriage house)</u>	<u>S</u>	<u>1342-29</u>
3. <u>128 Rumson Road</u>	<u>NW</u>	<u>1342-27</u>
4. <u>"</u>	<u>NW</u>	<u>"</u>
5. <u>"</u>	<u>NW</u>	<u>"</u>
6. <u>54 Rumson Road</u>	<u>N</u>	<u>1342-23</u>
7. <u>"</u>	<u>N</u>	<u>"</u>
8. <u>" (caretaker's cottage)</u>	<u>NE</u>	<u>"</u>
9. <u>" (garage)</u>	<u>NE</u>	<u>"</u>
10. <u>6 Belknap Lane</u>	<u>W</u>	<u>-</u>
11. <u>14 Hartshorne Lane</u>	<u>N</u>	<u>-</u>
12. <u>"</u>	<u>NW</u>	<u>-</u>
13. <u>25 Ward Avenue</u>	<u>NE</u>	<u>1342-31</u>
14. <u>"</u>	<u>NE</u>	<u>"</u>
15. <u>31 Ward Avenue</u>	<u>SE</u>	<u>1342-33</u>
16. <u>"</u>	<u>SE</u>	<u>"</u>
17. <u>"</u>	<u>SE</u>	<u>"</u>
18. <u>Church of the Holy Cross</u>	<u>SW</u>	<u>1342-32</u>
19. <u>30 Ward Avenue</u>	<u>S</u>	<u>1342-22</u>
20. <u>"</u>	<u>SE</u>	<u>"</u>

PHOTO TAKEN BY: Gail Hunton

SURVEY Monmouth County

DATE: 1991

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
21.	31 Rumson Road	E	1342-22
22.	35 Rumson Road	SW	-
23.	55 Rumson Road	S	1342-24
24.	"	SE	"
25.	"	SE	"
26.	END OF ROLL		

Additional Negatives: (Roll 3A)

22.	141 Rumson Road (carriage house)	N	1342-28
23.	"	N	"
24.	147 Rumson Road	SE	1342-29
25.	"	SE	"

# NEGATIVE FILE SHEET

ROLL NUMBER 4

COUNTY Monmouth

MUNICIPALITY Rumson Borough

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
1.	39 Ward Avenue	N	1342-34
2.	"	E	"
3.	59 S. Shrewsbury Drive	SE	1342-30
4.	"	SE	"
5.	144 Avenue of Two Rivers	S	1342-3
6.	"	S	"
7.	"	SE	"
8.	"	SE	"
9.	" (carriage house)	W	"
10.	" "	NW	"
11.	" "	SW	"
12.	65 Ridge Road	SE	1342-16
13.	"	SE	"
14.	"	SE	"
15.	139 Bingham Avenue	N	1342-6
16.	"	SE	"
17.	"	NE	"
18.	"	N	"
19.	"	N	"
20.	105 Rumson Road	SE	1342-25

PHOTO TAKEN BY: Gail Hunton

SURVEY Monmouth County

DATE: 1991

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
21.	105 Rumson Road	SE	1342-25
22.	141 Rumson Road	SE	1342-28
23.	"	SE	"
24.	"	NE	"
25.	END OF ROLL		
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			

# NEGATIVE FILE SHEET

ROLL NUMBER 5

COUNTY Monmouth

MUNICIPALITY Rumson Borough

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
0.	7 Oak Tree Lane		1342-12*
1.	59 Buena Vista Avenue - Ice House		1342-7
2.	59 Buena Vista Avenue - "Tea House"		1342-7
3.	59 Buena Vista Avenue - Carriage House-Court		1342-7
4.	59 Buena Vista Avenue - Carriage House-Street		1342-7
5.	59 Buena Vista Avenue - Garage		1342-7
6.	87 Ridge Road		1342-17
7.	38 Ridge Road	NWC	1342-15
8.	108 Rumson Road	NWC	1342-26
9.	17 Wardell Avenue		1342-35
10.	5 Elm Lane	NEC	1342-9
11.	5 Elm Lane	SWC	1342-9
12.	25 Ward Avenue		1342-31
13.	59 South Shrewsbury Drive		1342-30
14.	Blank		
15.	45 Bellevue Avenue - Rohallion		-----
16.	45 Bellevue Avenue		1342-5
17.	45 Bellevue Avenue		1342-5
18.	45 Bellevue Avenue		1342-5
19.	128 Rumson Road		1342-27
20.	128 Rumson Road		1342-27

PHOTO TAKEN BY: Randall Gabrielan

SURVEY Monmouth County

DATE: 1994

	<u>PROPERTY NAME OR ADDRESS</u>	<u>DIRECTION OF VIEW</u>	<u>INVENTORY NUMBER</u>
21.	82 Buena Vista Avenue		1342-8
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			

\* This is the replacement house for destroyed 1342-12, 9 Oak Tree Lane.  
See top of negative sheet #5 for copy negative of destroyed house.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
HISTORIC DISTRICT SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-1

DISTRICT NAME: Oceanic Village District

MUNICIPALITY: Rumson Borough

TYPE OF DISTRICT: Village

COUNTY: Monmouth

USGS QUAD: Long Branch / Sandy Hook

DESCRIPTION: (General description of district as a whole and boundaries)

The Oceanic Village District is a small compact neighborhood six blocks long and three blocks wide, forming one of present-day Rumson's two business districts. Its central thoroughfare, River Road, is largely a commercial street within the district, with a variety of business buildings of varied ages and styles, notably the late 19th century Enright Store building (Rumson Pharmacy) at the northeast corner of Lafayette Street, and the well-preserved 1895 Pearsall and Bogle Store at the northeast corner of Washington Street. The district also contains several institutional and public properties representing every aspect of civic and community life in Rumson, including Bingham Hall (1342-1-1), Oceanic Hook and Ladder Company No. 1, the Post Office, the former Church of the Holy Rosary, the former Oceanic Free Public Library, and Victory Park (formerly the site of a riverfront hotel). The side streets are nearly exclusively residential and contain a good collection of late 19th and early 20th century dwellings of mostly modest size. The majority are vernacular dwellings from the 1870s to about 1910.

The Oceanic Village District is bound on the east by Bingham Avenue,, on the west by Third Street,, on the south by Church Street, and by the Navesink River on the north.

APPROXIMATE NUMBER OF BUILDINGS: 180

PHYSICAL CONDITION: Excellent 10 % Good 80 % Fair 10 % Poor 0 %

REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☒

THREATS TO DISTRICT/LOCAL ATTITUDES:

Inappropriate alterations to individual buildings; tear-downs; no local protection

COMMENTS:

## SIGNIFICANCE EVALUATION:

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The Oceanic Village District is significant as a mid-19th century riverfront settlement on the Rumson peninsula, then a sparsely-settled area of Shrewsbury Township. Originally called Port Washington, the steamboat landing developed into the center of community and commercial activity in late 19th century Rumson, which was otherwise a dispersed landscape of large country estates and summer "cottages." Oceanic still retains several buildings from its early village years, while its side streets preserve orderly rows of houses from its late 19th century growth.

Oceanic's origins lie with Thomas Hunt's purchase of a 177-acre river-to-river plot in 1840 and his building of the large Pavilion Hotel on the Navesink River (now demolished). Hunt established a line of steamers plying the New York route, naming one for himself, and provided a house of worship to enhance his hotel's appeal (see Bingham Hall, 1342-1-1). Hunt's improvements formed the village, established its street grid and physical character, and developed its resort reputation. The post office, founded in 1871, was the cause of the village's name change to Oceanic, as the postal authorities sought to avoid confusion with another Port Washington NJ. The village developed to its current size and density by the 1880s, providing the commercial center and housing that supported the great country estates that were built on the Rumson peninsula in the late 19th century. Although the institutional and public buildings (see description) strongly contribute to the character and significance of the district, the collection of late 19th century houses are Oceanic's best reminder of its village history.

The Oceanic District contains surviving properties from each aspect of community life in Rumson. It has scant public recognition as a historic district, but in view of its origins, extant structures and village character, Oceanic village merits preservation and protection.

2006 Update: A good summary history of Oceanic can be found in Randall Gabrielan's *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pages 21-37.

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PHOTO: Negative File No.

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## REFERENCES:

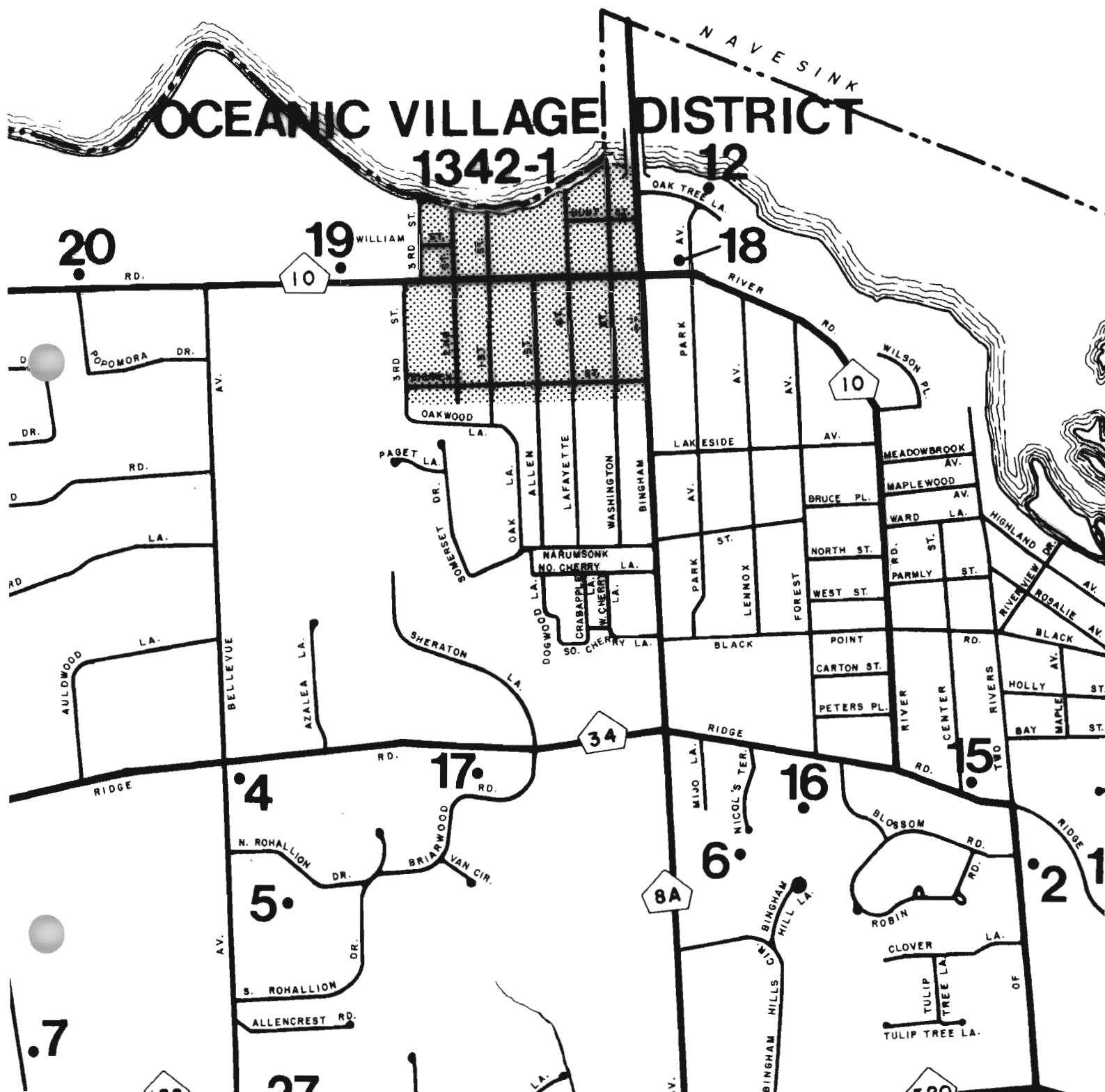
1. Monmouth County Deeds, Book Z3, page 193, March 9, 1840.
2. Franklin Ellis, *History of Monmouth County* (1885).
3. n.a., *History of Rumson 1665-1944* (1944).
4. Beers atlas, 1873.
5. Woolman and Rose atlas, 1878.
6. Wolverton atlas, 1889.
7. Sanborn map, 1907.

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RECORDED BY: Gail L. Hunton  
SURVEY: Monmouth County Historic Sites Inventory  
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 1994, 2006

T S                      M A P



## Oceanic Village District



## Oceanic Village District



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-1-1

HISTORIC NAME: Port Washington Church  
LOCATION: 40 Bingham Avenue

COMMON NAME: Bingham Hall  
BLOCK/LOT: 30/5

MUNICIPALITY: Rumson Borough  
USGS QUAD: Sandy Hook

COUNTY:  
OWNER/ ADDRESS: Borough of Rumson

DESCRIPTION

Construction Date: 1842; later rear addition

Source of Date: Ref. 1, 2

Style: Greek Revival

Architect:

Number of Stories: 1

Builder:

Foundation: Brick

Form/Plan Type: Rectangle

Exterior Wall Fabric: Natural wood shingles

Fenestration: 3 bays by 3 bays (church section)

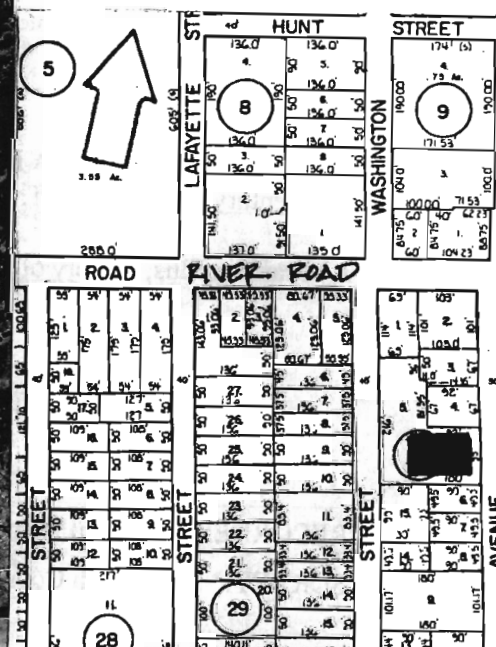
Roof/Chimneys: Gable with center front extending belfry

Additional Architectural Description:

Simple church built on a rectangular nave-aisle plan with an extending front belfry. Greek Revival features include the pedimented end-facing gable with full cornice, and the shouldered window surrounds which flare at the base. Windows are 12/12 double-hung sash. Double-hung six-panel doors with shouldered architrave trim. The openings on the belfry have been closed off, but can be restored. Retains integrity of form and detail (notably the windows, door, and cornice trim). Rear addition was built at a later date.

PHOTO Negative File No. 2-17 to 20

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces east on an irregularly shaped village lot.

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

## SIGNIFICANCE EVALUATION:

Bingham Hall is the principal structure remaining from the formative years of the Rumson village area, which was first called Port Washington and later Oceanic. It is also a good vernacular example of early 19th century church building in Monmouth County, and is especially notable for the overall integrity of its form and architectural detail.

Originally known as Port Washington Church, the building was dedicated on May 1, 1842 as a nonsectarian community church. Thomas Hunt, a Long Island entrepreneur who purchased 100+ acres in 1840 for the site of the village, erected this church as well as a hotel, store, and a dock from which he ran a steamer line. All of these structures except the church are now gone. Port Washington Church served a number of Protestant faiths for two decades. Then, in 1861, the First Presbyterian Church of Rumson was organized and this became their sanctuary. The congregation occupied it until their present church on East River Road (#1342-18) was constructed in 1886/87. Subsequently they continued to use the building for community functions for many years, and in the 1960's sold it to the Borough of Rumson for use as a community center.

ORIGINAL USE: Church

PRESENT USE: Community Center

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

COMMENTS: In need of maintenance work. Recommend protection by local landmark ordinance.

## REFERENCES:

1. Charles A. Wolbach, "A History of the First Presbyterian Church of Rumson," On the Threshold of a Second Century, 1861-1961 (The First Presbyterian Church, 1961).
2. Franklin Ellis, History of Monmouth County (Philadelphia, 1885), p. 593.

RECORDED BY: Gail Hunton

DATE: 1982; updated 1991

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

# CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-1-2

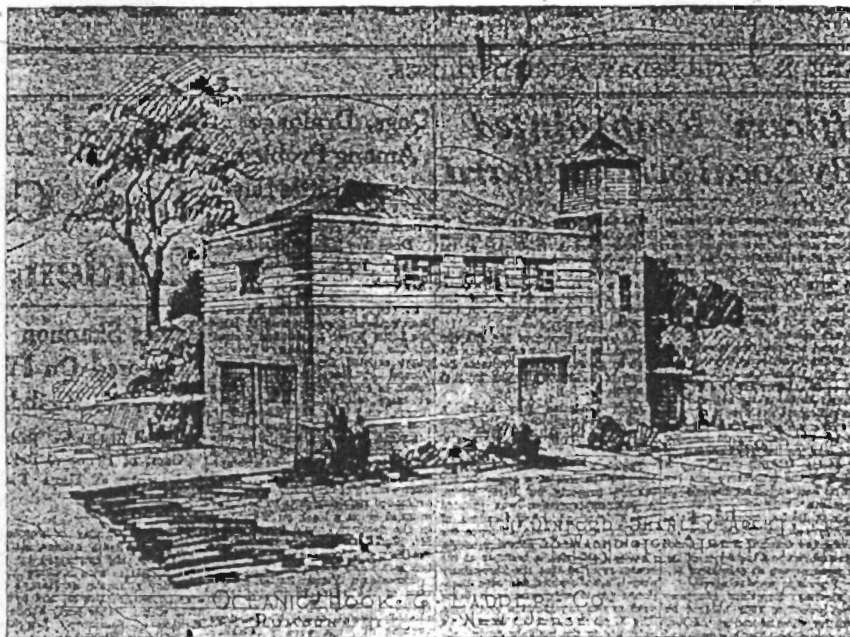
Oceanic Village District



1342-1-2. Oceanic Hook & Ladder Company No. 1. Corner of River Road and Allen Street. Block 28, Lot 1. 1984 photograph. The Moderne Style building, designed in 1938 by architect J. Sanford-Shanley of Newark, opened in 1940. This building replaced the 50-year old frame firehouse formerly at this location. Article on construction of the new firehouse appeared in the *Red Bank Register* on August 11, 1938 (reduced below).

RED BANK REGISTER, AUGUST 11, 1938.

## NEW FIRE HOUSE TO BE ERECTED AT RUMSON



Above is the architect's drawing of the new home of Oceanic Hook and Ladder company of Rumson. It will cost about \$12,000 and construction work will start in September. The fire company is endeavoring to raise \$4,000 to complete the building fund. Contributions are being solicited through personal calls made to residents of Rumson by Joseph Duray, chairman of the building committee. The new building will be erected at the corner of River road and Allen street, where the present fire house is located. On the building committee besides Mr. Duray are Raymond Diamond and Andrew Zerr.

Oceanic's annual fair will be held Thursday, Friday and Saturday, September 1, 2 and 3, at the corner of River road and Washington street. The proceeds will go to the building fund and the firemen are endeavoring to make this year's fair the most successful in the company's history. The fair will have numerous attractions and on the closing night a Pontiac sedan will be awarded. W. Warren Barbour has been invited by Perry Ell, secretary of the fair committee, to officiate when the car is awarded. The car is now on display on the fair lot. John Keany is chairman of the fair and Harry Collins is treasurer.

On the closing night a Pontiac sedan will be awarded. W. Warren Barbour has been invited by Perry Ell, secretary of the fair committee, to officiate when the car is awarded. The car is now on display on the fair lot. John Keany is chairman of the fair and Harry Collins is treasurer.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-2

HISTORIC NAME: William E. Strong House  
LOCATION: 121 Avenue of Two Rivers

COMMON NAME:  
BLOCK/LOT: 100/11  
COUNTY: Monmouth

MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1895

Source of Date: Ref. 1, 2

Style:

Architect:

Number of Stories: 2 - 1/2

Builder: Pearsall and Bogle

Foundation: Brick

Form/Plan Type: Complex

Exterior Wall Fabric: Clapboard and wood shingles

Fenestration: Irregular and varied

Roof/Chimneys: Gambrel/one brick end (east) and one brick ridge (south).

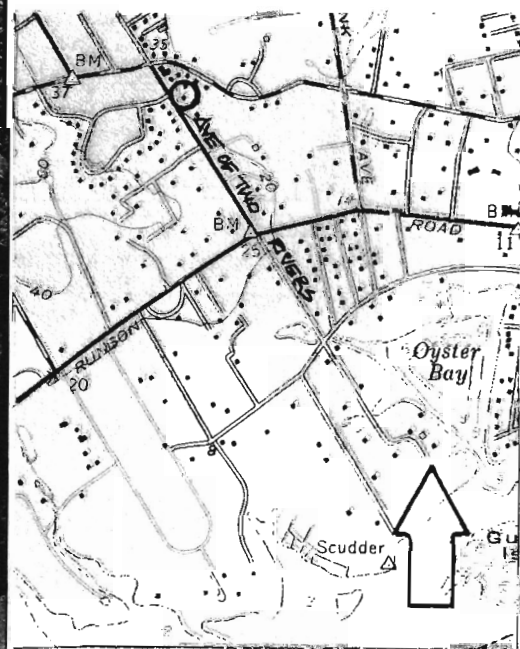
Additional Architectural Description:

The main elevation is dominated by twin gambrels, separated by a two story dormer with a broken scroll pediment. Palladian windows are in the upper level of each gable. A bowed projection on the southern dormer on the west facade contains the main staircase and has arched, decorative leaded glass. Four Doric columns support a one story entry porch. A decorative fanlight and tall sidelights surround the front door.

A two story shingled wing on the south, containing an enclosed porch, could be a later addition. A 2-1/2 story hipped roof wing on the north has a rear porch. Visual evidence suggests that the clapboards may be replacements of shingles.

PHOTO Negative File No. 1 - 32, 33, 34

MAP (Indicate North)



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House faces west; a garage is north of the house.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Local, light commercial

## SIGNIFICANCE EVALUATION:

The house is associated with William E. Strong, who built two major estates in Rumson during the late 19th century, one on Rumson Road and one on the Shrewsbury River. In the early 1870s Strong purchased the Joseph Borden homestead, and after several years built a grand house and estate buildings at the northwest corner of Rumson Road and Avenue of Two Rivers, where he resided until 1893. About 1895 Strong purchased waterfront property at the foot of the Avenue of Two Rivers on the Shrewsbury River, where he built a second estate known as "The Point." The large Shingle Style house and gardens are illustrated in W.J. Leonard's 1903 book on Rumson estates.

William Strong's Rumson Road estate, which is depicted in detail on the 1889 Wolverton atlas, burned about 1940. The waterfront house at The Point on the Shrewsbury River was divided and moved to two sites after its 1921 sale to Dr. John A. Vietor (Ref. 4). The existing house (this site) is the middle section of the original larger mansion at The Point (Ref. 2, photograph on page 46). Despite having been divided and moved, the house still retains some of the character of a major Rumson Road estate.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS: .

## REFERENCES:

1. Red Bank Register, August 28, 1895.
2. W.J. Leonard, Seabright, Monmouth Beach, Rumson Road... (1903), pgs 45-47.
3. Sanborn Atlas, 1907.
4. Red Bank Register, May 26, 1926.
5. Wolverton Atlas, 1889.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-3

HISTORIC NAME: Wm . A. Street House/The Hermitage

COMMON NAME:

LOCATION: 79 Rumson Road

BLOCK/LOT: 126/1-2

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1883

Source of Date: Ref. 1

Style: Shingle Style

Architect: McKim, Mead and White

Number of Stories: 2-1/2

Builder:

Foundation: Brick

Form/Plan Type: Complex

Exterior Wall Fabric: Wood shingles

Fenestration: Irregular

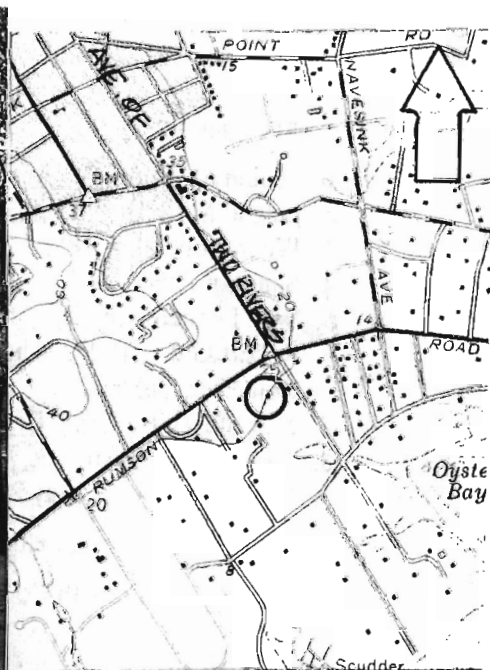
Roof/Chimneys: Intersecting gable roof; 4 brick chimneys with decorative chimney caps

Additional Architectural Description:

The main elevation facing Rumson Road has a complex facade, including two end-facing gables, a round conical-roofed tower with copper turrets, and a projecting porch bay with a barrel-vaulted roof. There are open porches on the first and second stories, and a circular porch on the west end. The uniform shingle cladding is varied by the use of square, fishscale and diamond-shaped shingles. A number of the original 2/2 and 6/1 sash remain, as well as a large leaded glass stairwell window; most of the other windows have replacement 1/1 sash. Notable interior features are intact, including carved bannisters, paneling, and elaborate fireplace mantels.

PHOTO Negative File No. 4 - 5 to 11

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Street's original property was considerably larger than the present lot. It had two entrances no longer in existence, one on the corner circle and a second well south of the present driveway where the original carriage house was located (since converted to a separately owned residence). The principal entrance to the property is now on the Avenue of the Two Rivers through a new garage. The c. 1988 garage with a second floor guest apartment was designed by architect George Rudolph to complement the design and materials of the house. The drive-through provides the feel of a gatehouse.

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

## SIGNIFICANCE EVALUATION:

The Hermitage is significant as the best remaining Monmouth County residential commission by the noted New York architectural firm of McKim, Mead and White. The firm had an extensive shore practice, including some work by Charles F. McKim prior to the firm's formation in 1879. Of their two other commissions in the immediate area, "Rohallion", the house of Edward Dean Adams (see #1342-5), has lost much of its integrity to alterations, while "Low Moor" in Sea Bright, the home of Braxton Ives, has been demolished. The Elberon (Long Branch) commissions have also fared poorly, with the 1982 demolition of the important Moses Taylor House (see #1325-48). McKim Mead and White designed 13 houses there in addition to the Elberon Hotel and its cottages (Ref. 6). Most have been destroyed or radically remodelled. The harsh treatment of time to the McKim, Mead and White output in Monmouth County increases the importance of this well-maintained Hermitage example, although architectural historians have not viewed this house as one of the firm's most successful designs (Ref. 2 and 6).

The Hermitage was built for William Augustus Street (1844-1924) and his wife Lucy Morgan Street. Street was an export merchant and insurance company director in New York City. According to his obituary in The New York Times, he served as senior partner of R.W. Cameron & Co., exporters to Australia. Locally he was a founder of the Sea Bright Lawn and Tennis Club (see #1342-21), and resided here for almost forty years.

After a period of decline, the house was restored in the 1980s by owners Joseph and Hollis Colquhoun, who also built the new garage/guest house.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Leland M. Roth, The Architecture of McKim, Mead and White, 1870-1920, A Building List, 1978.
2. Leland M. Roth, McKim, Mead, and White, Architects, 1983.
3. Wolverton Atlas, 1889.
4. Sanborn Atlas, 1907.
5. W.J. Leonard, Sea Bright, Monmouth Beach, Rumson Road... 1903, The Sentinel Publishers, Sea Bright, NJ.
6. Robert Guter, 1981, "The New Jersey Commissions of McKim, Mead and White, 1874-1916," M.A. Thesis, Columbia University.
7. M. Lindsay Bierman, Unique Homes, February-March 1989, "Historic Renovation in Monmouth County."
8. Randall Gabrielan, The Two River Times, August 28, 1991, "A Meeting of the Masters in Rumson."
9. New York Times, May 22, 1924. Obituary for William A. Street.

RECORDED BY: Gail Hunton / Randall Gabrielan

DATE: 1982; updated 1991, 1994

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-3

William A. Street House / The Hermitage



Main elevation, view south. 1991 photograph.



Garage, view south. 1991 photograph.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-3

William A. Street House / The Hermitage



Garage, view northwest. 1991 photograph.



Garage, view west. 1991 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-4

HISTORIC NAME:	St. George's on the Hill Episcopal	COMMON NAME:	Rumson Country Day School
LOCATION:	SE cr. Bellevue Avenue and Ridge Road	BLOCK/LOT:	90/1
MUNICIPALITY:	Rumson Borough	COUNTY:	Monmouth
USGS QUAD:	Long Branch	OWNER/ ADDRESS:	Rumson Country Day School Same

DESCRIPTION

Construction Date:	1874-75 orig. church; 1926, 1928 addns/alterations	Source of Date:	Ref. 1 - 5
Style:	Gothic Revival; Collegiate Gothic addition	Architect:	A.J. Bloor, NYC (1874 build) Simpson & Ralston (1926 build)
Number of Stories:	2	Builder:	Henry W. Wilson (1874 build) J. & W.C. Wallace, Inc. (1926)
Foundation:	Stone	Form/Plan Type:	Rectangular nave-aisle
Exterior Wall Fabric:	Random-coursed sandstone		
Fenestration:	3 bays by 4 bays (original church)		
Roof/Chimneys:	Gable with green slate tiles; original chimney at east end removed.		

Additional Architectural Description:

The original church as built in 1874-75 was a simple 3 bay by 4 bay structure with a patterned slate tile roof, a pair of gabled dormers on each side, a Gothic arch portico, and pointed arch stained glass windows. Early photographs of the church appear in Refs. 4 & 5. When the church was converted to school use in 1926, much of the exterior was preserved but the interior was divided into 2 stories, larger hipped roof dormers were added to increase 2nd story space, and the stained glass windows were replaced by multi-paned fixed lights and 12/12 double-hung sash. A wood-shingled wing on the NE corner of the church was also added in 1926 for headmaster's quarters; it has a 1-1/2 story residential form with a steep multi-gabled slate roof, flared eaves and tall corbelled chimney. A 3 story Collegiate Gothic wing was added in 1928 adjoining the south end of the church. Constructed of red brick with sandstone trim, it features 2 square towers that project from the facade with Tudor arch doorways. The vertical wood paneled doors have decorative wrought iron hinges, and the windows are grouped sash with a variety of divided light arrangements. Subsequent additions were constructed in the 1950s, 1960s, and 1970s.

PHOTO Negative File No. 1 - 30, 31

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces west on a 7.96 acre corner parcel. Located at the NW corner of the former Edward Dean Adams Estate (see 1342-5). This is the only nonresidential building in the surrounding area.

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

## SIGNIFICANCE EVALUATION:

St. George's on the Hill is significant as a small, attractive, well-designed country church built by summer residents only four years after the opening of the Sea Bright-Rumson Bridge and nine years after the building of another small country church, the All Saints Memorial Church, in the nearby Locust section of Middletown Township (see 1331-74). Its name and character were determined, in part, by its then rural sparsely settled locale. In 1908, a new church (St. George's by the River) was completed on its present site near the Shrewsbury River. Edward Dean Adams recounted the parish's history at the September 1907 laying of the cornerstone for the new church, noting that the original church was completed in the late summer of 1875 following the parish's organization on July 7, 1874 (Ref. 2).

After this church was deconsecrated, it remained unused and part of the neighboring Edward Dean Adams estate until 1926, when Adams donated the property to the newly founded private school known as The Rumson School (name changed to Rumson Country Day School in 1942). Since 1926 the building has been in continuous use by the school, which has made generally compatible additions and alterations over the years.

ORIGINAL USE: Church

PRESENT USE: Private School

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

COMMENTS:

## REFERENCES:

1. Franklin Ellis, History of Monmouth County (1885), p. 593-94.
2. "Records of ....St. George's Parish, Rumson Neck, Monmouth County, N.J., Diocese of New Jersey." Manuscript on file at St. George's Church, Rumson.
3. Red Bank Register (September 16, 1885).
4. Red Bank Register, "Laying a Cornerstone" (October 2, 1907).
5. Edgar Blake, The First Fifty Years (The Rumson Country Day School, 1977).
6. History of Rumson, 1665 - 1944 (1944), p. 229.
7. W.J.Leonard, Seabright, Monmouth Beach, Rumson Road...(The Sentinel Pub., 1903), p. 56.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994

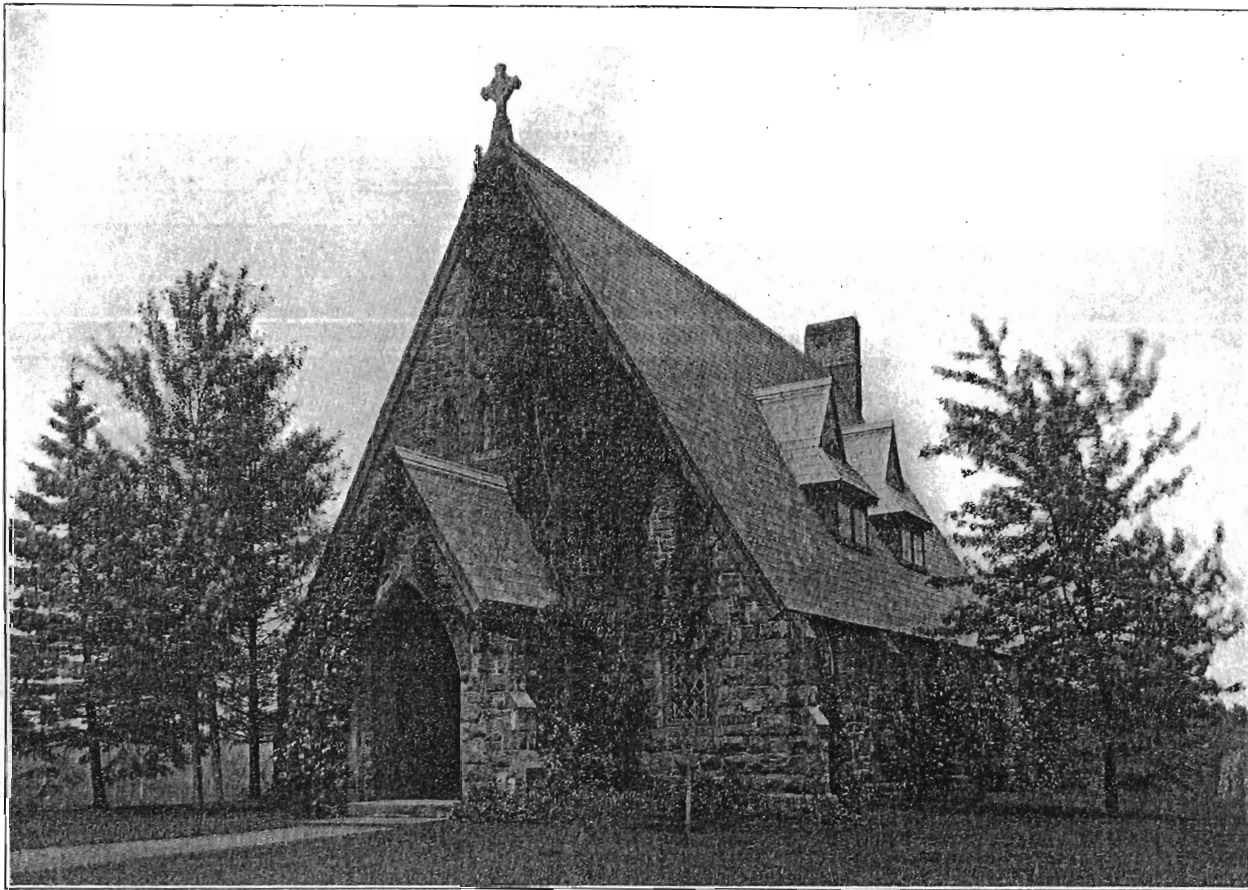
SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-4

St. George's on the Hill Church



c. 1903 view in W.J. Leonard, *Sea Bright, Monmouth Beach, Rumson Road...* (1903), page 56.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-5

HISTORIC NAME:	Edward Dean Adams Estate/Rohallion	COMMON NAME:	Rohallion
LOCATION:	45 Bellevue Avenue	BLOCK/LOT:	Block 91, Lots 2, 3, 4
MUNICIPALITY:	Rumson Borough	COUNTY:	Monmouth
USGS QUAD:	Long Branch	OWNER/ ADDRESS:	Theodore and Elaine Sourlis

DESCRIPTION

Construction Date:	1887-88; addns 1890, 1899 1913, 1930 (Tudor Rev. changes)	Source of Date:	Ref. 6
Style:	Originally Shingle Style Tudor Revival alterations and additions	Architect:	Stanford White (1887-88; 1890) Landscape Archt: Nathan J. Barrett
Number of Stories:	2 - 1/2	Builder:	R.U. Breese (1887-88)
Foundation:	Stone	Form/Plan Type:	Complex
Exterior Wall Fabric:	Stone, brick and stucco		
Fenestration:	Varied and irregular		
Roof/Chimneys:	Side gabled, with south cross gabled wing on east and west and gabled wing on angle at west/3 stone ridge		

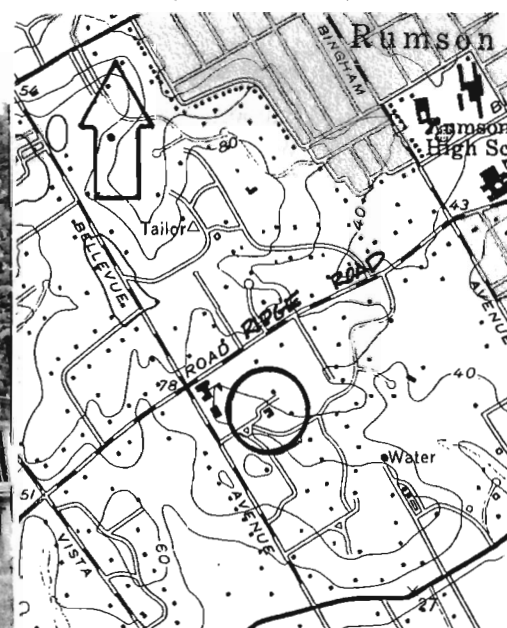
Additional Architectural Description:

At the south facade, the main block is stone on the first floor, brick on the second floor, with a gabled wing projecting south, all stone. A gable on its western end is stucco, as is a 2 story tower in front of it. A 2-1/2 story stuccoed wing is angled to the southwest, that wing having a one story stone extension with a crenelated roof. Three hipped roof dormers are in the main block and one is on the west side of the gable. On the north elevation, an extension approximately 10' x 40' was built in 1930, its first floor stone and, second floor brick, placed in front of two stuccoed half-timbered gables. At the roof line, it is bordered by concrete molding and two gargoyles, with the dates 1887 and 1930 reflecting original construction and this addition. A window surround, perhaps lead, contains White's RVW monogram, enclosing casements with lozenge pattern panes. A stuccoed wing on the west has a 2 car garage built into the house at grade, with 2-1/2 stories above it, with the lower floor accented by large, inverted semicircular windows.

PHOTO Negative File No. 5-15



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House faces south on property substantially reduced from the original extensive estate, approximately 1,100 feet north of Rumson Road. Its carriage house is now a separate dwelling. See Continuation Sheets for extent and layout of original estate.

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

## SIGNIFICANCE EVALUATION:

"Rohallion" retains significance as the remainder and reminder of one of the premier early Rumson Road estates. The relationship of its powerful businessman owner with its high-profile architect embraces its history. McKim, Mead and White also designed Adams' townhouse, the Villard Houses, and a major project for a principal Adams business, the power plant of the Niagara Falls Power Company. The overall subject and this site are discussed at length by Leland Roth (Ref. 6), and Adams' biography is summarized in his obituary (Ref. 8, see Continuation Sheet).

The house, when built, was an outstanding example of Shingle Style, which was at the height of its popularity as an American-originated style, one that began and received much of its greatest expression on the shore. (See photographs on Continuation Sheets.) The park-like grounds were designed by one of America's foremost landscape architects, Nathan J. Barrett (1845-1919; see Ref. 9). The grandeur of the grounds is still suggested, although its design has been extensively compromised through subdivision. The garden retains one of America's most popular and often replicated sculptures, "Pan of Rohallion," by Frederick MacMonnies, it, too, a replica, with the original in the Metropolitan Museum of Art. In addition, many fine specimen trees remain. Rohallion has been remodeled and changed many times. Adams was responsible for the major change in its appearance. In 1913, he built a 23 x 80 feet, 3-story addition, had the building stuccoed and laid a tile roof (Ref. 4). Adams retained Rohallion until 1929, selling it to Robert V. White, a Rumson councilman who made the 1930 Tudor Revival additions. In anticipation of the sale, Adams built a smaller Colonial Revival house at the northern end of his estate, at 101 Ridge Road, a building now owned and occupied by the Rumson Country Day School. It was named "Echota", after the industrial community begun in 1892 around the Niagara Falls plant (Ref. 6).

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS: Alterations have destroyed integrity.

## REFERENCES:

1. Wolverton Atlas, 1889.
2. Sanborn Maps, 1907 and 1922.
3. W.J. Leonard, "Sea Bright, Monmouth Beach, Rumson Road...." (1903, The Sentinel Publ., Sea Bright).
4. Red Bank Register, October 15, 1913.
5. Mark Hewitt, The Architect and the American Country House, 1890-1940 (1992).
6. Leland M. Roth, McKim, Mead and White Architects (1983).
7. William C. Shopsin et. al., The Villard Houses: Life Story of a Landmark (1980), pg. 91.
8. Red Bank Register, May 20, 1931. Obituary for Edward Dean Adams.
9. Charles A. Birnbaum and Robin Karson, eds., Pioneers of American Landscape Design (2000), pgs. 10-14.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2005

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-5

Edward Dean Adams Estate/Rohallion



North elevation, 1930 extension. 1994 photograph.



West wing, view north. 1994 photograph.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-5

Edward Dean Adams Estate / Rohallion

Extent and Layout of Estate in 1889

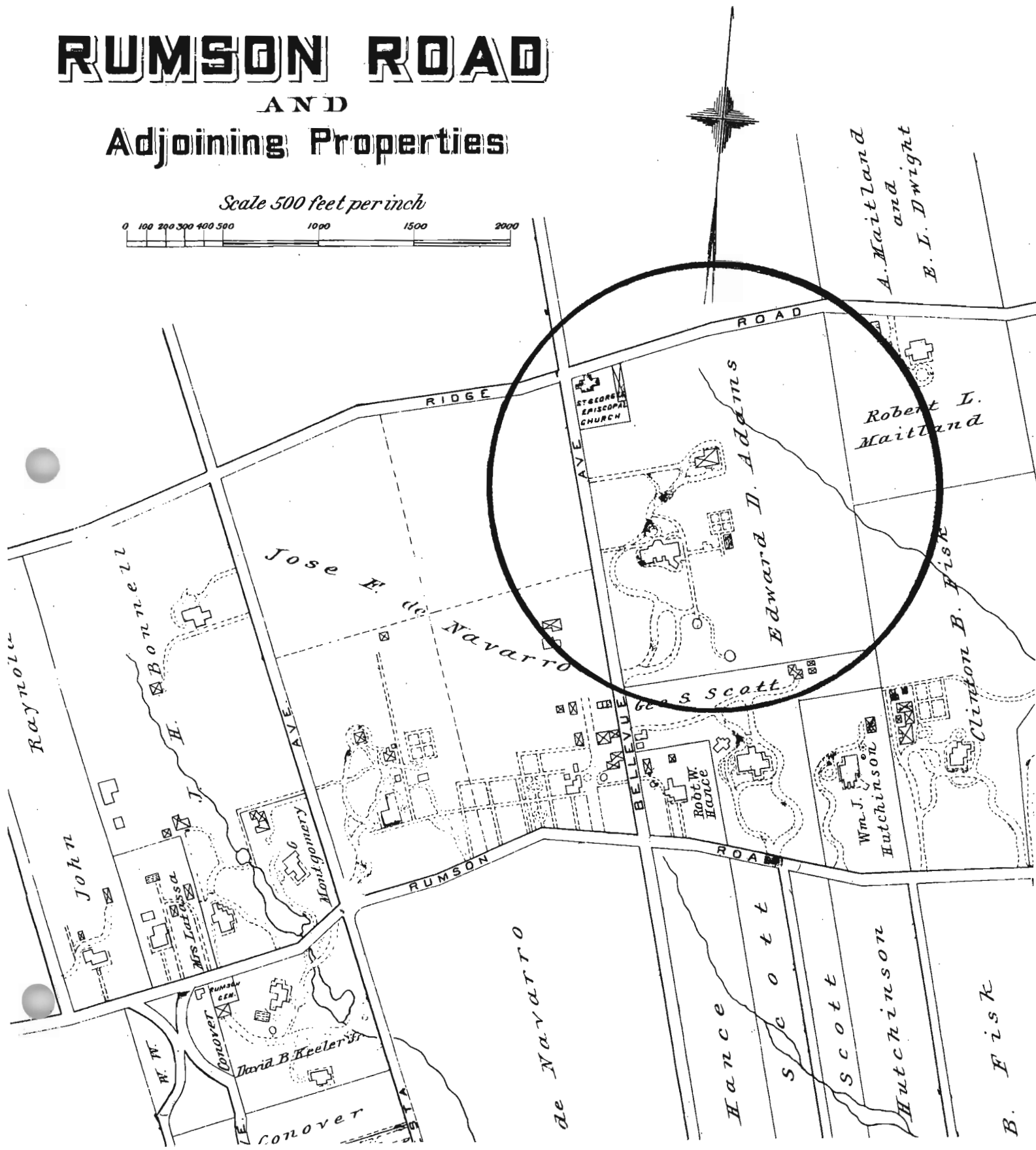
From Wolverton Atlas, 1889

# RUMSON ROAD

AND

## Adjoining Properties

Scale 500 feet per inch



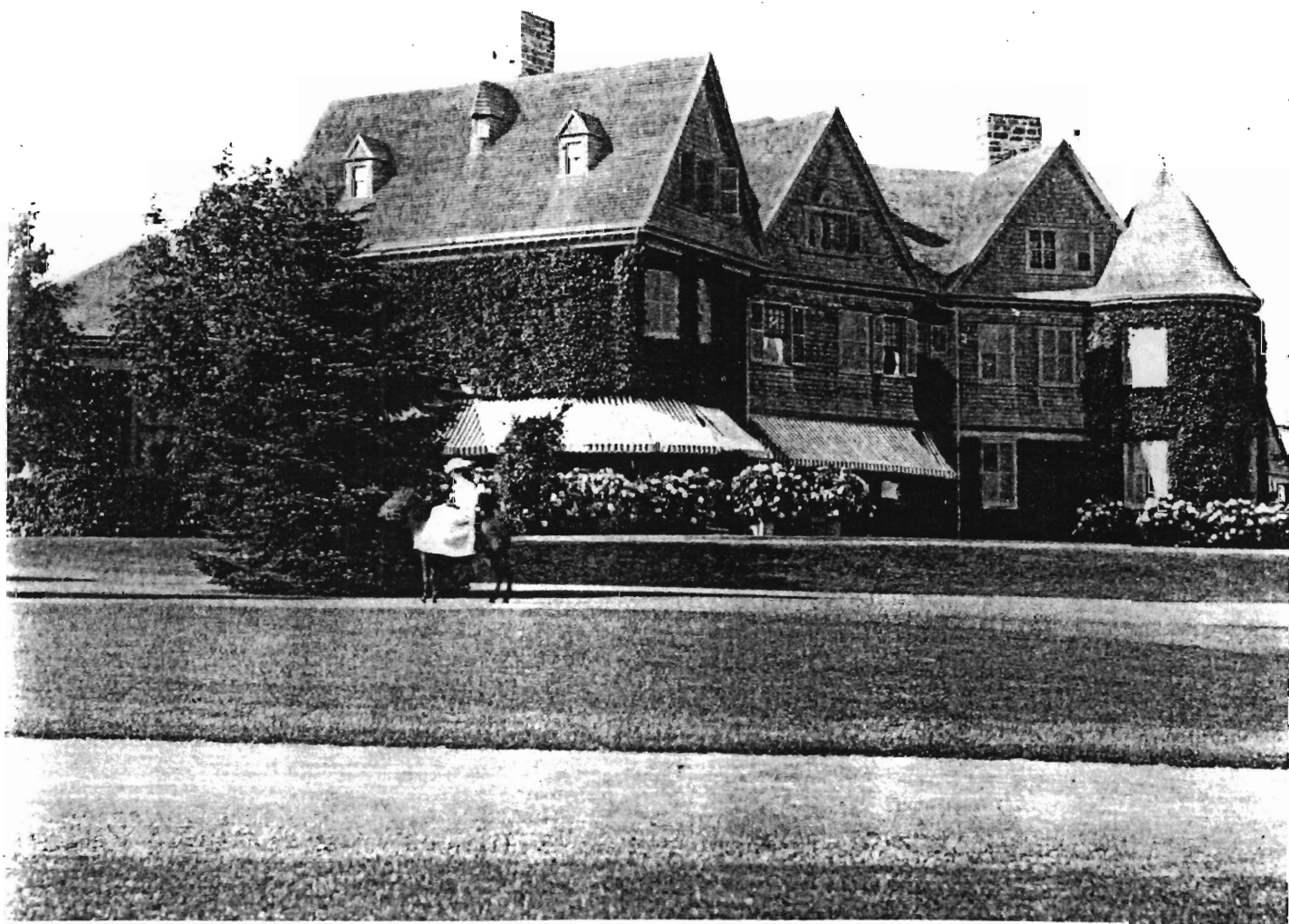
## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-5

Edward Dean Adams Estate / Rohallion

Photograph of original house ca. 1900

From William C. Shopsin et al, *The Villard Houses*, pg 91.



## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-5

Edward Dean Adams Estate / Rohallion

Obituary for Edward Dean Adams (May 27, 1931)

RED BANK REGISTER, MAY 27, 1931

### Noted Financier and Engineer Dead

**Edward Dean Adams of Rumson, Aged 85, Died Last Week  
—Instrumental in Developing Electric Power at Niagara.**

Edward Dean Adams of Rumson, who for more than a half century was a leading figure in finance and engineering, died last Wednesday at his New York home. He was in his 86th year.

Mr. Adams was injured in an automobile accident two months ago near Aiken, South Carolina. Ten days later he contracted pneumonia. He seemed to have recovered and he was brought to his New York home. Shortly afterward he had a relapse from which he never recovered.

Frank Powell, chauffeur for Mr. Adams, was also injured in the auto crash. He is still in a serious condition.

Mr. Adams was a resident of Rumson forty years. His beautiful estate, Rohallion, on the east side of Bellevue avenue, between the Rumson and Ridge road, was sold three years ago to Robert V. White. The pretentious residence on this property is surrounded by rare imported trees and shrubs.

Mr. Adams was born in Boston on April 9th, 1846. An ancestor was Henry Adams, whose descendants included John Adams and John Quincy Adams, president of the United States.

In 1864 Mr. Adams graduated from Norwich university in Vermont as a bachelor of science. Several years later he became a partner in the banking firm of Richardson, Hill & Co. of Boston. In 1878 he entered the banking house of Winslow, Lander & Co. at New York as a partner. From then on his rise in the financial world was rapid, being associated with the organization of railroads and public utilities.

He played a leading part in the utilization of Niagara Falls for producing electricity. A group of scientists known as the International Niagara commission endorsed his idea of a great central station for the distribution of power. Mr. Adams wrote a two-volume book on the harnessing of Niagara.

During the world war he was a director of the American committee for Devastated France. Mr. Adams took a deep interest in literature, the sciences and the arts. He has made several gifts to the Metropolitan museum at New York and at Columbia university he established the Deutsches Maus, the first of foreign houses founded there. As a member of the Monmouth county historical association he offered to build a museum on the Red Bank high school property, but this project never materialized.

Mr. Adams was the holder of a number of decorations from foreign governments. He was a member of many clubs, among which are the Rumson country club, of which he was an honorary member and director, and the Seabright tennis club.

Among the corporation offices Mr. Adams held or had held were:

President—Bullock Electric Manufacturing Company, East Jersey Water Company, N. K. Fairbanks Company, Lehigh Coke Company and Rumson Improvement Company.

Vice President—Central and South American Telegraph company.  
Chairman Board of Directors—Empire Engineering company.

Director—All America Cables, Allis Chalmers company, Carolina, Clinchfield & Ohio Railroad company, Clinchfield Coal Corporation, Davis Coal and Coke company, Denver & Rio Grande Railroad company, Hammond Typewriter company, Intertype Corporation, Missouri Pacific Railroad company, Niagara Falls Power company, Passaic Holding company, St. Louis Iron Mountain and Southern Railway company, Union Petroleum company, Western Maryland Railway and West Virginia Central & Pittsburgh Railway company.

Mr. Adams had been a trustee, fellow, patron life member or member of more than seventy artistic, scientific, literary, educational or historical organizations. Among the more important are:

American Academy in Rome, American Committee for Devastated France, American Institute of Electrical Engineers, Advisory Board, School of Business, Columbia University, Grant Monument association, Metropolitan Museum of Art, National Research Council and World Congress of Engineering in Japan.

Also the American Association for the Advancement of Science, American Association of Museums, American Electrochemical Society, American Society of the French Legion of Honor, American Museum of Natural History, American Red Cross, Chamber of Commerce of the State of New York, Chamber of Commerce of the United States, Edison Pioneers, French National Memorial, France-America Society, Italy-America Society, Japan Society, Legal Aid Society, Merchants Association, National Academy of Design, New York Academy of Sciences, New York Historical Society and New York Zoological Society.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-6

HISTORIC NAME: Bingham House (Bellvue) /Parmly  
LOCATION: 139 Bingham Avenue  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME:  
BLOCK/LOT: 95/13  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: c1750, 1791 with substantial alterations in the 19th and 20th centuries Source of Date: Ref. 1

Style: Georgian elements Architect:

Number of Stories: 2-1/2 Builder:

Foundation: Stone Form/Plan Type: Complex

Exterior Wall Fabric: Wood shingles

Fenestration: Irregular

Roof/Chimneys: Hipped brick, each end

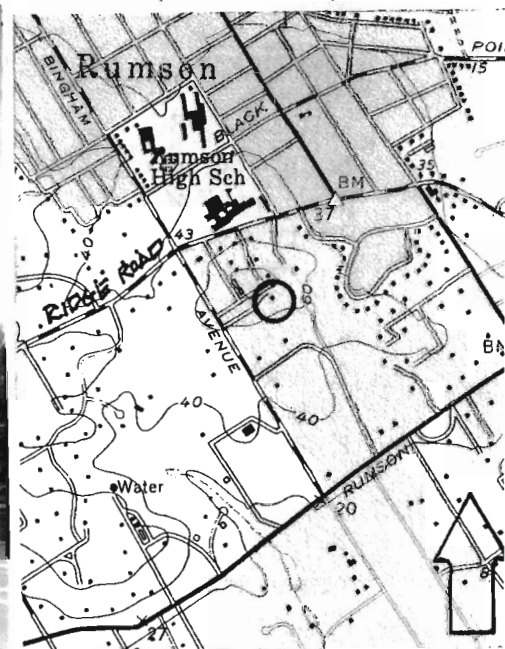
Additional Architectural Description:

The main entrance, on the north elevation, to this much altered building is dominated by an early 1990s 2-1/2 story entry porch, with a large triangular pediment supported by four Doric columns. Behind it is a two story arch-top windowed stair hall. The large porch on the south elevation is also new. The original mid-18th century house lies within the middle section of the house; in 1791 the house was expanded to its current size, with wings on each end, and octagonal parlors on the south side (which are still visible on the south elevation). Many additions and alterations have been made to the fenestration, porches, and interior plan and finishes; very little of the 18th century building fabric exists.

PHOTO Negative File No. 4 - 15 through 19



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house sits on a 6 1/2-acre lot on a hill on the east side of Bingham Avenue, the remains of an estate once over 200 acres. The garage northeast of the house is new. The farm outbuildings, some dating from Bingham's time, and an unusual rotary wood windmill have been destroyed. Old, fine specimen trees enhance the grounds including a massive Chinese poplar and a black walnut that is purportedly Monmouth's oldest.

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

## SIGNIFICANCE EVALUATION:

This house was one of the first and finest country houses in the region, built almost a century before Rumson and surrounding areas would be developed into summer estates for the urban wealthy. In 1791, Joseph Wardell sold Philadelphia resident William Bingham (1752-1804) two hundred acres near the mouth of the Shrewsbury River with a large farmhouse called "Bellevue" for use as a summer home. Bingham, born in Philadelphia, graduated from the University of Pennsylvania in 1768. He then served as British Consul in Martinique, but by 1776 he joined the Continental Congress and among other duties oversaw the confiscation of British cargo during the Revolutionary War. This was a profitable endeavor for Bingham who became one of the richest men in America at that time. Returning to Philadelphia after the war he helped found the Pennsylvania Bank, which later became the Bank of North America, and served as a U.S. Senator from 1795 to 1801. Bingham's life and varied accomplishments are recounted in a biography by Robert Alberts (Ref. 1).

Bingham enlarged and improved the Bellevue house and property, erecting the octagonal wings visible on the south elevation, the most distinctive old feature to survive subsequent remodeling. His correspondence on file at the Historical Society of Pennsylvania attests to the work done on the property (Ref. 3). The property extended from river to river, with the house situated on the highest hill on Rumson Neck. He and his wife used the house at Rumson not only for a summer respite from the city, but also for the escaping smallpox scares (Ref. 1). Bingham later moved to England where he died in 1804.

In 1833, the property was purchased by Dr. Eleazer Parmly (1797-1874), a renowned dentist, who expanded the holdings and made alterations to the house. He left the property to his son, also a dentist, Dr. Ehrick Parmly. The extent of the estate in 1889 is depicted on the Wolverton atlas (see Continuation Sheet). The property passed to his son Dalton Parmly following Ehrick's death in 1907. Dalton was active with real estate and began development of the estate. Part became Parmly Park, a residential community. Local lore embellishes the history of Bingham Hill, including the hosting of boxers in training there by Mike Jacobs, a well-known prize-fighting promoter who owned the place from 1943-1950.

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

COMMENTS: Historical significance compromised by diminished integrity.

## REFERENCES:

1. Robert C. Alberts, *The Golden Voyage - The Life and Times of William Bingham 1752-1804* (1969).
2. *Scribner's Magazine*, Sept. 1890, pp. 332-4, which includes an early first-floor plan.
3. Margaret L. Brown, "Mr. and Mrs. William Bingham of Philadelphia" *Pennsylvania Magazine of History and Biography* (Vol. LXI, July 1937) p. 301-5.
4. Lightfoot Map, 1851.
5. Beers Atlas, 1873.
6. Wolverton Atlas, 1889.
7. Sanborn Atlas, 1907.
8. *Red Bank Register*, Oct. 18, 1911, "The Old Parmly Place."

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2005

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-6

Bingham House/Parmly Estate



South Elevation. 1994 Photograph.



North Elevation. 1994 Photograph.

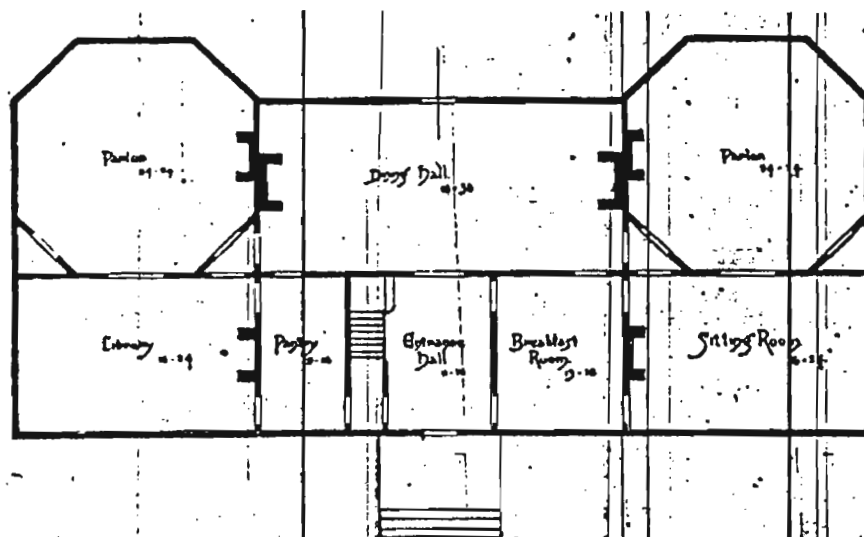
## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-6

Bingham House/Parmly Estate



North elevation, early 20th century. Collection of the Monmouth County Historical Association.



Plan of Bingham House at Oceanic, N. J., owned by Dr. Ehrick Parmly.

Plan, First Floor. *Scribner's Magazine*, September 1890.

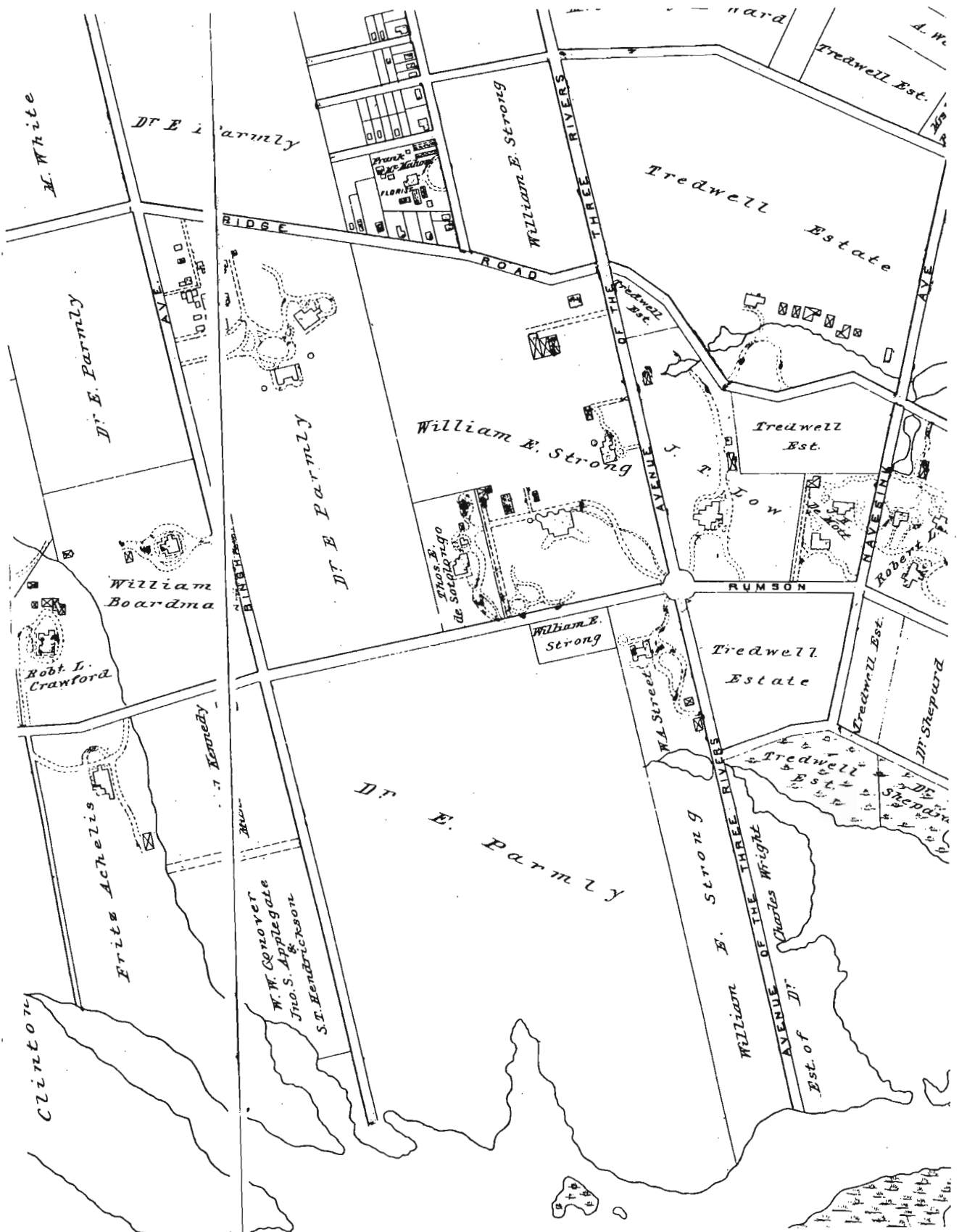
# CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-6

Bingham House / Parmly Estate

Extent and Layout of Estate in late 19th Century

From Wolverton Atlas, 1889



*The Pennsylvania Magazine*

July

1937

MR. AND MRS. WILLIAM BINGHAM

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the portrait on the understanding that Lord Lansdowne would refuse permission to anyone who wanted to make engravings of the picture, unless Stuart should give his consent. Lansdowne, however, did permit someone to make the engraving, Stuart protested to Bingham, and Bingham refused to do anything about it when Stuart was unable to produce any written agreement between them."<sup>6</sup> Bingham seems to have been quite unaware from the beginning that he was responsible for any arrangement which Lord Lansdowne might make. After hearing of the safe arrival of the portrait, he had written to Rufus King<sup>7</sup> that

Stewart has been much disappointed in his Hopes, relative to Profits which he expected to derive from this Picture. He had wrote to his Friend West, requesting him to engage an able artist to execute an Engraving therefrom which, from the general Admiration the Picture attracted, might have been disposed of, to great Advantage in this country. He has not heard from Mr. West & he is fearfull that Lord Lansdowne's obliging Character may induce him to permit Some other artist, to take off the Impression.

Bingham's interest in promoting art in general and American art in particular makes it quite unlikely that he would purposely hinder Stuart from making engravings of his own pictures.

The luxury in which the Bingham's lived in their city home was duplicated in their country seat. In the latter part of the eighteenth century, the Atlantic coast of northern New Jersey was becoming a popular summer resort among Philadelphians. William Bingham purchased an estate of about two hundred acres near the mouth of the Shrewsbury River in the summer of 1791,<sup>8</sup> and seems to have set the fashion of having summer homes in that region, for "country-seats were much resorted to after the year 1793."<sup>9</sup> Bingham's new property was located on a promontory known as Black Point, and included a good sized house built on an elevation which gave it an excellent view of the surrounding country and the sea. The house as it stands to-day is a large and cumbersome structure, of no particular style, with bulgy wings on either side of what appears to be the original house and a wide porch stretching across the whole front.

<sup>6</sup> "Extracts from the Diary of James B. Longacre," PENNSYLVANIA MAGAZINE OF HISTORY AND BIOGRAPHY (1905), XXIX. 139-40.

<sup>7</sup> Rufus King Papers, N. Y. H. S., XLI, No. 28, Bingham to King, July 10, 1797.

<sup>8</sup> Monmouth County, N.J., Conveyances Book E3, 470, July 26, 1791. Alexander Baring as a trustee of Bingham's estate disposed of this property to Eleazer Parmley, September 10, 1833. This deed gives the date of Bingham's purchase from Joseph Wardell.

<sup>9</sup> John Fanning Watson, *Annals of Philadelphia* (Phila. 1830), 307.

MARGARET L. BROWN, "MR. AND MRS. WILLIAM BINGHAM OF PHILADELPHIA, RULERS OF THE REPUBLICAN COURT," PENNSYLVANIA MAGAZINE OF HISTORY AND BIOGRAPHY, LXI, JULY, 1937. [PART OF 3-PART SERIES ON BINGHAM; OF BIOGRAPHY IN ALBERTS, THE GOLDEN VOYAGE.]

The Bingham made extensive alterations in the place between the date of purchase and the time they took possession the next spring.<sup>80</sup> Bingham engaged one William Lloyd to superintend the alterations during the fall and winter, and to remain in charge of the place the year round. Bingham's letters of instructions to Lloyd and orders which he sent to Nicholas Low in New York for supplies to be delivered at Black Point give some idea of what he did to remodel and add to the original farm house. He was responsible for the addition of the wings and a complete renovation of the interior of the old house, which cost him "considerably more than it was at first calculated." To the grounds and farm he gave particular attention. During that first year he wanted to plant a "Number of young Locust Trees & Some Poplars." Late in May he wrote to Lloyd "I hope you have been able to engage a Number of good Cows, as we shall have occasion for a considerable Quantity of Butter, Cream & Milk. . . [and] I hope you have employed Mack in raising Some Vegetables as we were [the preceding summer] very badly Supplied from the resources of the Neighbourhood." Judging by the quantity of glass which was ordered from New York, he must have had a greenhouse erected during the spring of 1792. This and a "Necessary" were the only structures built until the following fall, when a barn, milk house, and ice house were all added. For the new barn, Bingham had

sent to the Point, ten thousand Shingles, by a Vessel which was to touch there, on her way from Indian River to New York. . . . In building the Barn, you will doubtless pay Attention to Some necessary Appendages, that relate to the Care of Poultry, Pigs &c, for as I wish, when my Family are on the Farm, to be as independent as possible, with respect to these Supplies, it becomes expedient to make Provision for raising them. At the Same Time, I wish you to pay particular Attention to having a good Milk house, So circumstanced as to preserve Milk at least 48 Hours.

I have a Strong Inclination to pay a Visit to the Point this or the approaching Month, when I suppose I should find the Ice House entirely completed. It will be necessary to dam up the River in Several Places, as Soon as possible,

<sup>80</sup> Bingham Letter Book (H. S. P.), 151-52; Bingham to Joseph Wardell, October 11, 1791; 153-54; Bingham to Nicholas Low, October 11, 1791; 323-24; Bingham to William Lloyd, May 11, 1792; 315-16; Bingham to Low, May 20, 1792; 312-14; Bingham to Lloyd, May 20, 1792; 303-304; Bingham to Lloyd, June 6, 1792; 978; Bingham to Cyrus Griffin, August 16, 1791; 305-306; Bingham to Low, June 6, 1792; 386; Bingham to Low, October 20, 1792; 387-89; Bingham to Lloyd, October 23, 1792; 281-82; Bingham to Lloyd, June 22, 1792.

in order that the Bank may become firm & Solid, to be enabled to resist the Body of Water that will press against it—especially in Times of heavy Rain—this will be a better Expedient than procuring the Ice from a Distance.

The poplars and locusts of the preceding year were also added to.

The Trees I hope, are planting on the river Side. I wish a Number of Locusts in Clumps to be interspersed in the Field, betwixt the House & the Road. Indeed, there cannot be too many Locusts planted. If the Fields from the Road to the River were Skirted with them, it would be Money & Labor well employed, as they Succeed well in that Soil, & are a valuable Wood on a Farm. . . . I did intend to have Sent you a Parcel of Peas, Peaches, Plumbs &c to have planted within the Paling, around the House; but I could not procure them, there has been Such a Demand on the Nurseries around the Town. I think I shall be able to obtain them from New York.

Bingham's intention was to use this place regularly as the summer residence of his family,<sup>81</sup> and as such he intended to make it as comfortable as possible. Some of the furniture they would need, Bingham sent around by boat, which had to travel down the Delaware from Philadelphia, up the Jersey coast to New York, and be reshipped from there to Black Point.<sup>82</sup> When this shipload of furniture arrived,

the Oxen & Cart may be employed in bringing them up to the House, which must be done with great Care & Attention, as Some of the Articles, particularly Looking Glasses, & other Kinds of Glass, will be much injured by rough Usage. . . . When they arrive at the House, I wish you would have them carefully placed in one of the Rooms on the Ground floor, & Secured by Lock & Key until my Arrival. A Disappointment in any of the Articles would be a Serious Matter, as it would be So difficult to replace them.

Other items, which could be secured from New York, Bingham ordered from Nicholas Low. One of his orders gives some idea of the number of guests they expected to have. Bingham asked Low to purchase for him "four dozen handsome Windsor Chairs. . . . If they were painted Straw Colour & picked out with Green I should prefer it—but there will be no time to bespeak them."<sup>83</sup> For the "Hair of Some Beds & for procuring Feathers for Some Tricks which I shall Send to you," Bingham was going to depend on Lloyd.<sup>84</sup>

<sup>81</sup> *Ibid.*, 248-50; Bingham to R. Harrison, November 26, 1791.

<sup>82</sup> *Ibid.*, 312-14; Bingham to Wm. Lloyd, May 30, 1792; 305-306; Bingham to Nicholas Low, June 6, 1792; 303-304; Bingham to Lloyd, June 6, 1792; 281-82; Bingham to Lloyd, June 22, 1792.

<sup>83</sup> *Ibid.*, 280; Bingham to Nicholas Low, June 23, 1792.

<sup>84</sup> *Ibid.*, 303-304; Bingham to Wm. Lloyd, June 6, 1792.

From London, Bingham requested that the balance of the bill of exchange he was sending be invested in "Some of Argand's Lamps of the most approved Form for Lighting Dining Rooms."<sup>10</sup>

On the roof of the original section of the house, there was a sky parlor which was an excellent spot from which to observe the view. This Bingham equipped with a barometer, a thermometer, a "Land Telescope," and a "Spy Glass of a good Quality," as well as with "Concave Mirrors, which reflect the Surrounding Country, & where there is much diversity of Appearance, have a happy Effect in exhibiting Prospects, concentered into a Smaller Compass."<sup>11</sup>

It was so difficult to travel back and forth between Philadelphia and Black Point that Bingham did not intend to continue any engagements which would keep him in the city during the summer. In 1788 he had been made the Captain of the City Troop of Light Horse,<sup>12</sup> and in the spring of 1792 he resigned on the ground that his absence from the city would be "incompatible with that Attention to training & manoeuvring the Troop, which its new Establishment will demand, & which is essential to its good Government & Respectability."<sup>13</sup> But business was able to bring him back and he actually spent considerable time in Philadelphia at work on the proposed improvement of the Philadelphia and Lancaster Turnpike, as president of the company which was doing the work.<sup>14</sup>

It is hard to believe that any place on the Jersey coast could be as inaccessible as Black Point was in the 1790's. Bingham had left instructions in Philadelphia that the newspapers should be sent to him in care of Nicholas Low in New York, who would forward them to him "by Conveyances that may from time to time offer."<sup>15</sup> Jacob Hiltzheimer of Philadelphia visited the region in August of 1792, and it took him from early morning of one day until after dinner of the second to reach "the sea shore." Soon after his arrival he went in his "chair to the Hon. William Bingham's place to dinner, by invita-

<sup>10</sup> *Ibid.*, 103, Bingham to —, November 13 (23?), 1791.

<sup>11</sup> *Ibid.*, 101-102, Bingham to Benjamin Vaughan, November 20, 1791; 103, Bingham to —, Nov. 13 (23?), 1791.

<sup>12</sup> W. A. Dorland, "The Second Troop of Philadelphia City Cavalry," *PENNSYLVANIA MAGAZINE OF HISTORY AND BIOGRAPHY* (1921), XLV, 257.

<sup>13</sup> Bingham Letter Book (H. S. P.), 167, Bingham to the Gentlemen of the City Troop of Light Horse, May 5, 1792.

<sup>14</sup> *Ibid.*, 26, Bingham to Mordecai Lewis, August 10, 1792.

<sup>15</sup> *Ibid.*, 276, Bingham to Nicholas Low, July 5, 1792.

tion of his wife, who received me very kindly & made much of me. Mr. Bingham was expected hourly from Philadelphia."<sup>16</sup>

In spite of the fact that the summer residents of the coast seem to have gone there for the sea bathing, "they had no surf there, & were content to bathe in a kind of water-house, covered; even Bingham's great house near there, indulged no idea of surf-bathing. The tavern entertainment at Black Point was quite rude," which must have made the tavern guests such as Hiltzheimer most grateful to the Binghams for their hospitality.<sup>17</sup> The season at Black Point generally lasted from June into November, but the men who had homes there had to make frequent trips to Philadelphia on business.<sup>18</sup>

The Binghams had another country seat on the banks of the Schuylkill. Though it was theirs for only a few years, their name rather than that of its first owner, John Penn, is generally associated with it. In 1773 Penn had purchased from Dr. William Smith a tract of a hundred and forty-two acres on the west bank of the Schuylkill where he built a summer home which he called "Lansdowne" and which was said to be the largest and most distinguished of all the beautiful homes on the hilly banks of the river.<sup>19</sup> For several years prior to 1792 Penn was in England. During this time the Binghams had leased "Lansdowne" from him and occupied it as a country place until his return. The lease seems to have been made on very friendly terms. When Bingham heard from Penn that he expected to return to Philadelphia in the spring of 1792 and would like to make arrangements for the termination of the lease, Bingham wrote<sup>20</sup>

I never viewed myself as a Tenant on any other Conditions, than in entire Subserviency to your Interests & Convenience—the moderate terms on which the Lease was granted, could imply no other Species of Arrangement. I therefore cheerfully resign the Same, with my best Wishes for your long Enjoyment of Lansdowne.

But Penn was not destined to live there long. He died in 1795, and his widow gave the place to her brother's daughter, Ann Penn Allen,

<sup>16</sup> "Diary of Jacob Hiltzheimer, 1768-1798," *PENNSYLVANIA MAGAZINE OF HISTORY AND BIOGRAPHY* (1892), XVI, 416, August 18, 1792.

<sup>17</sup> Watson, *op. cit.*, 307.

<sup>18</sup> Bingham Letter Book (H. S. P.), 263-64, Bingham to Count Andriani, August 7, 1792; 258, Bingham to Robert Gilmore, September 17, 1792.

<sup>19</sup> Howard Jenkins, "The Family of William Penn," *PENNSYLVANIA MAGAZINE OF HISTORY AND BIOGRAPHY* (1898), XXII, 84.

<sup>20</sup> Bingham Letter Book (H. S. P.), 219-20, Bingham to John Penn, January 19, 1792.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-7

HISTORIC NAME:	Schiff Carriage House and Outbuildings	COMMON NAME:	
LOCATION:	59 Buena Vista Avenue	BLOCK/LOT:	89/4
MUNICIPALITY:	Rumson Borough	COUNTY:	Monmouth
USGS QUAD:	Long Branch	OWNER/ ADDRESS:	Howard & Mary Andrews

DESCRIPTION

Construction Date:	c. 1900	Source of Date:	Ref. 1, 2
Style:	French Norman	Architect:	E. Harris James
Number of Stories:	1 - 1 1/2	Builder:	
Foundation:	Brick	Form/Plan Type:	"U" - plan
Exterior Wall Fabric:	Stucco		
Fenestration:	Irregular		
Roof/Chimneys:	Hipped/brick ridge (added after conversion to a residence)		

Additional Architectural Description:

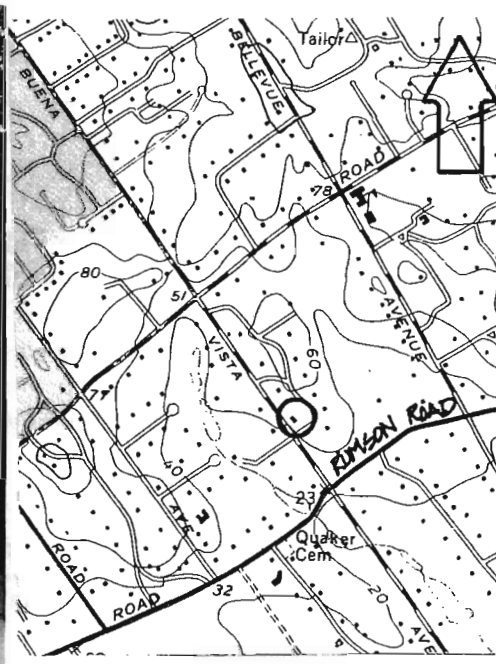
The foot of the U is a wall connecting ground floor storage areas on either side, with staff quarters upstairs. The entire complex was converted to year-round residence after the property was sold for development in the 1950s. Doors and windows were changed in the remodeling, generally sympathetic to the original design.

A clock on the center tower is the most predominant architectural feature. The date on the clock is 1893.

PHOTO Negative File No. 5 - 1 through 5



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The carriage house is sited close to Buena Vista Avenue, with an east-facing interior court. There are three other surviving outbuildings, all built by Schiff and visible on the 1907 Sanborn map. A brick building, formerly a garage, is south of the carriage house. It was gutted to bare walls and the roof removed during remodeling in the 1980s, and was expanded in 1993 (Ref. 6). The ice house has become a tool shed, while a garden building with an octagonal pavilion was converted into a residence commonly known as the "Tea House."

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

## SIGNIFICANCE EVALUATION:

This carriage house and outbuildings are what remain of a large Rumson Road estate once notable for its size and splendor, extending from the Shrewsbury River to Ridge Road. The carriage house was constructed in the French Norman architectural style, which is uncommon in Rumson. The imposing mansard-roofed main house, which faced Rumson Road, was demolished in the 1930s (photographs of the house in Ref. 8).

Jacob Henry Schiff (1847-1920) purchased the Jose de Navarro estate in 1890, occupying the premises as a summer house and gentleman's farm until his death. Schiff, who was born in Germany and emigrated to the US in 1865, married Therese Loeb in 1875. The estate became a family compound, with in-laws the Loebes and Warburgs in residence. The Schiffs remodelled the main house, built this carriage house and outbuildings, and erected a second home on the property for Morris Loeb (also demolished in the 1930s). After the break-up of the estate in the 1930s, large homes were built on Buena Vista Avenue, including one on speculation by Mrs. Schiff. Small houses were built east of the street in the 1950s amidst surviving estate buildings which were connected by narrow unpaved roads.

Schiff was a partner of Kuhn, Loeb & Company in New York, and a major figure in railroad finance. His business activities embraced various industrial operations and an interest in insurance companies, holding a directorship with Equitable Life. Schiff was well-known for his assistance to Jewish charitable and cultural organizations. His list of affiliations was lengthy, with the founding of the Jewish Museum at Harvard particularly notable (Ref. 7).

ORIGINAL USE: Carriage house PRESENT USE: Residence  
PHYSICAL CONDITION: Excellent ☐ Good ☐ Fair ☒ Poor ☐  
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☒ Part of District ☐  
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐  
No Threat ☒ Other ☐

COMMENTS: Some of the outbuildings on the property were expanded/altered in July 1994.

## REFERENCES:

1. Wolverson Atlas, 1889.
2. Sanborn Atlas, 1907.
3. *Architectural Forum*, April 1914.
4. W.J. Leonard, *Sea Bright, Monmouth Beach, Rumson Road...* (The Sentinel Pub., Sea Bright 1903)
5. Stephen Birmingham, *Our Crowd* (1967)
6. Randall Gabrielan, conversation with Howard Andrews (owner in 1994), July 27, 1994.
7. *Dictionary of American Biography*, Volume VIII.
8. Randall Gabrielan, *Rumson - Images of America Series* (Arcadia, 1996), pgs 48-49.

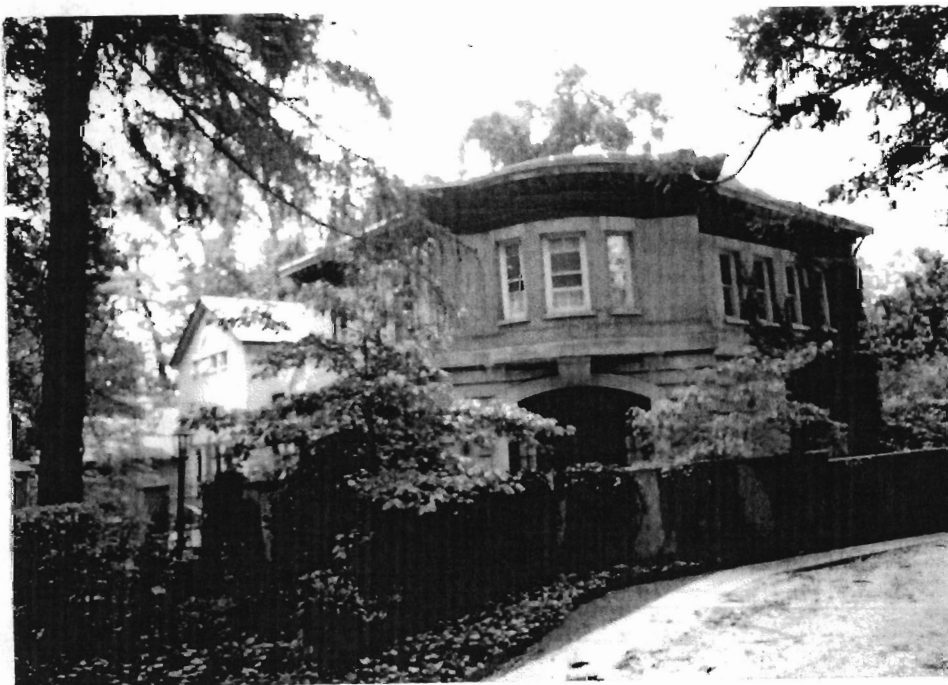
**CONTINUATION SHEET**

**HISTORIC SITES INVENTORY NO. 1342-7**

**Schiff Carriage House and Outbuildings**



Carriage House - Court. 1994 photograph.



Garage. 1994 photograph.

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-7

Schiff Carriage House and Outbuildings



"Tea-house". 1994 photograph.



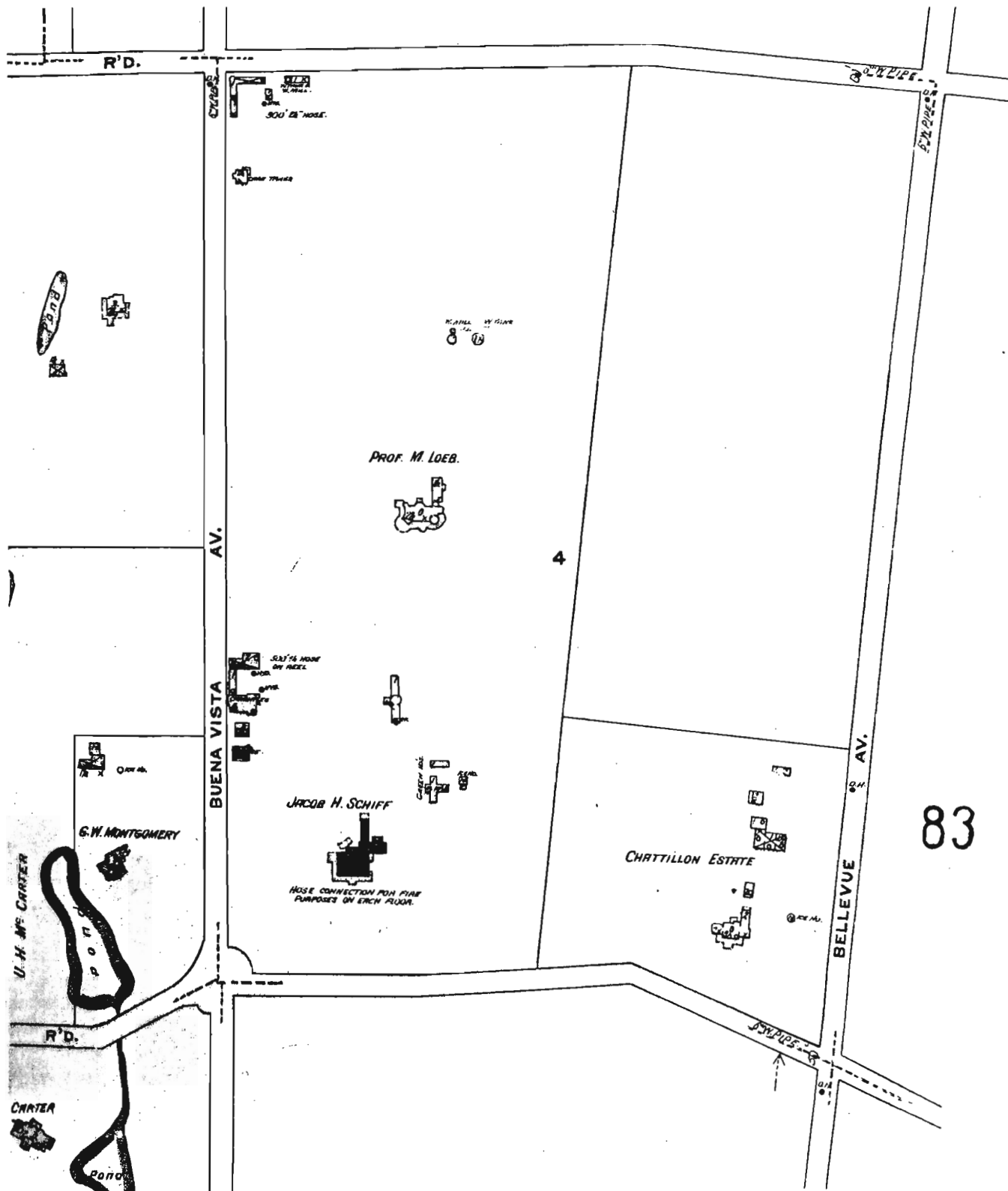
Ice house. 1994 photograph.

# CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-7

Schiff Carriage House and Outbuildings

Extent of Estate in 1907 (Sanborn Insurance Map)



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-8

HISTORIC NAME: William Shedd House  
LOCATION: 82 Buena Vista Avenue

COMMON NAME:  
BLOCK/LOT: 114/15  
COUNTY: Monmouth

MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1891-2

Source of Date: Building Contract

Style: Shingle style

Architect: Rossiter & Wright

Number of Stories: 2 - 1/2

Builder: William Pearsall, Oceanic

Foundation: Brick

Form/Plan Type: Rectangular main block

Exterior Wall Fabric: Wood shingles

Fenestration: 6 asymmetrical bays

Roof/Chimneys: Gabled; brick chimneys on eastern eave wall (front facade); north end; and on western kitchen extension

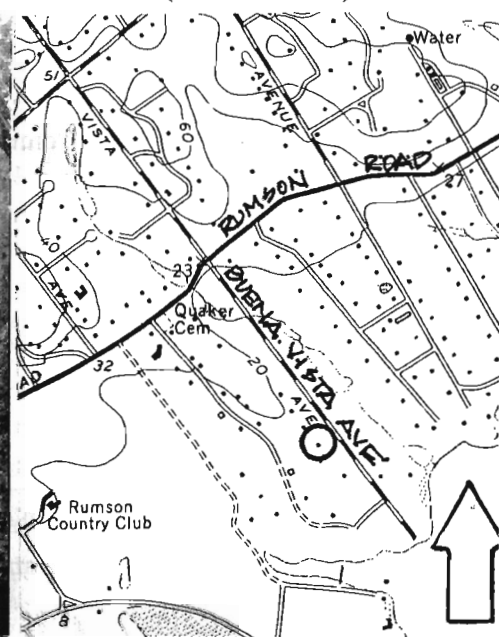
Additional Architectural Description:

Diamond decorative patterns on east facade shingles and a lozenge window behind eastern entry porch establish a design motif repeated indoors. An attractive Palladian window on the second floor and two dormers on the third floor also mark the east facade. Many 8-pane sash over 2-pane windows. A two-story porch is on the south while a kitchen with an enclosed porch has been added on the west.

PHOTO Negative File No. 6-21



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House faces east on Buena Vista Avenue, the main thoroughfare in the community of Ellesmere Park. A later, three-car garage is west of house.

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

## SIGNIFICANCE EVALUATION:

This well-preserved house is a good example of a commodious Shingle Style summer residence, built as part of a designed residential community. Ellesmere Park, one of the first designed communities in Rumson, was developed in 1882 by W. W. Conover, and planned by architect Edward L. Woodruff and landscape architect Nathan F. Barrett. In all, there were seven residences in Ellesmere Park, with all of the lots extending from Buena Vista Avenue to Conover Lane.

Georgiana and William Shedd commissioned Rossiter and Wright, New York architects with ties to the New Jersey shore, to design the house. Ehrick Rossiter was a nephew of Ehrick Parmly, then owner of an important Rumson estate (see #1342-6). F.A. Wright was an officer of Water Witch Park, now known as Monmouth Hills (see 1331-7). The firm had several Water Witch Park commissions, and Wright owned a home there.

G.H. Moore is shown as the owner on the 1907 Sanborn map, followed by C.L. Despard in 1922.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Monmouth Building Contract, #3120, dated Sept. 22, 1891. Monmouth County Archives.
2. Sanborn Atlas, 1907 and 1922.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-9

HISTORIC NAME: William F. Havemeyer Carriage House

COMMON NAME:

LOCATION: 5 Elm Lane

BLOCK/LOT: 87/20

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: c. 1895

Source of Date: Ref. 1, 3

Style: Shingle Style

Architect: Brunner & Tryon, N.Y.  
Landscape architect: Nathan F.

Number of Stories: 3

Builder:

Foundation: Brick

Form/Plan Type: U - plan

Exterior Wall Fabric: Shingles and clapboards

Fenestration: Irregular and varied

Roof/Chimneys: Gables/brick ridge

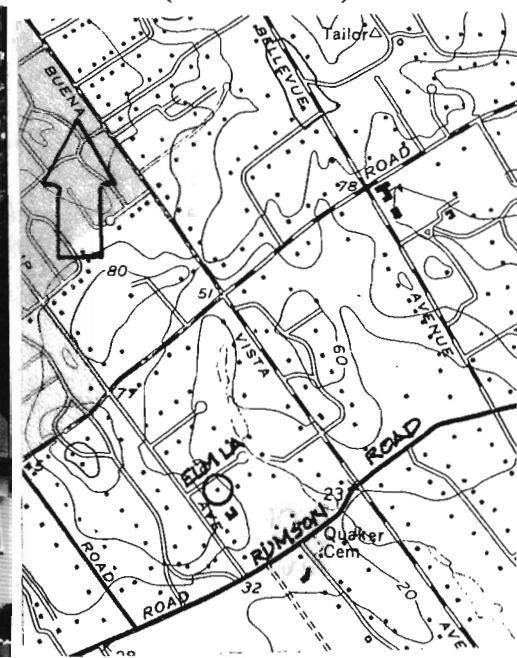
Additional Architectural Description:

The building's principal decorative features are in the multiple gables and towers with bell and pyramidal roofs. The building's north facade and principal elevation features end gables and a cross gable with a Palladian window to its north side and two round towers with bell roofs in the center. The bell roofs are repeated elsewhere on the building and are similar to ones on the former main house. A square tower with a pyramid roof, a cross gable and several dormers are on the east. A variety of decorative windows throughout. The south side, the interior of the U, is a courtyard-parking area. It appears that recent repairs may have replaced some original shingling with clapboards.

PHOTO Negative File No. 5 - 10, 11



MAP (Indicate North)



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The building is located along a road within a 1946 housing development, built on the former estate.

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

## SIGNIFICANCE EVALUATION:

The Havemeyer Carriage House is one of the finest outbuildings remaining of the grand 19th century Rumson Road estates. William F. Havemeyer, Jr. of the sugar trust family (and the son of a New York City mayor), bought various parcels in Rumson beginning in 1892 to create his estate called "The Beeches." The grounds were laid out by one of the nation's foremost landscape architects, Nathan F. Barrett, and the gardens here were well-known. The estate was "considered to be the very handsomest in this locality...and the resulting grounds and gardens are very artistic, containing many rare and beautiful plants and making an ideally picturesque home" (Ref. 4). Historic photographs of the Queen Anne house, estate buildings and grounds are found in several period sources, including Ref. 3 and 4 below. The extent and layout of the Havemeyer estate is depicted on the 1907 Sanborn map (see Continuation Sheet).

Later, the property was owned by Colonel William Barbour, a Paterson textile manufacturer, and George V. Coe, who sold the estate in 1946 to developer Harry S. Willey. The carriage house, located about 150 feet northeast of the dwelling, was converted into a residence when the estate was divided in 1946 for a residential development. The main house was demolished.

ORIGINAL USE: Carriage house

PRESENT USE: Residence

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

COMMENTS: The present owner has engaged in a major rehabilitation over the past two years including replacement of all shingles

## REFERENCES:

1. Monmouth Deeds, Book 507, p. 80, recorded Nov. 2, 1892, Mary Reynolds to Wm. F. Havemeyer.
2. Sanborn Atlas, 1907.
3. *American Architect & Building News*, Jan. 29, 1898.
4. W.J. Leonard, 1903, *Seabright, Monmouth Beach, Rumson Road...* (The Sentinel Pub., Sea Bright, 1903).

RECORDED BY: Gail Hunton/ Randall Gabrielan

DATE: 1982; amended 1994, 2005

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-9

Wm. F. Havemeyer Carriage House



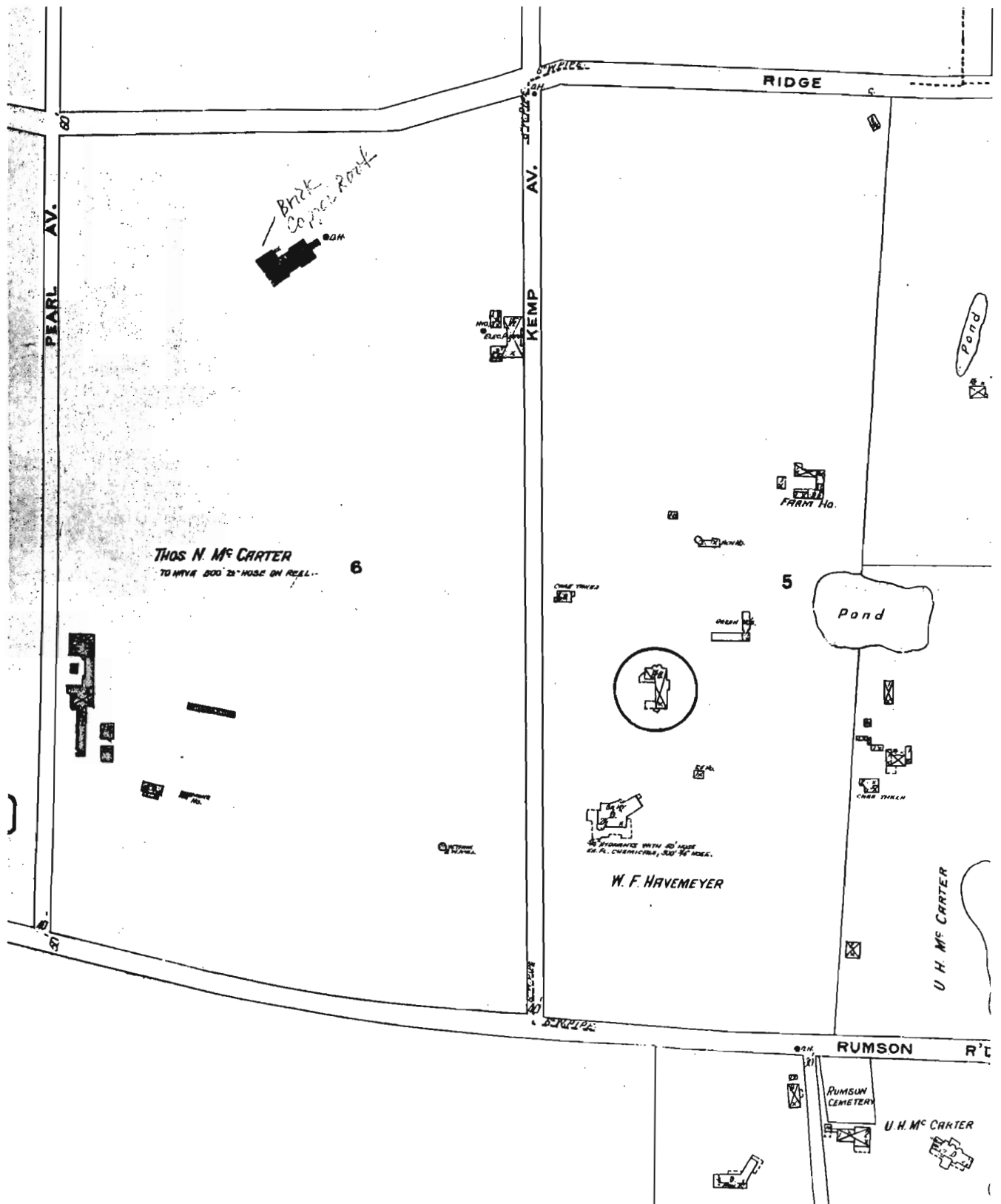
View southeast. 1994 photograph.

# CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-9

William F. Havemeyer Carriage House

1907 Sanborn Map. The Carriage House is circled.



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-10

HISTORIC NAME: Edwin Stewart House

COMMON NAME:

LOCATION: 14 Fair Haven Road

BLOCK/LOT: 84/15

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1926

Source of Date: Ref. 1

Style: Tudor Revival

Architect: Alfred Busselle

Number of Stories: 2 - 1/2

Builder:

Foundation: Cement (per owner - it is not visible)

Form/Plan Type: Rectangular

Exterior Wall Fabric: Brick

Fenestration: 6, 8 or 10 pair casements

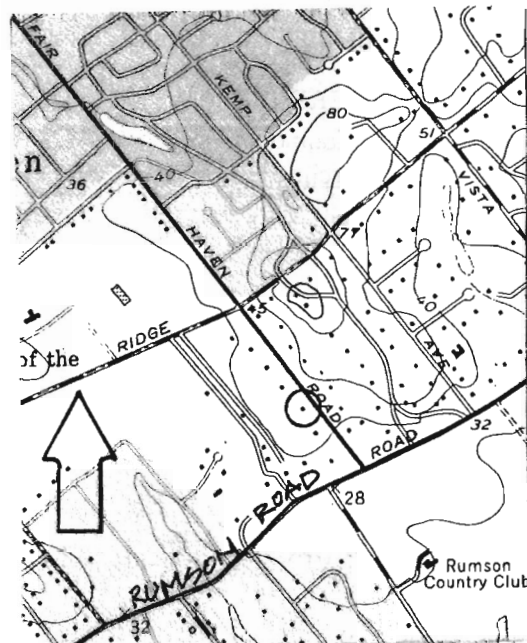
Roof/Chimneys: Side gabled slate; brick at each gable end

Additional Architectural Description:

A concrete belt course is under the roof. Two dormers are on north with segmental arches. Some windows are topped with concrete label mold, a motif repeated over the pointed arch over the entry door.

PHOTO Negative File No. 1994 owner would not permit photographs

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house is surrounded by shrubbery on a flat 2-acre lot. The property once extended to Rumson Road, but is now separated by a house of later construction. A garage of similar style was sold by the present owner for conversion into a residence.

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

## SIGNIFICANCE EVALUATION:

This is a well-preserved example of a European-influenced style popular during the early 20th century period revival era. Architect Alfred Busselle had several commissions in the area, generally designing in the Colonial Revival Style.

This house was built at a time when housing in Rumson was transitioning from summer estates to year-round homes. The smaller scale of the house, with three bedrooms and three rooms for staff and its location on the Borough's western end of Rumson Road reflect this transition. The house was built for Dr. Edwin F. Stewart, a locally employed man who earned professional honor as a municipal health officer. He was World War I commander of the Fort Monmouth hospital and served several Monmouth boroughs as health officer for over 25 years. He was also involved in scouting being country's second Eagle Scout in 1912 and achieved the distinction of being the oldest living Eagle Scout at his death in 1955.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS: The owner did not permit photography on a July 27, 1994 visit.

## REFERENCES:

1. Monmouth Deeds, Book 1312, p. 324, dated Aug. 24, 1925, Thomas N. McCarter to Edwin Stewart, III.
2. Architecture, Vol. 58, No. 2, Aug. 1928, pp. 101-2.
3. Red Bank Register, February 3 and 17, 1955.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-11

HISTORIC NAME: Jonathan Cooper House

COMMON NAME:

LOCATION: 21 Hance Road

BLOCK/LOT: 82/5

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS: Gerald and Evelyn Pflum

DESCRIPTION

Construction Date: Main block 1877  
East wing possibly earlier

Source of Date: See Ref. 1, 2

Style: Second Empire

Architect:

Number of Stories: 3

Builder:

Foundation: Stone

Form/Plan Type: Complex

Exterior Wall Fabric: 1st Floor: clapboard  
2nd Floor: wood shingles (butt & sq. cut)

Fenestration: Five bay symmetrical with asymmetrical wings

Roof/Chimneys: Mansard with bracketed cornice, slate; 4 brick chimneys

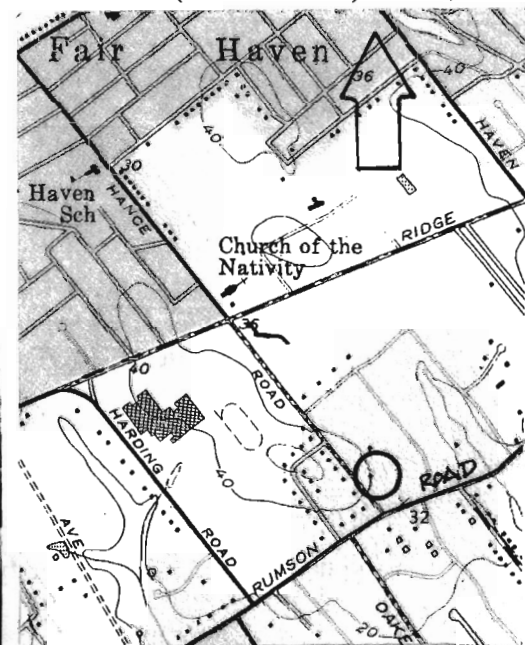
Additional Architectural Description:

A five bay main block with a three bay wing on the west and a one bay wing on the east. There are three pairs of pedimented dormer windows in the third floor. Brackets surround the second floor cornice, with a bay window over the center of a small entry porch. The full-length porch on the main (south) elevation has been enclosed. A porch on the west was a later addition and has also been enclosed. A large hall window has a fan with decorative tracery and appears to be a colonial revival alteration. The east wing has a 10' foundation with hand-hewn framing elements, indicating that it may be part of the former Leonard farmhouse. The second floor is a few feet lower than the main block, adding credence to the theory. The first floor of the east wing was completely renovated into a bar, probably by brewer Charles Doelger, a later owner.

PHOTO Negative File No. 1-35, 35, 37



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house once commanded the northeast corner of Hance and Rumson Roads, facing the latter street. A large farm, 125 acres at Cooper's purchase, running to Ridge Road, was divided on several occasions for development, including the sale of the Rumson Road frontage. The lot is now 1.63 acres.

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

## SIGNIFICANCE EVALUATION:

This is a good example of a Second Empire Style house in Monmouth County, and representative of the large year-round farmhouses built on Rumson Neck in the mid-19th century, coinciding with the early years of the area's development into summer estates. The main part of the house was built 30 years prior to the Borough's incorporation, when the property was considered part of Little Silver, now a separate borough that shares border with the old Cooper property.

Jonathan P. Cooper (1821-1881) was a nephew of New York industrialist Peter Cooper and a cousin of Edward Cooper, mayor of New York City. Jonathan was born to an unwed mother in Monmouth County in 1821. He left home at 15, married at 19 and adopted a daughter, Emma, in Cincinnati, around 1864. Cooper bought this 125-acre property in 1877 from John S. and Teresa Leonard. Tragedy later struck the family when Jonathan's wife and the family nurse were poisoned. Emma was accused by her father of poisoning her mother, but was not prosecuted. The property passed from the family at a sale in 1896 for unpaid taxes.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Monmouth Deeds, John S. and Teresa Leonard to Jonathan P. Cooper, dated Aug. 30, 1877, recorded Aug. 31, 1877, Book 297, p. 7.
2. Woolman and Rose Atlas, 1878, full page illustration p. 155.
3. Lightfoot map, 1851.
4. Red Bank Register, Sept. 23, 1880 and Sept. 30, 1880.
5. Monmouth County Surrogate's Records.
6. Randall Gabrielan, The Two River Times, Jan. 19, 1994, "A Spell in the Spotlight".

RECORDED BY: Gail Hunton/ Randall Gabrielan

DATE: 1982; Amended 1994

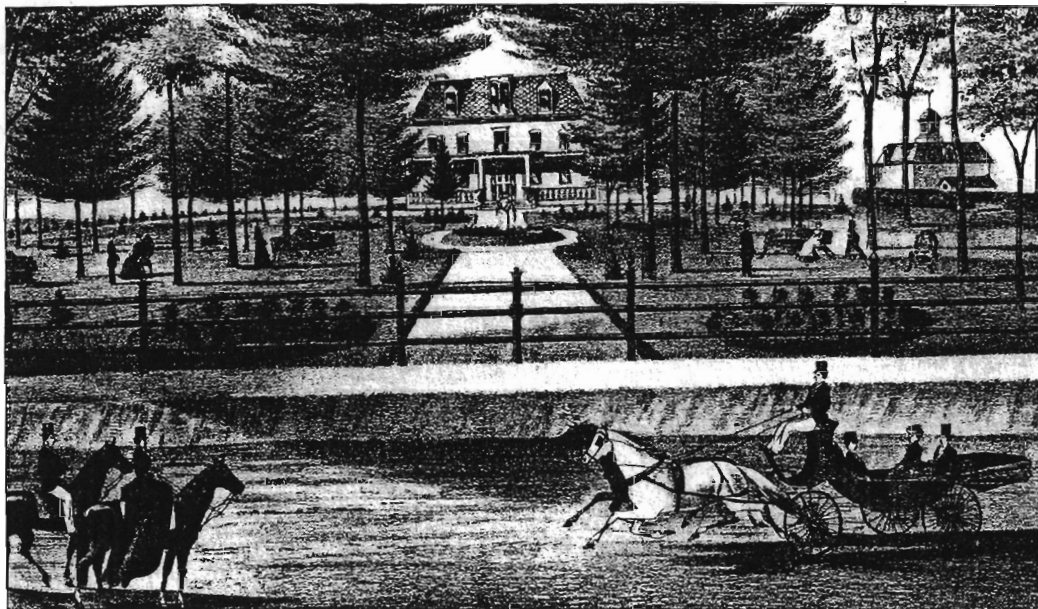
SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-11

Jonathan Cooper House



Woolman and Rose Atlas (1878), page 155.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-12

HISTORIC NAME:

LOCATION: 9 Oak Tree Lane

MUNICIPALITY: Rumson Borough

USGS QUAD: Sandy Hook

COMMON NAME:

BLOCK/LOT: 11/5

COUNTY: Monmouth

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: Early to mid 19th century

Source of Date: Stylistic

Style: Vernacular

Architect:

Number of Stories: 2 - 1/2

Builder:

Foundation: Not visible

Form/Plan Type: Rectangular with south porch  
enclosure

Exterior Wall Fabric: Wood shingles

Fenestration: 5 bay symmetrical

Roof/Chimneys: Gabled/2 brick interior end

Additional Architectural Description:

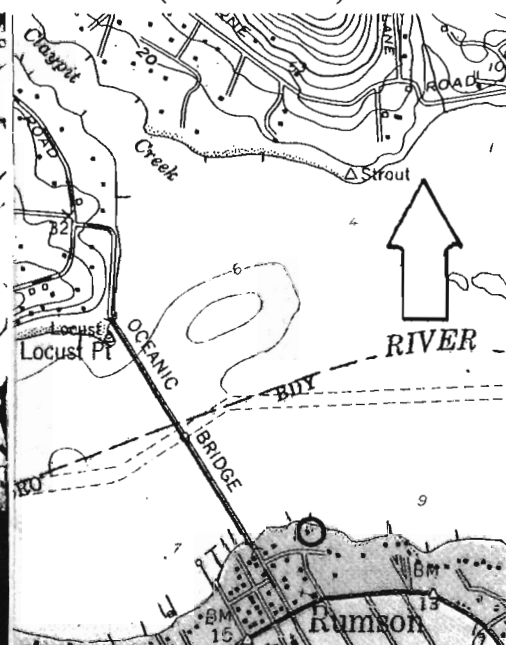
Enclosed porch and brick stoop are later additions. 6x6 sash windows.

1994 revision: This house was demolished in 1992 and a replacement, known as 7 Oak Tree Lane, erected.

PHOTO Negative File No. 5-37, 38, 39



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Waterfront lot on Navesink River, east of Oceanic Bridge.

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

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SIGNIFICANCE EVALUATION:

This house was reported to be one of Rumson's oldest surviving houses at the time of the initial survey in 1982. Historic mapping is ambiguous, but it was possibly owned by M. White in 1873 and 1889.

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ORIGINAL USE: Residence

PRESENT USE: Demolished

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

COMMENTS:

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REFERENCES:

1. Beers Atlas, 1873.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-13

HISTORIC NAME: Tredwell Farmer's House  
LOCATION: 2 Ridge Road  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME:  
BLOCK/LOT: 70/1  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: c1800 with major c1930 alterations      Source of Date: Style (See Significance Evaluation)

Style: Vernacular with Colonial Revival additions and alterations      Architect:

Number of Stories: 2 - 1/2      Builder:

Foundation: Brick      Form/Plan Type: Rectangular with lateral wings

Exterior Wall Fabric: Clapboard

Fenestration: 4 bay over 5 bay symmetrical

Roof/Chimneys: Side gable; brick at each gable and brick on west wing

Additional Architectural Description:

This house was constructed in multiple sections, and interior inspection is necessary to clarify the construction chronology. The oldest section is reportedly the west half of the main block, including a stairhall and living room. The two story main block is flanked by asymmetrical wing additions, both dating from the 20th century. Four-step Colonial Revival entry porch with triangular pediment. Three-light transom over front door. Three dormers with triangular pediments are on the north side. Windows are primarily 6x6 sash. A dependency on the northeast corner connects the house with a three-car garage.

PHOTO Negative File No. 1 - 18, 19, 20

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Sits behind a pond east of the Tredwell House (1342-14).

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

SIGNIFICANCE EVALUATION:

Though substantially altered in the 20th century, this house still conveys its early construction in form and fabric, and is significant for both its age and its association with the neighboring Tredwell Estate (see #1342-14).

The core of this structure was a farmer's house on the Tredwell estate. The date of the house and its relationship to the Tredwell Estate merit further physical investigation and documentary research to ascertain its origins and chronology. This house could have been moved as the foundation is over a well (Ref. 5), relating observations of a tradesman.

This house was still on the tract when the last of the vast Tredwell property passed out of the family's hands. It was sold in 1928 by the 89-year old Gertrude Tredwell, the last surviving member of the family. The remodeling probably began shortly thereafter.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

REFERENCES:

1. Map of the Estate of Seabury Tredwell, George Cooper, C.E., 1883.
2. Wolverton Atlas, 1889.
3. Monmouth Deeds, Book 1451, p. 44, Gertrude E. Tredwell to Daniel A. Mears, dated August 1, 1928.
4. New Jersey Standard, May 11, 1928.
5. Randall Gabrielan, conversation with Jane Dixon, owner, August 9, 1994.

HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-14

HISTORIC NAME: Morris-Saltar-Hartshorne-Tredwell House  
LOCATION: 16 Ridge Road  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME: Tredwell House  
BLOCK/LOT: 70/5, 5.01  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: Sect. A: early to mid 18th c;  
Sect. B: mid 18th c; Sect. C: 1935

Source of Date: Structural/Stylistic; See Significance Evaluation

Style: Georgian side-hall main block with Colonial Revival addns/alterations

Architect:

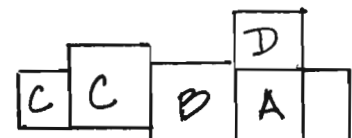
Number of Stories: 2-1/2 (Sect. B); 2 (Sect. A)

Builder:

Foundation: Fieldstone (Sect A & B);  
Brick (later additions)

Form/Plan Type:

Exterior Wall Fabric: Clapboard and wood shingles; round butt shingles on Georgian main block (Sect. B)



Fenestration: 3 bay main block (Sect. B);  
2 over 3 bay east wing (Sect. A)

Roof/Chimneys: Gable roof; 2 interior end chimneys; exterior wall chimney on 1935 addition

Additional Architectural Description:

This house was constructed in four major sections. The main block (Sect. B) is a substantial Georgian Style house, built on a side-hall plan with much of its interior intact. The round-butt shingles, which are most prominent on the rear elevation, are a distinctive feature of 18th century Monmouth County dwellings. Section A, now a dining room, was formerly the kitchen, and has heavy-timber framing, wide plank floors, and a corner stairway. It has some unexplained features, such as a non-opening doorway to the stairhall, that suggest this section of the house was once a separate structure. The two bay addition (Sect. C) is a large 1935 living room, with an attached sun porch. Behind Sect. A is a c. 1955 office wing, contemporaneous with a one-story kitchen addition on the east. Dendrochronology completed in 1999 (attached) indicates a 1710-1711 date for the earliest section of the house (Sect. A), but the sampling of the study is too small to be conclusive.

PHOTO Negative File No. 1 - 12 to 17



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house faces south on the six acre wooded lot, set well back from Ridge Road and separated from the street by a small brook crossed by a wooden bridge. In addition to the house, the property also includes a number of small outbuildings which contribute to the historic character of the site. Of particular note is the Gardener's Cottage, adjacent to the house, a well-preserved 19th century wood shingled structure that was probably added by the Tredwells.

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

## SIGNIFICANCE EVALUATION:

**This site is one of the most important historic properties in Rumson due to its colonial origins, integrity of design and setting, and association with notable persons who were significant to the history of Rumson and Monmouth County.** It is widely known as the Tredwell House, after the family of Seabury Tredwell of New York City, who owned the estate and summered there from 1832 to 1928. The Tredwell family's division of a 700-acre colonial estate laid the groundwork for Rumson's late 19th/early 20th century development as a prime location for country houses.

The primary significance of this site, however, dates to the earliest settlement of the area and its ownership by Lewis Morris, Richard Saltar, Jr., and John Hartshorne, key figures in the history of the county and state. The literature on these subjects is extensive, and is only summarized here (see sources below for additional information; Ref. 1 contains an outline of the chain of title for the property).

Earliest settlement of what is now Rumson was located at Black Point, on the northeastern end of the peninsula; this estate dominated the area. In 1689 the property was acquired by Lewis Morris of Passage Point (an earlier name for Black Point), who was the nephew of Col. Lewis Morris, owner of the Tinton Falls iron works, and a cousin of Lewis Morris who became the Governor of New Jersey in 1738. Although the 17th century house does not survive, the association with one of New Jersey's most prominent colonial families is of significance. Lewis Morris of Passage Point was murdered by his slaves in 1696, and his widow, the former Elizabeth Almy, and four sons deeded the property to Gabrielle Stelle in 1722, who deeded it to Richard Saltar Jr. in 1737. SEE CONTINUATION SHEET.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS: Dividing this property would mar the setting of one of Rumson's most historic sites.

## REFERENCES:

1. The Rumson Historical Committee, History of Rumson, 1665-1944 (1944), pps. 65-67.
2. King George, II, Secret Instruction no. 8 to Lewis Morris, Mr. S., Collection, Monmouth County Historical Assn.
3. Red Bank Register, February 23, 1939; February 8, 1940.
4. Stillwell, Dr. John E., Historical and Genealogical Miscellany, Vol. 4 (1916), p. 187.
5. Keasbey, Edward Q., The Courts and Lawyers of N.J., 1661-1912, Vol. 1 (1912), p. 303.
6. Monmouth Deeds, Book 103, p. 359, dated September 17, 1832, Eleazar Parmly to Seabury Tredwell.
7. Dunshee, Kenneth, As You Pass By (1952), pps. 218-19.
8. Lockwood, Charles, Manhattan Moves Uptown (1976).
9. Leonard, W.J., Sea Bright, Monmouth Beach, Rumson Road (1903).
10. Research materials on the Tredwell Family, Collection of The Old Merchants House Museum, New York, NY.
11. Daniel J. Weeks, Dept. of History, Monmouth University, Material from forthcoming book on Richard Saltar, Sr.

RECORDED BY: Gail L. Hunton ; Randall Gabrielan (1994 update)

DATE: 1984; updated 1994, 1999

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

## CONTINUATION SHEET

### HISTORIC SITES INVENTORY NO. 1342-14

#### Morris-Saltar-Hartshorne-Tredwell House

Richard Saltar, Jr. (1699-1762) owned the 700-acre estate from 1737 to 1753, and probably built the Georgian Style main house that stands today. (Although structural and stylistic analysis indicate an early to mid-18th century date for the east wing, Sect. A, its origins on this site are yet unclear and require further research.) Richard Saltar had a distinguished career in jurisprudence and public affairs in colonial New Jersey, serving as a justice in the Monmouth County Courts of Common Pleas and Quarter Sessions, a member of the 12-member Governor's Council (the upper house of the colonial legislature), a justice in the NJ Supreme Court, and member of the East Jersey Board of Proprietors. Stillwell (Ref. 5) reported that Saltar "built a large, substantial house on Black Point, west of the Navesink River, near a place now called Sea Bright." Richard Saltar, Jr. had previously owned the mills in Upper Freehold, which his father built, and donated the land for the Old Yellow Meeting House, where he is buried (HSI site #1351-79, NRHP). Additional biographical material on Richard Saltar, Jr. is attached, researched by Professor Daniel Weeks of Monmouth University as part of a forthcoming book on Richard Saltar, Sr. entitled Richard Saltar and the Antiproprietary Movement in New Jersey, 1696-1707. Professor Weeks notes that Saltar named his estate at Black Point "Llenroc."

In 1753 the property transferred to Joseph Saltar and John Hartshorne. After John Hartshorne purchased Saltar's share in the property in 1761, he lived on the estate for many years. Research indicates that the Black Point Inn, which is cited as one of the first summer hotels on the Jersey shore, was not located in this house but elsewhere on Hartshorne's property (on the waterfront, on what is now Black Point Road). John Hartshorne's long-time occupancy of the site, from 1761 to 1810, merits further research due to the Hartshorne family's prominence in Monmouth County.

The site left the Hartshorne family in 1829, and after two short-term interim owners, Seabury Tredwell of New York City bought the estate in two acquisitions, totalling 750 acres, in 1832 and 1833. Tredwell, a successful marine hardware merchant, also purchased a substantial townhouse in Greenwich Village in 1835. The New York City house, known as The Old Merchants House, is a now restored house museum in Greenwich Village, intact with many Tredwell family furnishings (see attached brochure from The Old Merchants House). The New York Tredwell story is briefly told in Ref. 7, and the process of northward movement of New York neighborhoods is reviewed in Ref. 8. The survival of both Tredwell homes enhances the history of each.

Little is known about the Tredwells' Rumson activity and their use of the house, but research by the staff of The Old Merchants House has uncovered two late 19th century photographs of the house (Ref. 10). The size and configuration of the property in the late 19th century are shown in the Wolverton atlas of 1889, which depicts the main house and a side wing, as well as numerous barns and outbuildings. Gertrude Tredwell, the youngest of the eight Tredwell children, held the property until her 89th year, selling it in 1928 to Daniel Mears (Monmouth Deeds, Book 1451, p. 44, August 1, 1928). By that time the tract encompassed 59 acres, several parcels having been sold over the years for the development of country houses. Mears held the property briefly, selling the house to Harry J. Caesar, who lived there from 1929 to 1939. Mr. Caesar enlarged and remodelled the house in the Colonial Revival Style, sympathetic in scale and materials to the original 18th century architecture. In the house Caesar found a 1740 letter from King George II to Lewis Morris (Ref. 2), which he donated to the Monmouth County Historical Association; the exact connection to this property is unexplained. It is noteworthy that a Red Bank Register account of Caesar's property sale in 1939 (Ref. 3) emphasizes the long history and significance of the place. Until recently the site was the home of anthropologists Dr. Conrad Arensberg and Dr. Vivian Garrison. Through its evolution of owners and expansion over the years, this site has been cared for by people who have recognized its historical value, preserving a rare surviving link between the first settlement of the Rumson peninsula and the modern suburban community of today.

## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-14

Morris-Saltar-Hartshorne-Tredwell House



House, main elevation, view northwest. 1984 photo.

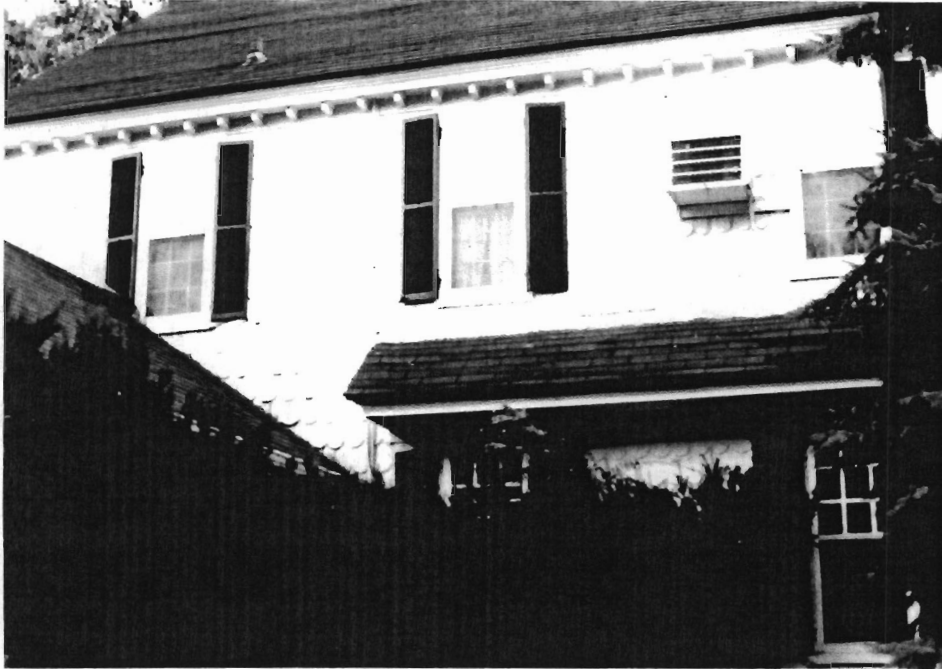


House, main elevation detail. View north. 1984 photo.

## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-14

Morris-Saltar-Hartshorne-Tredwell House



House, rear elevation showing round-butt shingles and section of pent roof. View south. 1988 photo.



Gardener's Cottage east of house. View northeast. 1988 photo.

SOURCE: Daniel J. Weeks, Dept of History, Monmouth University (1999).  
Material from forthcoming book on Richard Saltar Sr. entitled  
Richard Saltar and the Antiproprietary Movement in East Jersey, 1696-1707  
(Lehigh University Press, forthcoming 2000).

**RICHARD SALTAR JR.**  
(1699-1762)

Richard Saltar Jr., who made his residence in the part of Shrewsbury now called Rumson, was born about 1699, the son of Richard Saltar and his wife, Sarah Bowne. Richard Jr. had a distinguished pedigree. His father had been a delegate to the East New Jersey Assembly under the proprietary government in 1696 and an assemblyman under the royal government in 1704. Richard Sr. had been a leader in the movement that overthrew the proprietary government and served with distinction for many years as the presiding judge on the Monmouth County Courts of Common Pleas and Quarter Sessions. He was also a captain of the Monmouth County Militia.

Richard Saltar Jr. was the grandson of John Bowne Sr., an original patentee of the Navesink patent, the speaker of the assembly in the 1680s, and founder of the First Baptist Church of Middletown, New Jersey. Richard Jr. was also the great-grandson of Obadiah Holmes, the Baptist minister who suffered the sting of the lash for preaching against the wishes of the authorities of Plymouth Colony. Rev. Holmes also helped to establish the Baptist Church in Middletown, Rhode Island.

Richard Jr. followed his father in a career in jurisprudence. He became a justice on the Monmouth County Courts of Common Pleas and Quarter Sessions in 1742 and is known to have served on the courts as a justice from Shrewsbury from 1744 to 1746 and again in 1748. In 1745, Gov. Lewis Morris, who also had a residence in Monmouth County, recommended that Richard Saltar Jr. be appointed to the governor's council. Saltar became a member of the council under Gov. Jonathan Belcher in 1748. The governor's council, which provided advice to the governor and served as the upper house of the legislature, consisted of twelve of the most distinguished men in the colony, six from the eastern division and six from the western. Thus, Richard Saltar Jr. can be accounted one of the most prominent New Jerseyans of his day. He served with distinction under governors Belcher and Josiah Hardy and was a member of the council at his death in 1762.

When Judge Robert Hunter Morris resigned from the New Jersey Supreme Court in March 1754, he recommended that Richard Saltar Jr. be appointed in his place. Morris described Saltar as "a man of good understanding and fortune, a firm friend of the government" and noted that he would "act in that station with honor to himself, and justice to the public." With this recommendation, Governor Belcher appointed Saltar associate justice of the Supreme Court on May 2, 1754. His appointment made him one of two associate justices and one of the three most important jurists in the colony. Saltar's service must have fulfilled Morris' expectations, for Governor Hardy reappointed him to the Supreme Court in 1761.

Richard Saltar Jr. also served on the East New Jersey Board of Proprietors. The proprietors were the owners of all the land in East New Jersey that had not been patented and were responsible for overseeing the distribution of land to new purchasers. Saltar served as the attorney for the board. From 1749 to 1762, he was also a commissioner to buy lands from and to make treaties with the Indians.

On June 23, 1721, Richard Saltar Jr. married Hannah Lawrence, the daughter of Assemblyman Elisha Lawrence. By 1727, Richard Jr. had bought the mills his father had built in Upper Freehold. He soon after sold them and built a large house on the Navesink River at Black Point, an estate he named "Llenroc." In later years he lived at Allentown and Trenton and finally established himself at Nottingham in Burlington County on an estate called "Bow Hill."

Richard Saltar Jr. was also a blood relative of President Abraham Lincoln. His sister Hannah married the president's great-great grandfather, Mordecai Lincoln, and was the mother of the president's great-grandfather John Lincoln, who was born in Freehold, New Jersey, in 1713.

Richard Jr.'s son Joseph Saltar, who grew up in Shrewsbury, was also prominent in his day. Joseph was a member of the Monmouth County Court, served as lieutenant colonel of the Second Regiment of the Monmouth County Militia in 1775 and as a member of the New Jersey Provisional Congress in June and August of 1775. With his brother Lawrence, he helped found the Atsion Ironworks. Three of Richard Jr.'s daughters--Elizabeth, Sarah, and Lucy--married the three Hartshorne brothers who lived across the river from the Saltar's house at Blackpoint. The love story has become a famous part of Monmouth County lore.

# CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-14

Morris-Saltar-Hartshorne-Tredwell House



Tredwell Estate, 1889 Wolverton Atlas.

## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-14

Morris-Saltar-Hartshorne-Tredwell House

### Holly Farm At Rumson Sold By W. H. Hintelmann

Mr. and Mrs. C. Frederick  
Neilson, Jr., Acquire  
Historical Property

Harry I. Caesar has sold his Rumson Country Estate, known as "Holly Farm" to Mr. and Mrs. C. Frederick Neilson, Jr. The sale was effected by William H. Hintelmann, realtor of Rumson. The property has a frontage of 1,100 feet on the north side of Ridge Road, running through to Black Point Road with a frontage of approximately 600 feet on Black Point Road, and comprises 36 1/4 acres.

The improvements include a large frame residence of colonial design which was built prior to the Revolutionary war and is one of the historic houses of New Jersey. It contains six master bedrooms, dressing room, four master baths, living room, library, den, reception hall, dining room, butler's pantry and kitchen. There is a servants' cottage adjoining, containing three rooms and bath. Other buildings include garage with room for three cars and chauffeur's room and a large frame stable.

The residence is enclosed with hand-hewn shingles that are believed to be the original shingles of the house when it was built. The shingles are attached with hand-wrought nails.

There is a small lake on the property and a running brook.

The property was owned for more than a century by the late Seabury Tredwell and his descendants, whose city residence at 29 East 24th Street, New York, is now a museum of works of art, and is owned by the city of New York.

Mr. Caesar acquired the property in 1929 and remodeled and enlarged the house. He has occupied it as his summer residence since that time.

Mr. and Mrs. Neilson expect to use the property as their all year residence and will occupy it about April first.

2-23-1939

RBR

### Historic Document Given to County

The Monmouth County Historical association Tuesday received a treasured document from Harry I. Caesar, Jr., of Rumson, a trustee of the association.

The document, which was found in Mr. Caesar's home, is entitled, "Secret Instructions to Louis Morris." The late Mr. Morris was a former governor of New Jersey and for many years conducted an iron works at Tinton Falls.

The document was given to the late Mr. Morris by King George II of England and was twice signed by King George II. It is dated April 2, 1740. The late Mr. Morris formerly resided in the Caesar house, which was recently sold.

2-8-1940

RED BANK REGISTER

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-15

HISTORIC NAME:

LOCATION: 38 Ridge Road

MUNICIPALITY: Rumson Borough

USGS QUAD: Long Branch

COMMON NAME:

BLOCK/LOT: 62/27

COUNTY: Monmouth

OWNER/

ADDRESS:

DESCRIPTION

Construction Date: c1885

Source of Date: Style; development history

Style: Vernacular Victorian

Architect:

Number of Stories: 2 - 1/2

Builder:

Foundation: Brick; cinder block on north addition

Form/Plan Type: "L" plan

Exterior Wall Fabric: Wood shingle

Fenestration: Irregular

Roof/Chimneys: Intersecting gable; ridge chimney

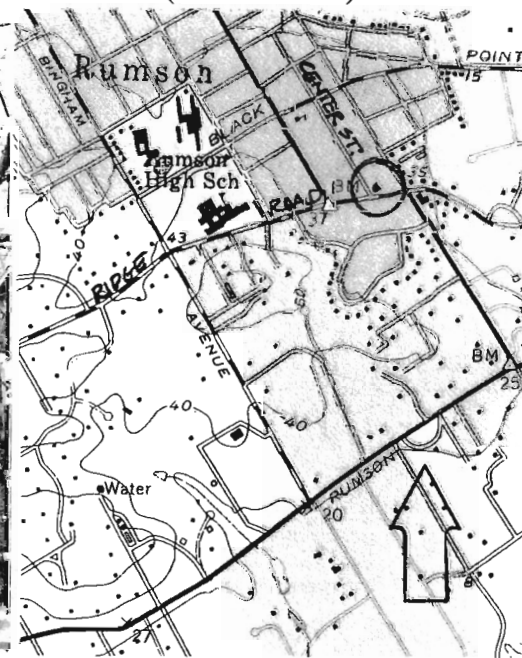
Additional Architectural Description:

Porch over south and partial west sides on concrete piers. Decorative turned wood porch posts with vergeboard brackets. A rear porch has been enclosed. Original 2/2 wood sash windows.

PHOTO Negative File No. 1 - 23, 24, 25; 5 - 7



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Small town lot (100 x 114') on the corner of Center Street, near Rumson's two commercial districts.

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

SIGNIFICANCE EVALUATION:

The building of summer country estates that followed the 1870 opening of the Sea Bright-Rumson Bridge boomed in the 1880s, giving rise to the growth of a service-support community and commercial district that were centered in East Oceanic. This is a fine, representative example of a house likely owned by a tradesman or skilled mechanic.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

REFERENCES:

1. Sanborn Atlas, 1907.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-16

HISTORIC NAME: Anna Maria Parmly House

COMMON NAME:

LOCATION: 65 Ridge Road

BLOCK/LOT: 95/1.02

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/ Chris and Mary Anayiotos

ADDRESS:

DESCRIPTION

Construction Date: 1885

Source of Date: Ref. 1

Style: Shingle Style

Architect: Frederick B. White, New York

Number of Stories: 2-1/2

Builder: Harry C. Livezy

Foundation: Brick

Form/Plan Type: Complex

Exterior Wall Fabric: Wood shingles

Fenestration: Irregular

Roof/Chimneys: Intersecting gables; one brick chimney on east ridge

Additional Architectural Description:

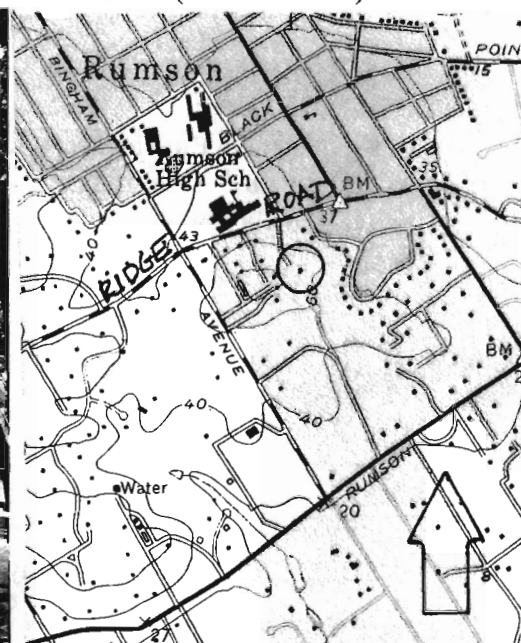
Its varied fenestration and patterned shingling make this house a richly decorated example of the Shingle Style, with distinctive features including a wraparound porch with shingled arches, projecting jerkin head gables, an oversized eyebrow dormer on the porte cochere and a shingled rosette on the gable of the east porch roof.

Modern additions leave the front facade and the visible side unimpaired and are generally sympathetic with the original. The kitchen has been built out on the south as part of an interior remodeling. A large family room was added to the southwest corner, its windows continuing the round arches of the porch. The entry hall is entirely paneled with well-preserved light cypress, as is much of the surrounding rooms.

PHOTO Negative File No. 4-12, 13, 14



MAP (Indicate North)



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

A 2 1/2-acre lot on a hill overlooking Rumson-Fair Haven Regional High School that was once part of the vast Bingham-Parmly tract. The house is in close proximity to Bingham Hill (see 1342-6).

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ High School across street

## SIGNIFICANCE EVALUATION:

This house is a well-preserved, superlative example of the Shingle Style that predominated in Rumson's domestic architecture at the end of the 19th century. Architect Frederick B. White's Shingle Style designs (though not for this particular house) were published in the 1890 edition of William Comstock's *Cottages or Hints on Economical Building*.

The site's stature is enhanced by association with the Parmly family, owner of one of the most important early estates in Rumson (see Bingham Hill, 1342-6). Its tie to the main estate is underscored by its proximity to Bingham Hill, about 200 feet away, and one-time linkage by a common driveway. Dr. Eleazer Parmly owned Bingham Hill for many years, and his son Ehrick Parmly inherited the property after his father's death in 1874. This house was built on the 300-acre Parmly estate in 1885 for Eleazer Parmly's widow, Anna Maria Valk Smith Parmly. The house was later subdivided from the estate and now sits on a 2-1/2 acre lot.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Monmouth Building Contracts, #1589 dated Nov. 18, 1884.
2. Wolverton Atlas, 1889.
3. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia Publishing, 2003), p 17-19.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-17

HISTORIC NAME: Robert L. Maitland House

COMMON NAME: Briarwood

LOCATION: 87 Ridge Road

BLOCK/LOT: 90/6

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1891-92

Source of Date: Ref. 1

Style: Shingle Style/Colonial Revival

Architect: Attributed to the office of Edward Woodruff (see below)

Number of Stories: 2-1/2

Builder: William H. Pearsall

Foundation: Brick

Form/Plan Type: Complex

Exterior Wall Fabric: Wood shingles

Fenestration: 3 bay main block

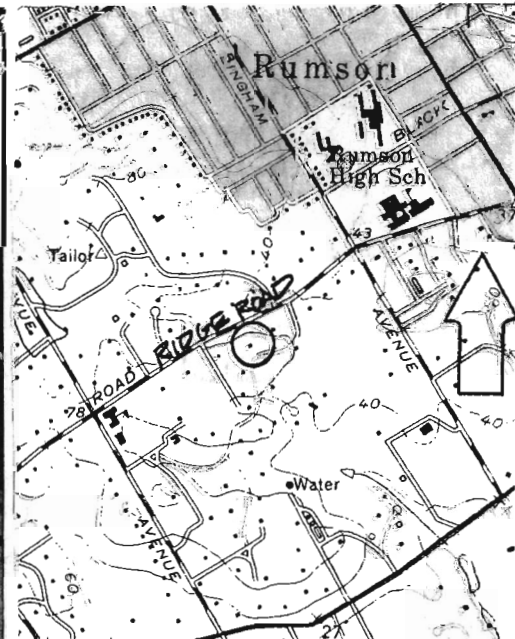
Roof/Chimneys: Hip; 3 end chimneys and 2 ridge chimneys, all brick

Additional Architectural Description:

Large projecting bay windows and grouped windows with diamond panes in upper sashes. Curved glass 2 over 2 sash windows in library. Pedimented dormers penetrate three sides of the slate tiled roof; the center east double dormer has a distinctive scroll pediment. Wide doorway with sidelights. The main block formerly had a wraparound porch.

PHOTO Negative File No. 5-6

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house is oriented southeast-northwest on a 3-acre lot west of Briarwood Road, a former driveway of the once larger Maitland Estate.

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

## SIGNIFICANCE EVALUATION:

Except for the absence of its original wraparound porch, this is a relatively unaltered late 19th century house embracing elements of the Shingle Style and Colonial Revival, two architectural styles important in the 1880-1930 development of the Rumson estate area. Restoration would make this an outstanding example of its style. The site is additionally significant for its association with two influential Rumson families. The Maitland Estate, which encompassed property from the north side of Ridge Road to the Shrewsbury River, was one of the earliest summer estates on Rumson Road. In 1870 New Yorker Robert L. Maitland built the first house on the property, which fronted onto Rumson Road and is shown on the 1873 Beers atlas. It was later subdivided from the rest of the estate and passed into the possession of General Clinton B. Fisk, whose property is depicted on the 1889 Wolverton atlas (house now gone). A second Maitland house, built on another sector of the estate retained by the family, formerly stood on the site of the existing house and appears on the 1889 Wolverton atlas. The existing house, the third on the Maitland property, was built in 1891-92 (Ref. 1) by Maitland's son Robert. It was purchased in 1906 by Charles D. Halsey, a member of the New York brokerage firm of C. D. Halsey Co. Halsey was a committee member in the first Rumson Borough government, a founder of the Monmouth County Fair Association, and long-time Rumson resident. The property was divided for development in the late 1950's, with the dwelling's carriage house now a separate residence.

**Note re Architect:** An 1892 map of the Maitland property was drawn by sanitary engineer Clarence T. Barrett, West New Brighton, Staten Island, NY, who is listed in the building contract (Ref. 1) as having charge of construction disputes. The contract indicates the project was under the direction of Daniel Campbell of West New Brighton, S.I., NY, with the words "made by" crossed out after drawings and specs. Barrett's office is known to have worked with Staten Island architect Edward Woodruff, active on the shore at that time, leading one to attribute this design to his office.

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

COMMENTS: Exterior repairs needed to arrest further deterioration.

## REFERENCES:

1. Monmouth County Building Contract #3095, dated May 26, 1891. Monmouth County Archives.
2. Beers Atlas, 1873.
3. Wolverton Atlas, 1889
4. Sanborn Map, 1907 and 1922 (C.D. Halsey, owner).
5. Monmouth Deeds, Book 772, p. 18, April 13, 1906, W. Alexander Maitland, grantor, Euphemia V.R. Halsey, grantee.
6. Seabright, Monmouth Beach, Rumson Road.... (Sea Bright, The Sentinel Pub. Co., 1903), p. 40.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-18

HISTORIC NAME:	First Presbyterian Church of Rumson	COMMON NAME:	First Presby. Church of Rumson
LOCATION:	4 East River Road	BLOCK/LOT:	10/6
MUNICIPALITY:	Rumson Borough	COUNTY:	Monmouth
USGS QUAD:	Sandy Hook	OWNER/ ADDRESS:	The First Presbyterian Church of Rumson / same

DESCRIPTION

Construction Date:	Begun in 1885 and completed in 1886	Source of Date:	Ref. 1, 2
Style:	Shingle Style	Architect:	Thomas Hastings, Carrere and Hastings, New York
Number of Stories:	1	Builder:	Jacob A. Skinner, Newark, NJ
Foundation:	Brick	Form/Plan Type:	T-plan with round dome

Exterior Wall Fabric: Painted wood shingles

Fenestration: Round arched, stained glass

Roof/Chimneys: Gable; hip roof porte-cochere; octagonal dome tower with a hexagonal steeple. Brick exterior chimney is a later addition.

Additional Architectural Description:

The church is built on a T-plan with a central round dome, three barrel-vaulted wings, and a round-arched porte-cochere on the east end. The circular interior dome assumes an octagonal form on the building exterior, elaborated by small arched windows and a distinctive bell tower with tiered openings that resembles a doveote. Paired round arch windows, many with stained glass, and large round Tiffany stained glass windows on the south and east elevations. The round arch motif is repeated throughout, including the porch colonnade, the windows on the tower, and the steeple vent openings. The distinctive interior is clad in oak and maple paneling surmounted by scalloped or fish-scale stained shingles that extend to the top of the domed ceilings. Each wall has stained glass windows. The nave is separated from a side aisle by Corinthian columns.

PHOTO Negative File No. 1 - 10, 11

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Corner town lot near the eastern end of the Oceanic business district. A rectangular, front gabled brick education building erected in 1955, is attached to the church on its northwest corner.

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

## SIGNIFICANCE EVALUATION:

Designed by the notable New York architect Thomas Hastings (1860-1929), The First Presbyterian Church of Rumson is an outstanding example of Shingle Style ecclesiastical architecture. Hastings was a son of the Rev. Thomas Hastings, the President of the Union Theological Seminary and a regular guest minister at Rumson. Hastings received the commission in 1885, the same year he entered into partnership with John Mervin Carrere. His bold singular design for the church employed materials and a style that had gained widespread popularity on the New Jersey shore. The firm of Carrere and Hastings went on to become nationally prominent, designing the New York Public Library, the East Front of the U.S. Capitol Building, the House and Russell Senate Office Buildings in Washington D.C., and many mansions for the wealthy.

The Presbyterian Church had been established since 1861 at Oceanic, where they worshiped in Bingham Hall (see 1342-1-1). By the 1880s the congregation had outgrown its original sanctuary, and under the leadership of Rev. Samuel Knipe the present church was built in 1885-86 for \$5,730 on land donated by Dr. Ehrick Parmly, a local resident and member of the congregation.

The church is located near a once-private enclave developed on the Oceanic shore in the 1870's, with a major group of summer homes built for Matthew C.D. Borden, Cornelius Bliss, the Rev. Thomas Hastings and Charles B. Foote. Thomas Hastings received commissions from Borden and Bliss and designed a carriage house for his father. Hastings' other local work includes the Matthew C. Borden Carriage House on River Road (see 1342-19), the Murry Guggenheim Residence in West Long Branch (1353-3), and the Thompson House in Middletown (see 1331-88).

ORIGINAL USE: Church

PRESENT USE: Church

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

COMMENTS:

## REFERENCES:

1. Monmouth Building Contract #1760, dated November 21, 1885, Monmouth County Archives, Monmouth County Library.
2. Charles A. Wolbach *A History of the First Presbyterian Church of Rumson, On The Threshold of a Second Century, 1861 - 1961* (First Presbyterian Church of Rumson, 1961).
3. Woolman & Rose Atlas, 1878.
4. Wolverson Atlas, 1889.
5. Hewitt, Mark Alan, *The Architect and the American Country House*, 1990.
6. "Window Dedicated in Rumson Church," *Red Bank Register* (April 25, 1935).

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; revised 1994, 2006

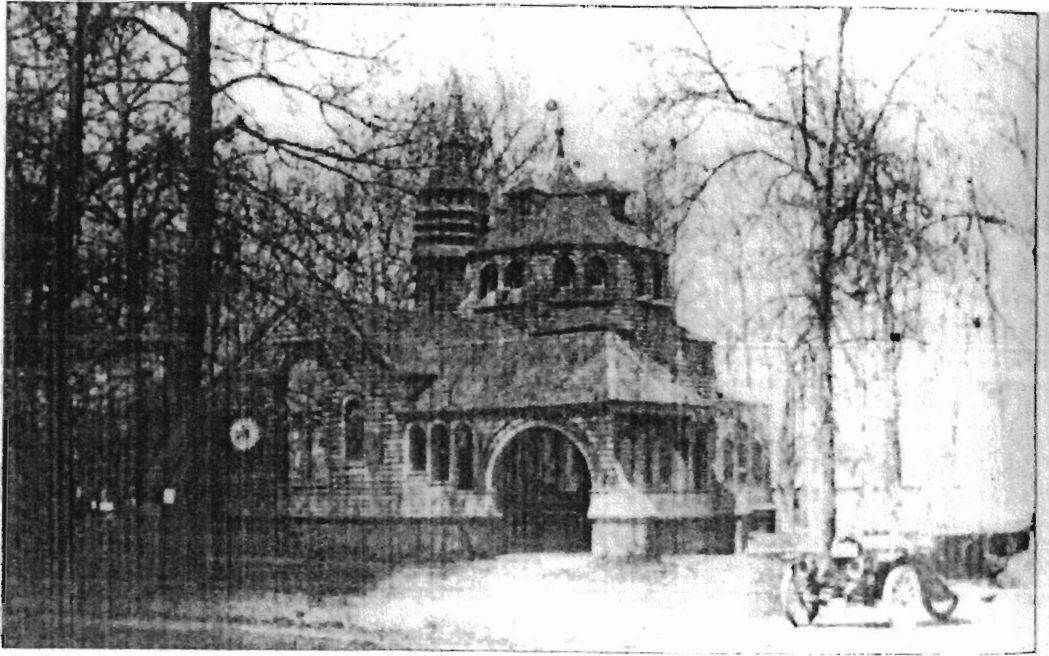
SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

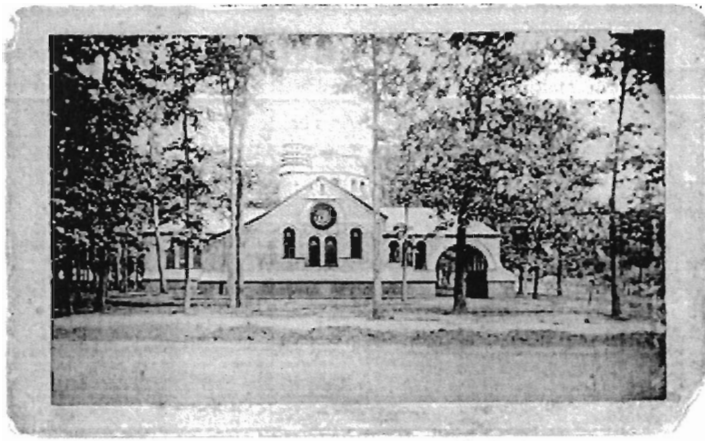
**CONTINUATION SHEET**

**HISTORIC SITES INVENTORY NO. 1342-18**

**First Presbyterian Church of Rumson**



Early 20th century view. From *Images of America: Rumson* by Randall Gabrielan (1996), p. 64.



Photograph of the sanctuary, circa, 1886-1890.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-19

HISTORIC NAME: M.C.D. Borden Carriage House & Stable  
LOCATION: 68 West River Road  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME: Borden Carriage House  
BLOCK/LOT: 1 / 18  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1889

Source of Date: Ref. 1

Style: Shingle Style

Architect: Carrere and Hastings, New York

Number of Stories: 2

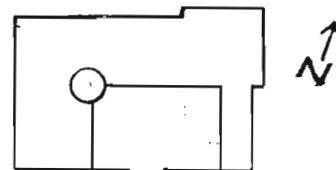
Builder:

Foundation: Stone

Form/Plan Type: U-plan with closed court

Exterior Wall Fabric: Wood shingles and coursed sandstone

Fenestration: Varied (see description below)

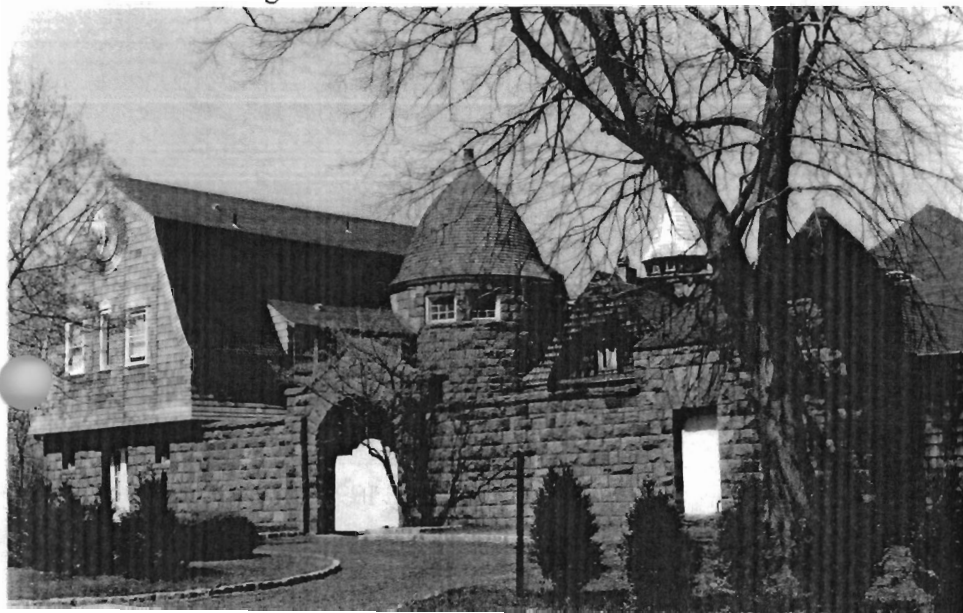


Roof/Chimneys: Gambrel, hip, gable, with round domical roof turret; brick exterior chimney on west side.

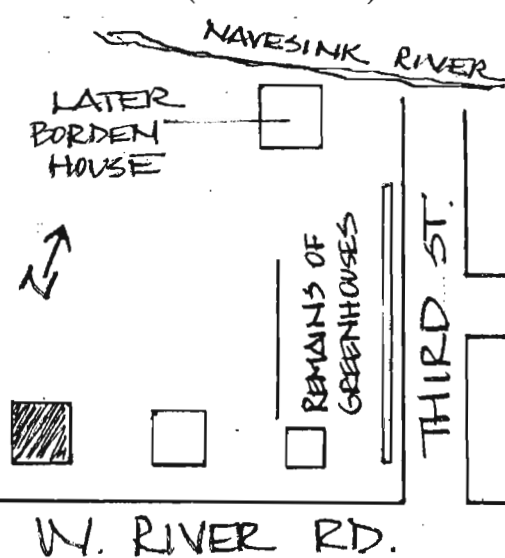
Additional Architectural Description:

Large carriage house with complex massing and profile, constructed essentially on a U-plan with closed court. Most of the wood-frame building is sheathed in wood shingles; the first story of the gambreled west section, the three story round turret, the round arched court entry and wall, and portions of the interior court are faced with large coursed blocks of sandstone. The fenestration is symmetrical but varied, with 6/1 and narrow 1/1 sash, round-headed turret windows, multiple-pane rectangular fixed lights, and elliptical arch carriage bays. Other design features include two shingled wall clocks in the north and south gambrel ends; a secondary polygonal turret; and pilastered wood-enframed carriage bays. The hipped roof east section has a vaulted interior sided with shingles. The 1980s owner retained architect Robert A.M. Stern to restore the building and convert the stable to a residence; Stern's plan was later abandoned, but the subsequent owner continued the project.

PHOTO Negative File No. 2-6 to 16



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south, sited near the road, on a 1.7-acre irregular shaped parcel which has been subdivided from the original riverfront estate property.

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

## SIGNIFICANCE EVALUATION:

The Borden Carriage House is among the finest remaining auxiliary buildings of Rumson's grand late 19th/early 20th century estates. Its handsome Shingle Style design with Richardsonian Romanesque elements is architecturally significant as part of the early work of Thomas Hastings (1860-1929), who was the architect of The First Presbyterian Church of Rumson (see 1342-18) in 1886, the same year in which he formed a partnership with John Carrere. This carriage house is among the early commissions of the firm, which later achieved fame for their monumental classical buildings such as the New York Public Library.

The carriage house was built in 1889 for Matthew C.D. Borden (1842-1912), a major Massachusetts linen manufacturer, who had offices and a residence in New York. He was a descendant of Richard Borden, who settled in Rhode Island in 1635. Other Richard Borden descendants were among the first settlers of Monmouth County and Rumson, but Matthew's arrival in Rumson appears coincidental, as the respective branches did not maintain family ties. (See Reference 5 for Borden genealogy). M.C.D. Borden shared a summer house (now gone) with Cornelius Bliss, with whom he had a family tie by marriage and a business relationship; Samuel Hastings, a New York minister, president of the Union Theological Seminary, regular guest clergy at the Rumson Presbyterian Church, and father of the architect; and Charles B. Foote. By 1889, Borden and Bliss had built large homes of their own, neither of which are still standing. Matthew C.D. Borden expanded his holdings by purchasing the Hastings and Foote properties on the eastern stem of the tract. His son Howard purchased the Bliss property on the western stem in 1914 after the latter's death.

Besides the carriage house, other existing remnants of the Borden Estate include portions of the greenhouses (northwest corner of West River Road and Third Street); a large riverfront residence ("The Riverlands" at 66A W. River Rd.), built c. 1920 by Bertram H. Borden (another son of M.C.D. Borden); and outbuildings converted to residential use.

ORIGINAL USE: Carriage House & Stable PRESENT USE: Residence  
PHYSICAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐  
REGISTER ELIGIBILITY: Yes ☒ Possible ☐ No ☐ Part of District ☐  
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐  
No Threat ☒ Other ☐

COMMENTS:

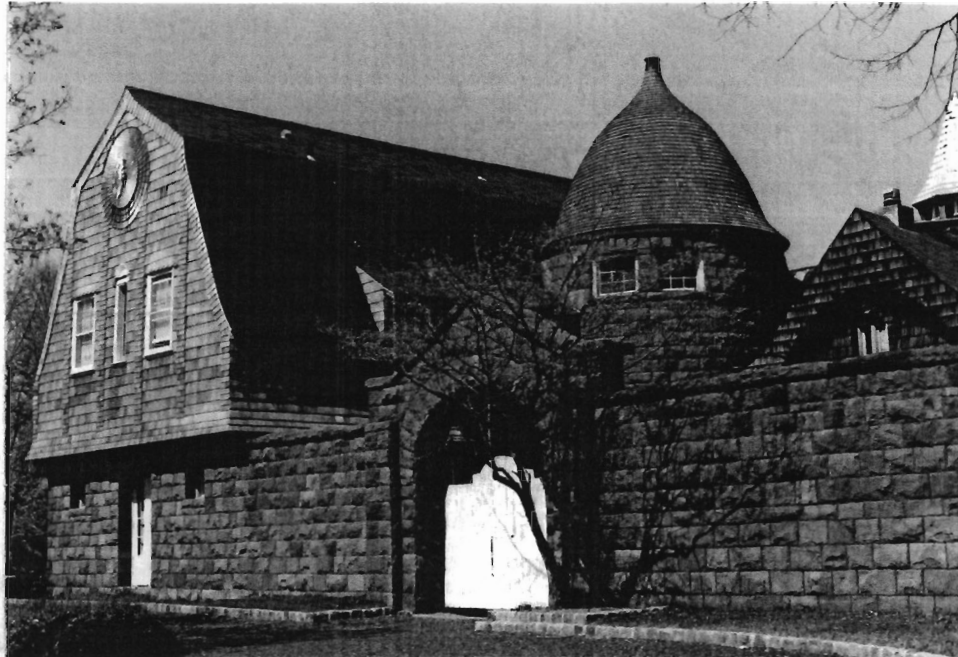
## REFERENCES:

1. Monmouth County Building Contracts, County Archives, Contract 2629 (April 20, 1889).
2. Atlas of the New Jersey Coast, 1878.
3. Wolverton Atlas, 1889.
4. Sanborn Maps, Jersey Coast Series, Vol. 1 (1907).
5. *History of Rumson 1665-1944* (Rumson, N.J. : The Historical Committee, 1944), p. 313, 314, 321-339.
6. *Dictionary of American Biography*, p. 388-390.

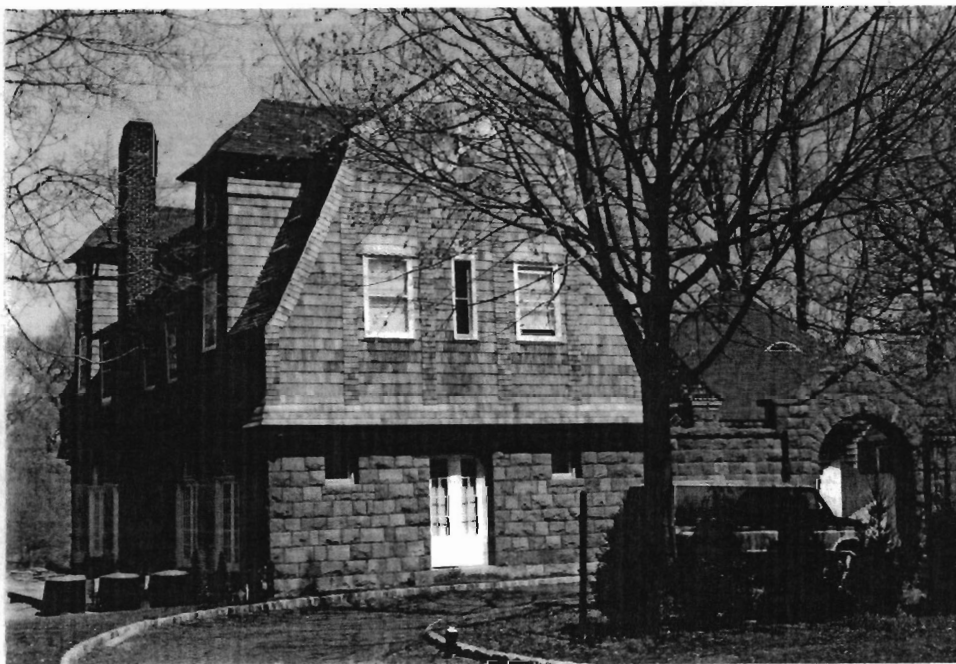
**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-19

M.C.D. Borden Carriage House & Stable



View NW. 1984 photograph.

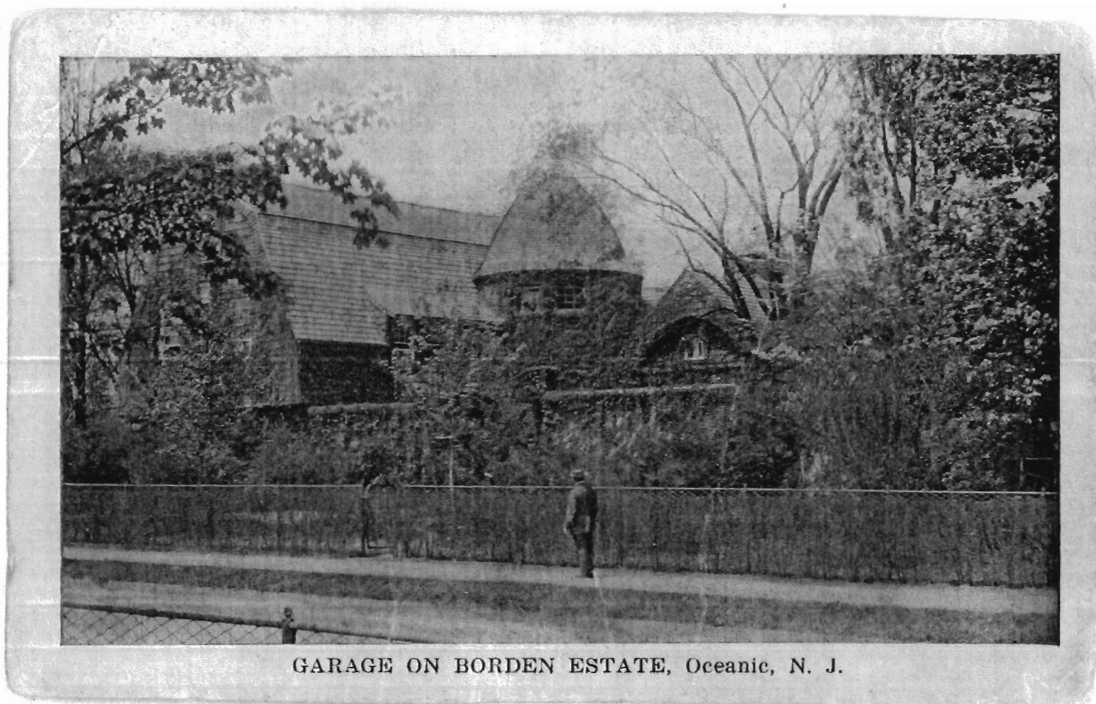


View N. 1984 photograph.

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-19

M.C.D. Borden Carriage House & Stable



GARAGE ON BORDEN ESTATE, Oceanic, N. J.

Historic view (postcard, n.d.)

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-20

HISTORIC NAME: Godfrey Estate Garage

COMMON NAME:

LOCATION: 90 West River Road

BLOCK/LOT: 1/10.01

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1906-7

Source of Date: Ref. 1

Style: Italian Renaissance Revival

Architect: Bosworth and Holden

Number of Stories: 1 - 1/2

Builder:

Foundation: Not visible

Form/Plan Type: Rectangular

Exterior Wall Fabric: Stucco over brick

Fenestration: 5 bay symmetrical

Roof/Chimneys: Hipped; one stucco ridge chimney

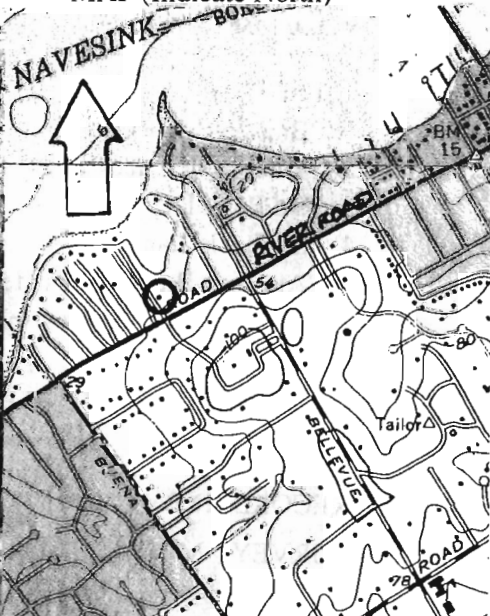
Additional Architectural Description:

This garage was designed to be compatible with the main house which is no longer extant. The round arch windows on the south facade and round arch doors on the north elevation are similar to the house windows. Presumably the garage once had a hollow tile roof similar to the house. A small entry porch on the north with a lean-to roof is supported by a round arch post. The garage may have originally had a terra cotta tile roof like the main house.

PHOTO Negative File No. 1 - 2 to 9



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Close to River Road on a lot that extends north to the Navesink River. A superintendent's cottage is north of the garage. The original tea house was destroyed by fire in 1990 and was reconstructed using a similar round arch motif.

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

## SIGNIFICANCE EVALUATION:

The Godfrey Garage is a fine example of an early automobile garage, built at a time when automobiles were becoming more popular. The garage is associated with the former Edwin and Fanny Godfrey Estate, known as Popomora, that included almost 23 acres and once extended from the Navesink River to the south side of River Road. The Godfreys hired New York architects Bosworth and Holden (Ref. 2) to design the stucco Italian Renaissance Revival main house and outbuildings. The house stood on a hill on the south side of River Road (see photo on Continuation Sheet) and had extensive gardens. The estate outbuildings, on the north side of River Road, included this garage, a still-standing superintendent's house, a tea house with boat dockage on the river, a barn, and a poultry barn. The Godfreys sold the estate in 1920, and apparently moved to Auldwood, the Rumson estate of his father-in-law Joseph C. Hoagland. Successive owners of Popomora included Frank Morse Smith of Brooklyn, Harry and Lavinia Kohl, George V. Coe, and Louis M. Drazin, who purchased the property in 1960, demolished the main house, and developed the area south of River Road into a residential subdivision called "Popomora."

Edwin Drexel Godfrey acquired this estate through marriage to Fanny Maatlack Hoagland. Godfrey's father-in-law, Joseph C. Hoagland, a major baking power manufacturer, built "Auldwood," the former estate whose entry gate on Bellevue Avenue remains as one of the finest of its type in the County. Godfrey's brother-in-laws owned "Kristofeldt," also a Bellevue Avenue mansion. Altogether the family's holdings stretched from Ridge Road to the Navesink River.

ORIGINAL USE: Garage

PRESENT USE: Events

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

COMMENTS: No known threat now, but the building is sited unusually close to the road.

## REFERENCES:

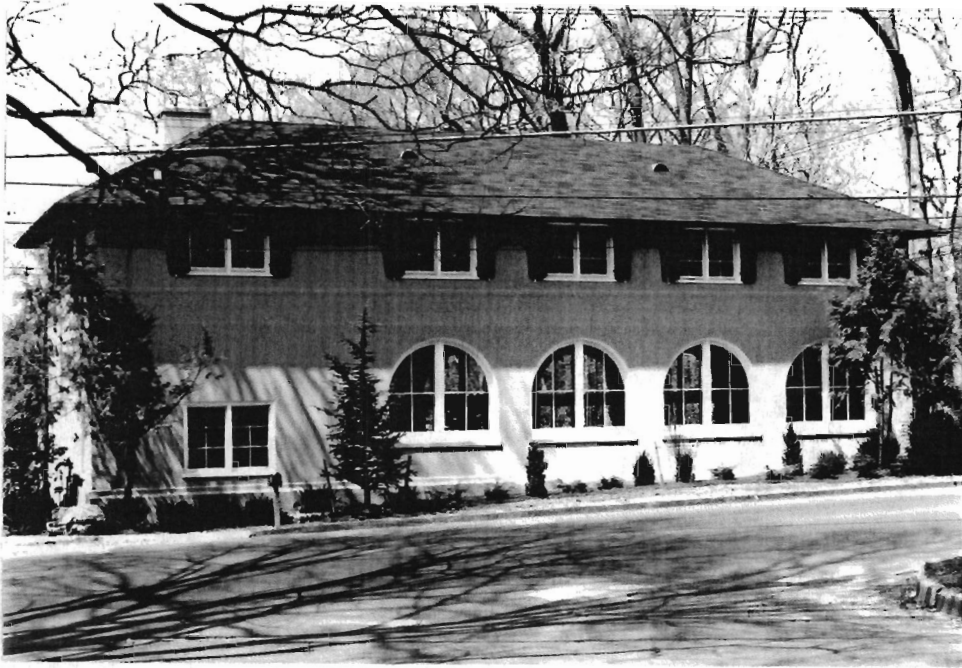
1. "Building at Oceanic," Red Bank Register, August 8, 1906.
2. "Three New Jersey Houses" *The Architectural Record*, November 1909.
3. Red Bank Register, May 9, 1946.
4. Red Bank Standard, September 28, 1928. (Godfrey's father died at his son's estate, Auldwood).
5. "Attorney Buys Old Estate," Red Bank Register, January 15, 1960.
6. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pp. 134-135.

Note: No building contracts were filed with the county.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-20

Godfrey Estate Garage



South elevation (River Road). 1984 photograph.



North elevation. 1984 photograph.

CONTINUATION SHEET

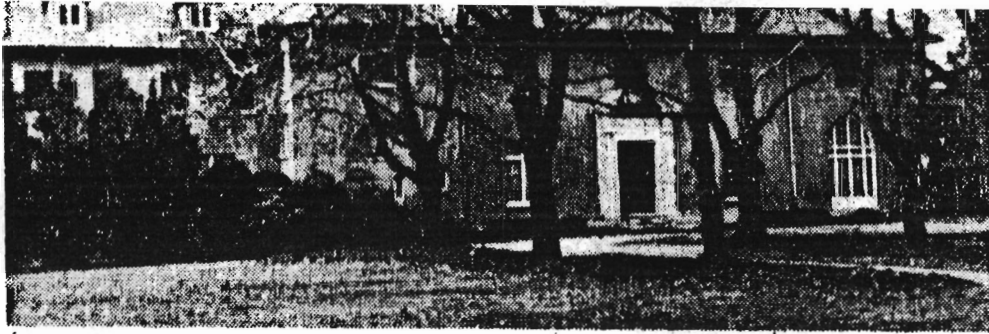
HISTORIC SITES INVENTORY NO. 1342-20

Godfrey Estate Garage



Edwin Drexel Godfrey's Popomora, pictured here c. 1910, stood behind the south side of West River Road. Its waterfront lot has a surviving garage/carriage house at 90 West River Road that is stylistically similar to this no-longer extant house. (Courtesy of John Rhody.)

The main house at Popomora, c. 1910. Illustrated in *Rumson: Shaping a Superlative Suburb*.



**POPOMORA**, estate at River Rd. and Bellevue Ave., Rumson, which has been bought by Louis M. Drazin, Red Bank attorney, who will subdivide the property into 11 plots. Estate was owned by George V. Coe.

## Attorney Buys Old Estate

**RUMSON** — The William H. Hintelmann firm reports the sale of one of Rumson's oldest estates, Popomora, the country property of George V. Coe, to Louis M. Drazin, attorney. Popomora is situated on the southwest corner of Bellevue Ave. and River Rd. in Rumson and comprises approximately 20 landscaped acres. It is located on the highest point in Rumson and commands a fine view of the Navesink River.

The main residence, which was built in 1906, is of stucco over brick construction with a hollow tile roof. It contains the following rooms: Ground floor; reception hall, living room, mahogany paneled library, dining room, powder room, butler's pantry, kitchen, maids' dining room and laundry; second floor, six master bedrooms, each with connecting bath, linen room, six maids' room and maids' bath, and third floor, three additional maids' bedrooms and maids' bath. It is equipped with oil fired steam heat and there is an elevator from the first to the second floor.

Other buildings on the estate include a two-car garage adjoining the main residence to the south, a six-room ranch type guest residence, which was built in 1955, a greenhouse and an equipment shed.

### Historical Background

This estate has a historical background. In the reception hall is a framed copy of the original deed to the property dated April 7, 1665, given by the Munnerahapannuck and Mattawomung Indian tribe's to John Tilton, John Browne, Samuel Spicer, William Goulder, Richard Gibbs, James Grover and Richard Stout, the first settlers in Rumson. The consideration was "2 anchors of liquor, 9 blanketts, 9 trading cloth coates, 9 kettles, 9 Trounners' coates, 9 gunns, 6 howes, 6 shirts, 6 pounds of powder, 6 barrs of lead and four hundred fathomes of seawon." It is said that Chief Popamora had his tepee on the site where the present resident stands.

*Red Bank Register*

*Jan. 15, 1960*

*the former Godfrey estate*

*main house to outbuildings  
#1342-20*

1946 from Mrs. Lavenia B. Kohl, who purchased it in 1924 from Miss Irma Mitrop.

The Borough of Rumson has approved Mr. Drazin's plan to subdivide the estate into 11 plots each. A new street, Popomora Dr., will run from Bellevue Ave. to River Rd. The main residence will be offered for sale with two plots containing  $3\frac{1}{2}$  acres. There will be eight building sites.

Miss Antoinette Dwight of Rumson has purchased through the Hintelmann office the ranch residence which fronts on River Rd. She plans to enlarge the house and occupy it as her year round residence.

HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-21

HISTORIC NAME:	Seabright Lawn Tennis & Cricket Club	COMMON NAME:	
LOCATION:	NE cr. Rumson Road & Tennis Court Lane	BLOCK/LOT:	47/3
MUNICIPALITY:	Rumson Borough	COUNTY:	Monmouth
USGS QUAD:	Long Branch	OWNER/ ADDRESS:	Seabright Lawn Tennis & Cricket Club

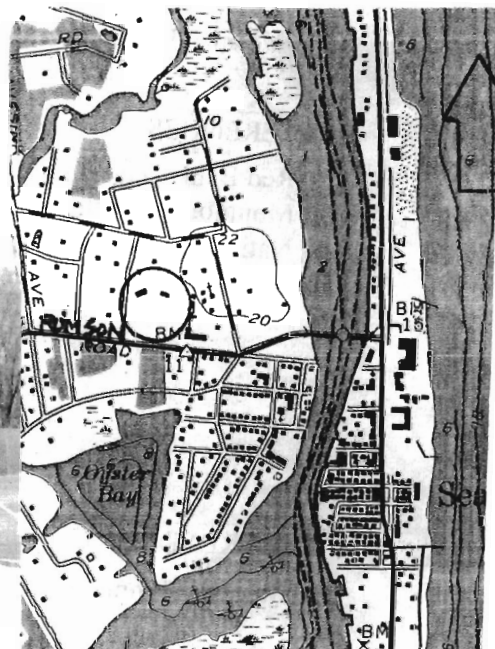
DESCRIPTION

Construction Date:	1886	Source of Date:	Ref. 1
Style:	Shingle Style	Architect:	Renwick, Aspinwell & Russell
Number of Stories:		Builder:	Henry C. Livesey
Foundation:		Form/Plan Type:	
Exterior Wall Fabric:			
Fenestration:			
Roof/Chimneys:			
Additional Architectural Description:			

See attached nomination form for the National Register of Historic Places.

PHOTO Negative File No. 2 - 30 through 33

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Holy Cross Church and School

SIGNIFICANCE EVALUATION:

See attached nomination form for the National Register of Historic Places.

ORIGINAL USE: Club

PRESENT USE: Club

PHYSICAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐  
REGISTER ELIGIBILITY: Yes ☒ Possible ☐ No ☐ Part of District ☐  
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐  
No Threat ☒ Other ☐ NRHP 1991

COMMENTS: Listed on the National Register in 1991; designated National Historic Landmark in 1992.

REFERENCES:

1. Red Bank Register, April 28, 1886.
2. Monmouth Building Contracts, No. 1816, dated April 10, 1886.
3. National Register of Historic Places Registration Form, dated Dec. 21, 1990.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; Revised 1994

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

SAMPLE

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Seabright Lawn Tennis and Cricket Club

other names/site number \_\_\_\_\_

## 2. Location

street & number Rumson Road at Tennis Court Lane☐ not for publicationcity, town Rumson☐ vicinitystate New Jerseycode 034county Monmouthcode 025zip code 07760

## 3. Classification

## Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

## Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

## Number of Resources within Property

## Contributing

12122

## Noncontributing

11415

buildings

sites

structures

objects

Total

Name of related multiple property listing: \_\_\_\_\_

Number of contributing resources previously  
listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

## 5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National  
Register. ☐ See continuation sheet.☐ determined not eligible for the  
National Register.☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Recreation and culture: sports  
facility

Social: clubhouse

Current Functions (enter categories from instructions)

Recreation and culture: sports  
facility

Social: clubhouse

## 7. Description

Architectural Classification

(enter categories from instructions)

Shingle Style

Tudor Revival Style

Materials (enter categories from instructions)

foundation

walls wood: clapboard

wood: shingle

roof asphalt shingle

other wooden porch

Describe present and historic physical appearance.

The Seabright Lawn Tennis and Cricket Club is situated at the northeast corner of Rumson Road and Tennis Court Lane in Rumson, New Jersey. The significant components of the resource include the Shingle/Tudor Revival Style clubhouse, set toward the northwest corner of the Seabright property, and a total of twenty-one tennis courts laid out prior to 1941.

### Clubhouse

The original design for the Seabright clubhouse was drawn by the firm of Renwick, Aspinwall and Russell. The Seabright trustees let the building contract for the clubhouse on April 10, 1886, and it was ready for use that July. Between 1886 and c. 1907 a number of changes were made to the structure. The architect, or architects, for the early alterations cannot be identified from surviving club records. Further alterations were carried out in 1923; the plans for this program were drawn by Creighton Withers. Since 1923 there have been only a few changes in the clubhouse, and these have had relatively little effect on the building's historic character.

Principal documentation on the original appearance of the clubhouse consists of four surviving drawings by Renwick, Aspinwall and Russell (figures 1-4) and the firm's specifications for the building. The drawings include views of the south (front), east and north elevations and a ground plan. The west elevation is shown in a sketch that was printed on the invitation to the club opening (photo 1). There are some significant differences between the architects' drawings and the 1886 sketch. Where these occur the following description relies on the Renwick, Aspinwall and Russell materials unless there is other evidence to support the sketch. Several early-twentieth century photographs in the collection of the Seabright Club show that part of the 1886 fabric survived the subsequent alterations. Original elements can also be identified in the building as it now stands, particularly on the interior.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2 description continued

As shown in the architects' drawings, the exterior design of the Seabright clubhouse combined elements of the Shingle and Tudor Revival styles. The building consisted of three parts. The largest section was a 1 1/2-story rectangle. Rectangular 1-story wings were set at either end of the rear elevation and projected beyond the main block to the east and west (figure 4). All three sections were set on low brick piers. The principal sheathing for the exterior walls consisted of 1 by 6 inch clapboards. Roofs were gable-form, covered with wood shingles. The peaks of the gable ends on the main block and of the pedimented cross gables centered on the front and rear elevations were parged and decorated with wide wood battens, giving the appearance of half-timbering. An interior chimney of brick broke through the ridge of the main roof near its east end.

A 1-story, hip-roofed porch ran across the front elevation of the building and wrapped around both ends to the wings (figures 1, 2 and 4). (The configuration of the porch as shown in the 1886 sketch, photo 1, is incorrect.) The porch had a low wood deck, square posts with chamfered corners, and plain curved brackets that gave the impression of Tudor arches. At the center of the front elevation the porch projected to form the base for a small balcony (figures 1,2). A stairway with carved newel and turned balusters led up from the porch to the balcony. The cross gable of the main roof projected over the rear half of the balcony. The corners of the cross gable were supported on heavy turned posts that rested on the balcony railing; brackets on the balcony had the same arched shape as those on the porch. In addition to the parging and battens used on the other principal gables, the front cross gable was also decorated with dentil bands. A simple eyebrow dormer was set into the main roof at either side of the cross gable; these dormers are not shown in the architects' drawings, but they appear in the 1886 sketch and in archival photographs in the Seabright collection. The principal entrance to the clubhouse, consisting of glazed and paneled double-leaf doors, was centered on the south elevation under the balcony. The doorway was flanked by sash windows, set so that they had the appearance of sidelights. Beyond these at either side of the main block was a pair of sash windows. Entrances were also located on the south face of the wings; each consisted of a five-panel door.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 3 description continued

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Fenestration on the east elevation of the main block consisted of a pair of sash windows at the south side of the ground floor, a single multi-light window on the north at that level, and two square 9-light windows at the gable peak, one on either side of the chimney (figure 2). A row of six square single-light windows was set into the east side of the east wing. Another entrance to the main section of the clubhouse was located on the west elevation. This consisted of a paneled single-leaf door flanked by sash windows set as sidelights (photo 1). A row of three windows was set into the west wall of the main block just above the porch roof. The 1886 sketch shows these units with 6/6 configuration, but later archival photographs in the collection of the Seabright Club show large-paned 9/9 sash. On the rear elevation, a large multi-pane window was set into the wall beneath the cross gable; details of this feature are not shown on the architects' drawing (figure 3), but it is referred to in the construction contract for the building. Three 4/4 windows were used in each of the gables of the rear wings.

A single large room occupied the entire main block of the building (figure 4, photos 6-8). The floor was pine, tongued and grooved. The walls were articulated by plain pilasters with simple molded caps, an intermediate molding running across the top of the doors, and a crown molding. Above the crown molding, the room was open to the ridge of gabled roof and was sheathed in matchboard. A gallery extended above the double-leaf doors at the south side of the room; this was supported at either end by a heavy bracket with a simplified console shape, and had a paneled railing and soffit. There was no interior stairway to the gallery. Multi-light doors opened from the gallery to the adjacent balcony on the front elevation of the building. At either side of the gallery and of the large window in the north wall the crown molding terminated in decorative console brackets. At the northeast corner of the room was a small office. The fireplace with inglenook took up the remainder of the east wall. The mantel consisted of a molded shelf supported on brackets, and ran the full width of the chimney breast. The architects' plan shows only one bench, at the north side of the fireplace, but the specifications describe "seats" with turned legs and paneled backs. The fireplace was the only source of heat in the clubhouse; because the building was not intended for year-round use, no heating system was installed.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 4 description continued

Paneled single-leaf doors at either end of the north wall of the main club room led to the men's and ladies' dressing rooms in the east and west wings respectively. Both spaces were utilitarian in character; lockers lined the walls. Lavatories were located at the north side of both dressing rooms.

The exact date of the first major alterations to the Seabright clubhouse is not known. The 1926 Seabright history implies a date between 1890 and 1895, but a description of the building in Gustav Kobbe's New Jersey Coast and Pines, published in 1889, suggests that the work had already been done by that date. In this project, the office, the inglenook and fireplace, and the chimney were removed, and the building was extended to the east to allow space for a stage at that end of the main club room. A new balcony and cross gable were constructed at the east end of the front elevation. These were similar to the existing balcony and front cross gable, except that the front railing of the new balcony was set flush with the outer edge of the porch. Triple windows similar to those at the west gable of the main block were installed at the new east gable. The porch was again wrapped around the east end of the building.

There is little information about the appearance of the stage itself; a few details are noted on the Withers plan for the 1923 alterations (figure 7). The stage apparently had a simple proscenium arch, but no apron. Steps led up to the platform from the floor of the main club room. Behind the arch was a single rectangular space; there were no dressing rooms or other backstage areas.

Electricity was installed throughout the clubhouse in 1902. There were two other early alterations of note; neither can be precisely dated. The large window on the north elevation was replaced by a shingle-clad polygonal bay (photo 4). Windows in the bay were 8/8 and 12/12, set beneath 4-light and 6-light transoms respectively. The footprint for the clubhouse shown on the 1907 Sanborn map for Rumson Road indicates that the new bay was already in place by that date (figure 6). The other change was the creation of a kitchen in the west wing. The eastern portion of the ladies' dressing room was used for the new space; comparison of the 1886 and 1923 plans for the clubhouse (figures 4 and 7) suggests that the wing may have been expanded to the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 5 description continued

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west to compensate for this. No other substantial work was done on the building until the alterations and additions of 1923.

The 1923 project, designed by Creighton Withers, essentially brought the clubhouse to its present form. On the exterior, the greatest change was made in the front elevation (photos 2 and 3). The projecting central bay of the porch, the balconies and cross gables were all removed (the rear cross gable was retained). A single balcony, set into the porch roof, was constructed across the full width of the facade. The new balcony had square posts, set on line with those of the porch. Posts matching those on the balcony replaced the original bracketed posts on the porch, and the wood floor of the porch was replaced by a concrete deck. The balcony was covered by a central shed roof flanked by cross gables. The solid balcony railing and the sides of the cross gables were sheathed with shingles; the gable peaks were once again decorated with wide battens but there was no parging. Two stairways to the balcony were constructed within the porch; these were placed just to the east of the main doorway into the clubhouse (figure 7). The original club sign, which had been mounted on the front of the 1886 balcony, was moved to the center of the new balcony, and a flagpole was set at the ridge on each of the new cross gables. All of the existing roof surfaces of the clubhouse were re-shingled at this time.

The other exterior alterations affected the two wings of the building. The rear wall of the east wing was moved north four feet to allow expansion of the men's lavatory. Five new windows were installed in the west wall at the men's locker room. These were roughly square and had opaque glazing in the lower half, clear glass above. On the other wing, approximately the western two-thirds of the south wall was moved several feet toward the front of the building; this left the entrance to the wing in a recess at the east side of the wall (figure 7). Windows that had been removed from the east wing of the clubhouse were installed in the wall of the west wing below the new gables; these consisted of a row of square units flanked by larger rectangular sash. The original gable and triple window at the west side of the wing were replaced by two parallel gables with solid peaks. Two ventilators, in the form of small square cupolas with pyramidal roofs, were installed in the wing roof. There are no

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 6 description continued

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views that would show whether similar ventilators were added to the east wing.

The most significant change on the inside of the clubhouse in the 1923 project was the dismantling of the stage. The arched opening and steps were removed from the east end of the main club room and the wall was finished to match the other walls in that space (photo 8). The stage area was converted to an additional men's locker room (figure 7, photo 9). The floor level was dropped, the lower walls were finished with a wainscot of vertical matchboard, and the upper walls were sheathed with horizontal matchboard. A large opening was cut in the north wall to connect the old and new locker rooms. Original lockers, simple wood units with two-panel doors, were removed from the old locker room and installed along the east, south, and west walls of the converted space. The new locker room had three pairs of 4/4 windows in the upper portion of the east wall; these were presumably part of the original stage construction since they are not identified as new on the 1923 drawing.

Interior alterations in the two wings were of less importance (figure 7). Moving the wall at the north end of the east wing allowed the installation of a second toilet cubicle and three shower stalls in the men's lavatory. In the west wing, a small vestibule was created in the kitchen by blocking the doorway between that space and the women's locker room and adding an east-west partition at the north side of the former opening. The existing paneled door between the kitchen and the main club room was replaced by a dutch door with a serving shelf at the top of the lower half. Two porcelain sinks with a connecting drainboard were installed in place of the original single sink on the west side of the kitchen, and some storage cabinets were added. An ice box was placed at the northeast corner of the room; an opening was made in the north wall so that ice could be delivered directly into the box. The existing boiler and gas range were retained. In the women's locker room, four dressing rooms were created along the relocated south wall. The arrangement of the north wall was modified; an existing toilet cubicle at the east corner was retained, and a second toilet cubicle and two showers with attached dressing areas were added. New wash basins were set against the east wall of the locker room.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 7 description continued

Since 1923 there have been only minor alterations to the Seabright clubhouse. The south men's locker room (former stage area) has been converted to a pro shop, but this work has had little effect on the building fabric. A doorway leading to the porch was created at the south side of the room; the opening that had been made in the north wall in 1923 was blocked; and the wooden lockers were returned to the original men's locker room (photo 10). A simple clock has been installed at the peak of the east cross gable on the front elevation (photo 2). The club sign that now hangs on the balcony railing at the center front of the building is a replica; the original has been mounted on the east wall in the main club room (photo 8). Seabright's extensive collection of photographs and tennis artifacts is displayed on the walls of the club room (photos 6-8). Photographs in the collection show that much of the present furniture in the club room, including the large refectory table and wicker armchairs and side tables, was already in place in the 1920s. In the kitchen, cabinets dating from 1923 and earlier have been retained, but modern appliances have been installed. There is still no heating system in the building.

## Grounds

The site purchased for the Seabright Lawn Tennis and Cricket Club in 1886 was comprised of approximately five acres of land. These grounds were developed in several stages. The first playing facilities, located adjacent to the clubhouse, consisted of a cricket crease and three tennis courts. Turf for the crease was imported from England, but native turf appears to have been used for the courts. Although baseball is cited in Seabright's statement of purpose and the club's emblem is a bull's-eye target, there is no record of a baseball diamond or an archery range on the club grounds. In 1890 the club converted the cricket crease to a second tier of turf tennis courts. The third and fourth tiers were laid out in 1900 and 1910.

Large trees lined the outer edges of the property. The tiers of courts extended east-west across the grounds and, except for a small lawn in front of the clubhouse, occupied the entire area between that building and Rumson Road. In all there were twenty-two individual courts. Play was alternated among them to avoid damage to the turf, and only eighteen courts were in use at any

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8 description continued

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given time. By 1926 three ancillary buildings had been constructed at the rear of the clubhouse. One of these was a maintenance building and garage, and another contained two squash courts, but the function of the third is not documented. All three were subsequently demolished.

In 1947 Bernon S. Prentice, former president of the Seabright organization, gave the club a strip of land lying along the eastern side of the original property (compare figures 6 and 8). Six clay courts, the first of their kind at Seabright, were installed in that area. In 1960 the fourth tier of grass courts, lying along Rumson Road, was converted to Teniko courts; that fast-drying surface made it possible to extend play on those courts from early spring until the first frost. During the mid-1960s, the six clay courts on the Prentice donation were resurfaced with Teniko, and three new courts of that material were added. In 1970 Seabright purchased additional land at the northeast corner of the club property (figure 8); the house and garage on that parcel are occupied by the club's caretaker.

Despite those changes, the Seabright grounds continue to look much as they did in earlier years (photo 5). Rows of trees still stand at the edges of the property along Rumson Road and Tennis Court Lane. The circular driveway at the west end of the clubhouse has existed in essentially the same form since the club first developed the site (figure 5). There are now fifteen grass courts located to the east and south of the clubhouse. These cover much of the area of the historic courts and, like them, are arranged in tiers running east-west across the grounds. Chain-link has replaced the wood fencing that once divided the tiers. The fifteen Teniko courts are still referred to as "clay courts" by the Seabright members.

Since the creation of the original cricket crease, Seabright has given particular attention to maintaining the quality of its turf. These efforts have been so successful that other groups frequently come to Seabright for advice, and the club was one of the principal stops on a "turf tour" conducted by Rutgers University in 1980. The Seabright courts are planted with specially developed strains of grass, cut to a uniform 5/16-inch height. The courts are top-dressed twice a year. Because of this treatment, the original turf is buried approximately a foot

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 9 description continued

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below the level of the present playing surface. The grass courts are watered by a semi-automatic system comprised of above-ground pipes and sprinkler heads located along the backlines of the courts and sub-surface piping connected to a sprinkler at the center of each court; by the summer of 1991 the water system will be fitted with computerized controls linked to a rain gauge. Natural percolation and a very slight pitch on the playing surface together provide adequate drainage for the grass courts.

Equal attention is paid to the condition of the club's clay courts. These are constructed on a base of crushed stone and sand. The surface of clay/Teniko courts must be kept moist to prevent the material from disintegrating and to ensure that balls play "true". At Seabright this is accomplished by a fully-automated sub-surface watering system. As on the grass courts, the combination of natural percolation and a slight pitch on the playing surface provides the necessary drainage for the clay courts.

### Contributing and Non-Contributing Elements

The National Register boundary for the Seabright Lawn Tennis and Cricket Club has been drawn to enclose the original property acquired in 1886 and the 1947 Prentice donation (see Item 10, boundary justification). Contributing elements within those boundaries are the clubhouse and a total of twenty-one tennis courts laid out before 1941. Non-historic facilities within the Register boundary include an all-weather court, a 1-story brick maintenance building/garage, and the four wood decks for paddle tennis. These are all set along the north property line, and do not affect the primary views from Rumson Road and Tennis Court Lane toward the clubhouse and the historic tennis courts. The nine courts created after 1941 are also considered non-contributing. The land at the northeast corner of the original grounds that was purchased by Seabright in 1970 has been excluded from the National Register boundary.

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation

Architecture

Period of Significance

1886-1941

Significant Dates

1886

1923

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Renwick, Aspinwall and Russell

Creighton Withers (1923 alterations)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Seabright Lawn Tennis and Cricket Club meets National Register Criteria A and C. Seabright is historically significant in the area of entertainment/recreation. It was organized by 1877, formally established as the Seabright Lawn Tennis Club in 1878, and incorporated under its present name in 1886. At the time of Seabright's fiftieth anniversary, officials of the United States Lawn Tennis Association recognized it as the oldest continuously active tennis club in the country.(1) Although a few other clubs may dispute that claim, Seabright is clearly one of the oldest tennis clubs in the United States and almost certainly the oldest in New Jersey. Over the years, Seabright has been host to many of the best-known American and international amateur tennis players. The Seabright Invitational Tournament was held annually, with only three short lapses, from 1884 through 1950. It became a major event on the eastern U.S. tennis circuit and the traditional prelude to the national championships held at Boston's Longwood Cricket Club and New York's Forest Hills.(2) The Seabright clubhouse, designed by the firm of Renwick, Aspinwall and Russell, is architecturally significant as an example of a building that functioned as a communal gathering place for entertainment, recreation, and social activities. It is a variation of a larger building type, the casino/clubhouse, which appeared at summer resorts throughout the United States in the period from 1876 to c. 1910.(3) Many of New Jersey's better-known representatives of this type have been lost, among them the Elberon Casino, the Short Hills Casino, and the Monmouth Beach Casino. The Seabright clubhouse, in contrast, remains on its original site and retains its historic character. The Shingle/Tudor Revival Style building was originally constructed in 1886; it underwent a number of subsequent alterations, but had essentially achieved its present form by 1923, well within the period of significance defined for the

☐ See continuation sheet

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2 significance continued

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Seabright Lawn Tennis and Cricket Club. Throughout its history, Seabright has been noted for the quality of its grass courts; part of the original turf was imported from England, where the game of lawn tennis originated. The grass courts at Seabright were created in four stages between 1886 and 1910; some have been replaced but fifteen of them survive at the club site.

(Note: the name of the shore community from which the club takes its name was originally "Seabright", but is now generally written "Sea Bright". For clarity, "Sea Bright" will be used to identify the community throughout this nomination. "Seabright" will indicate the tennis club.)

## Historical Background

The first American game of lawn tennis was played at the Staten Island Cricket and Baseball Club in 1874. That organization was disbanded around 1920.(4) Because collected documentation is scanty, neither the United States Lawn Tennis Association nor the International Tennis Hall of Fame can presently state with certainty which of the early American tennis clubs that have remained continuously active is the oldest.(5) The Seabright Lawn Tennis and Cricket Club dates its founding from the playing season of 1876. During the celebration of Seabright's fiftieth anniversary in 1926, the club received a number of letters of congratulation. Jones W. Mersereau, then President of the United States Lawn Tennis Association, described Seabright as the oldest tennis club in the national association, while Julian S. Myrick, Chairman of the Davis Cup Selection Committee, recognized it as the oldest active club in the country.(6) G. Peabody Gardner, President of the Longwood Cricket Club, stated that Seabright and Longwood "are I believe the oldest tennis organizations in this country"; he dated the founding of Seabright, like Longwood, to 1877.(7) More recently, the Guinness Book of Tennis Facts & Feats has given the title of oldest surviving club to still another organization, the New Orleans Lawn Tennis Club, which was formally organized in December 1876.(8) Whether or not Seabright is the oldest of the active clubs, it was among the earliest of them to be founded and has made a significant contribution to the sport of lawn tennis.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 3 significance continued

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Although other claimants are sometimes mentioned, an Englishman, Major Walter C. Wingfield, is generally recognized as the inventor of modern tennis. For the new game, which he introduced to guests as a garden party at his estate in Nantcwyd, Wales, in 1873, Wingfield adapted royal tennis, played indoors, to an outdoor court, and incorporated elements of badminton, squash racquets and other games.(9) Wingfield initially called his game "Sphairistiki" (Greek for "ball playing"), but that name was soon replaced by the term "lawn tennis". In July 1874, Wingfield was granted a British patent for tennis equipment and for rules for playing on grass courts.(10) By that time, lawn tennis was already gaining wide popularity, and had spread from Great Britain to the British colonies and to other countries.

The game reached the United States by way of Bermuda. While on a vacation there early in 1874, Mary E. Outerbridge of New York was introduced to lawn tennis by a friend of Major Wingfield. She returned home with a net, balls and rackets for the new game. With the help of her brother, A. Emilius Outerbridge, who was a director of the Staten Island Cricket and Baseball Club, she gained permission to set up a court on the club's grounds. The first American game of lawn tennis was played there in the summer of 1874.(11)

In the United States as elsewhere, lawn tennis spread rapidly. Through the end of the nineteenth century, however, the game would be limited essentially to the eastern part of the country and played primarily by the wealthy, who had the leisure time for it and could afford to develop and maintain courts, either at their homes or at sport clubs.(12) The first American lawn tennis tournament took place in 1876 on private courts at Nahant, Massachusetts.(13) New York, Boston, Philadelphia, and Newport quickly became centers for the game. In addition to the Staten Island facilities, other important early courts included those established at Boston's Longwood Cricket Club in 1877; the Merion Cricket Club, near Philadelphia, in 1879; and the Newport Casino 1880. In the summer of 1880 the country's first "national" tournament was played at the Staten Island Cricket and Baseball Club.(14)

In May 1881 thirty-three sports clubs joined to found the United States Lawn Tennis Association. The New Jersey members were the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4 significance continued

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Montclair Athletic Club, Jersey City Lawn Tennis Club, Elizabeth Lawn Tennis Club, Short Hills Club, Orange Lawn Tennis Club, Franklin Archery Club, and Newark Lawn Tennis Club.(15) Conspicuous by its absence from that list was the Seabright Lawn Tennis and Cricket Club. It is difficult to establish the precise order in which these New Jersey clubs were begun, but Seabright was almost certainly the first of them. Club records do not offer an explanation of why Seabright did not become a charter member of the national association.

The community of Sea Bright grew out of a fishing village called Nauvoo, and was developed as a shore resort in the years immediately after the Civil War. The adjacent Rumson Neck, a peninsula between the Shrewsbury and Navesink Rivers, had been known for its summer residences and large estates since the late eighteenth century. The two communities were physically linked by the Jumping Point Bridge, constructed across the Shrewsbury River in 1869.(16) They were also closely connected socially. Soon after the first American court was laid out at Staten Island, a group of Sea Bright and Rumson Neck residents took up lawn tennis; the history of the Seabright Club written by Bernon S. Prentice indicates that the first playing season was in 1876. Tennis equipment that the group had ordered from England arrived in the spring of 1877 and was used in matches played on courts at the residences of Robert Rutherford, James W. Alexander and William Shippen. The number of players grew steadily and more private courts were built. On July 25, 1878, the first formal meeting of the Seabright Lawn Tennis Club was held at the Rutherford house. In August of 1879, the club's first championship was played; William Shippen won the men's singles and Bessie Shippen the women's singles. The first mixed doubles championship, held the next year, was won by Alice Shippen and Frank L. Henry.(17)

By 1880 the Seabright Lawn Tennis Club's activities were centered chiefly on the courts at the homes of William Shippen in Sea Bright and of Antonio and Alfonso de Navarro on Rumson Neck. Members gathered every Saturday morning during the playing season, alternating between the Shippen and de Navarro courts. In 1884 the club held its first Seabright Invitational Tournament, a men's singles event; the prize, a silver pitcher,

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 5 significance continued

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went to Joseph S. Clark of Philadelphia.(18) This men's singles tournament would be continued as an annual event through 1889.

Another British sport, cricket, had been imported to the United States in the 1850s and appealed to many of the same people who enjoyed lawn tennis. When George C. Kobbe and Herman Clarke proposed to the other Seabright members early in 1886 the formation of a joint lawn tennis and cricket club that would have its own grounds and clubhouse, the idea was immediately approved. The new entity, incorporated as the Seabright Lawn Tennis and Cricket Club, was essentially an expansion of the existing club. The incorporators were John L. Riker, Charles Macdonald, Robert L. Crawford, George Wood, William Shippen, Robert W. de Forest, Antonio F. de Navarro, George C. Kobbe and Herman Clarke; Riker was elected president, Kobbe secretary, and Clarke treasurer.(19)

The purpose of the club, as stated in its by-laws, was "the practice of Lawn Tennis, of Cricket, and of Baseball, by the members of the Club, and the encouragement of the practice among others in the State of New Jersey; and to foster and maintain the highest ideals of sportsmanship".(20) Although not cited in the by-laws, archery was also a Seabright activity, and the club adopted a bull's-eye target in black, red, gold and white as its emblem; the black, red and gold were inspired by the colors of the Zingari Cricket Club of England.(21)

The Seabright Club incorporators also subscribed most of the funds for the grounds and building. The site selected, part of the former estate of Seabury Tredwell on Rumson Neck, lay on the north side of Rumson Road midway between Ward and Navesink Avenues. George Kobbe and Herman Clarke acquired the property on February 20, 1886, and conveyed it to the club on April 9.(22) The firm of Renwick, Aspinwall and Russell of New York City had been chosen to design the clubhouse. On April 10, 1886, Clarke and Kobbe, as trustees for the Seabright incorporators, signed a contract with Henry C. Livesey of New York City for construction of the building at a cost of \$5,500.(23) The clubhouse and grounds, with three grass tennis courts and a cricket crease, were formally opened for use on July 5, 1886.(24)

That same year the Seabright Club was the site of an international cricket match between an All Canada and an All

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 6 significance continued

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United States Team, which was won by the latter. The club's cricket crease, for which the turf had been imported from England, was considered one of the best in the United States. A guidebook published in 1889 stated that "the American tours of foreign cricket teams always [include] a visit to Seabright".(25) However, interest in cricket was already declining at the club, while tennis was becoming steadily more popular. In 1890 the cricket crease was converted to a second tier of tennis courts. The club added a third tier of courts in 1900, and expanded its membership at the same time. Although the courts were open daily, most of Seabright's male members commuted to city offices during the season and could only visit the club in late afternoon and on week-ends. Eventually the demand for courts became so heavy that women were not permitted to play tennis at Seabright on Sunday afternoons or weekdays after the arrival of the first afternoon boat from New York. The situation improved in 1910 when a fourth tier of courts was created; these, like all the earlier courts at Seabright had a turf playing surface. The club's principal emphasis was always on sport, but the Seabright clubhouse also became a social center, with weekly dances and other events. During the 1890s some of the members formed an amateur theatrical group, the Round Robin Club. Plays were presented on the stage that had been added at the east end of the main room of the clubhouse; the proceeds were donated to local charities.(26)

For many years the most important event of the season at the Seabright Lawn Tennis and Cricket Club was the Seabright Invitational Tournament. This event was resumed in 1894 after a five-year lapse and, with the exception of two brief interruptions during World Wars I and II, was held annually until 1950.(27) In 1917 and 1918, the regular tournament was replaced by special "Patriotic Tournaments". Proceeds from admission fees for those events were used to purchase two ambulances for service at the war front in Europe. In the years 1943 through 1945 there were no tournaments.

In its early years the Seabright Invitational Tournament had been limited to men's events, but women's competitions were added in 1920. By 1926 there were five tournament divisions: men's singles and doubles, women's singles and doubles, and mixed doubles, all running simultaneously over a one-week period. The

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 7 significance continued

trophies put into competition at the tournament included the Challenge Cup, 1902; the Achelis Cup, 1903; the Seabright Bowls, 1917; the Women's Bowl, 1920; the Singles Bowl, 1923; and the Doubles Bowl, 1925.(28)

The invitational tournament brought to the Seabright courts some of the most famous singles players and double teams in the history of American and international tennis. Among the men were Henry W. Slocum, Richard Stevens, Malcolm D. Whitman, William A. Larned, Beals C. Wright, Raymond D. Little, William J. Clothier, Karl H. Behr, William T. ("Big Bill") Tilden II, and Vincent Richards. The notable women included Mrs. Marion Jessup; Molla Mallory, Helen Wills, Eleanor Goss, Elizabeth Ryan and Helen Jacobs. Famous doubles teams that played at Seabright include: Sears and Slocum, Sears and Dwight, Hovey and Hobart, Chase and Wrenn, Ward and Wright, Hackett and Alexander, Johnston and Griffen, Williams and Washburn, Patterson and O'Hara-Wood, and Tilden and Richards.(29)

Another noted player who competed at Seabright, and eventually became an honorary member of the club, was Dwight F. Davis, donor of the international tennis trophy that bears his name. Members of the Davis Cup Selection Committee of the United States Lawn Tennis Association regularly attended the Seabright Invitational Tournament to watch the play of candidates for the U.S. Davis Cup Team. In 1932 and 1933, Bernon S. Prentice, then president of the Seabright Club, also served as chairman of the Davis Cup Selection Committee. Over the years, members of Davis Cup Teams from Spain, France, England, Canada, Australia, Mexico, South Africa and Japan played in Seabright tournament matches. All of the leading college players also competed at Seabright, including teams from Harvard, Yale, Oxford and Cambridge Universities.(30)

Among Seabright's own members, the most distinguished player was Holcombe Ward, who was a prominent figure in American tennis for over half a century. In 1899 Ward and his partner, Dwight Davis, won both the national intercollegiate doubles championship and the national doubles title. In 1900 the two paired again on the first team to defend the Davis Cup; they also won the national doubles title for the second time that year and retained it in 1901. With Beals C. Wright as his partner, Ward won the doubles championship three times more, in 1904, 1905, and 1906. In the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 8 significance continued

latter two years, Ward also played in both singles and doubles events in the Davis Cup matches. Ward was named to the Executive Committee of the United States Lawn Tennis Association early in the century and served in that capacity for a number of years; he later served as chairman of the Amateur Rule Committee (1924-31) and of the Davis Cup and International Play Committee (1931-36), and was president of the Association from 1936 to 1947. Ward held a life membership in the Seabright Lawn Tennis and Cricket Club. He won the annual club singles championship from 1917 through 1921, and paired with Bernon S. Prentice to take the club doubles title eight times in the ten years from 1916 to 1925. From 1938 to 1944, Ward served as president of the Seabright Club. (31)

Activity at Seabright declined during World War II, but afterward picked up quickly. The invitational tournament was resumed in 1946. The following year, because of the need for additional courts to satisfy increased interest in women's and junior events, Bernon S. Prentice, who had served as Seabright's president from 1922 to 1938, gave the club a strip of land running along the east side of the Seabright grounds. Six clay courts, the first non-grass playing surfaces in the history of the club, were installed in that area.

In 1950 the club decided to discontinue the Seabright Invitational Tournament. Several factors influenced this decision, chief among them the wear and tear on the courts. In addition, because the club had never constructed permanent stands, temporary seating for those attending the matches had to be erected and dismantled every year. Since hotel accommodations in the immediate vicinity of the club were limited, by custom most of the visiting players had stayed in the homes of Seabright members for the tournament week. As many of the larger residences were replaced by smaller houses, it became difficult to provide enough rooms for all the guests. Finally, the Seabright members, in the words of Time Magazine, "simply decided that the tournament was becoming too much fuss", and that "All in all, ...it was more fun to play tennis than to watch it, even when it was good". (32)

Seabright is the owner of an extensive collection of photographs and artifacts illustrating the history of the club and of the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 9 significance continued

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game of lawn tennis in the United States. Bernon S. Prentice assembled the original collection and presented it to the club in the 1920s.(33) It has grown steadily since then. Most of the items are displayed on the walls of the main room in the clubhouse.

## Architectural Background

In the decades following the Civil War, industrialization spurred the development of a variety of new building types in the United States to serve specific functions, not all of them directly related to commerce or manufacturing. An important by-product of industrialization was the wealth and leisure it provided to an increasing number of people. This leisure class needed a place to spend free time and, as had often happened in the past, looked to Europe for a precedent that could be adapted to American conditions. Buildings for entertainment and recreation, called casinos, could be found at all the spas and resorts of England and Europe. The word "casino" is Italian, and originally meant a small summer house, or a pavilion designed for pleasure and located in a garden. By the late-eighteenth and early-nineteenth century, the word had appeared in English and French and had come to mean a set of rooms or a clubhouse used for social activities such as dancing, music, theatrical performances and, in many cases, gambling. The casino at Monte Carlo is perhaps the most famous of the hundreds of European examples of the type.(34)

The first American casino was probably the one at Nahant, Massachusetts, designed by J.P. Putnam and erected c. 1876.(35) Between then and about 1910, casinos or clubhouses were constructed at resorts and summer communities throughout the United States. Many of those buildings served the same functions as their European prototypes, with the notable exception of gambling, which did not become associated with casinos in this country until later in the twentieth century.(36). The American casinos varied in size and design, but nearly all featured a large auditorium or hall with a stage at one end. Ancillary spaces in the casino might include reading rooms, lounges, a billiard room, dining room and kitchen facilities. A variation of the main casino type was the clubhouse designed for an organization where sports were added to or took precedence over

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 10 significance continued

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more purely social activities. These clubhouses, like the true casinos, were usually centered around a large hall, but provided, in addition to the usual ancillary spaces, more utilitarian facilities such as locker rooms and showers. The Seabright clubhouse is an example of this variation on the casino building type.

Among the better-known representatives of the American casino are several buildings designed by the firm of McKim, Mead & White; these include the casinos at Newport, Rhode Island (1879-80); Narragansett, Rhode Island (1883-86); and Stockbridge, Massachusetts (1887). McKim, Mead & White became the acknowledged leaders in casino design, but other firms, such as Peabody & Stearns and Lamb & Rich, also worked with this kind of building. (37)

In the early years of American casino construction, the Shingle Style was perhaps the most popular design vocabulary for that building type. It was considered equally appropriate for major projects like the Newport Casino and small-scale structures such as Seabright. In fact, there were similarities between some of the elements in the original Seabright design, in particular the treatment of the original balcony and the gable peaks, and corresponding features of the Newport building. There is no evidence that the Newport Casino had a direct influence on the design of the Seabright clubhouse, however, and later alterations at Seabright have obscured the similarities between them.

New Jersey examples of the casino/clubhouse type once included the Short Hills Casino or Music Hall (McKim, Mead & White; 1880), the Elberon Casino (Peabody & Stearns; 1883), the Seabright clubhouse (1886), and the Water Witch Club (architect unknown; 1905), as well as others at Monmouth Beach, Cape May, and Asbury Park. With the exception of the Seabright and Water Witch clubhouses, and the much later and more public building at Asbury Park, all these structures have been destroyed or altered beyond recognition. There have been alterations to the Seabright clubhouse as well, but almost all of the substantial changes date from 1923 or earlier, well within the Seabright Lawn Tennis and Cricket Club's period of historical significance, and the building is still clearly identifiable as an example of the casino/clubhouse type.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 11 significance continued

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The firm responsible for the original design of the club was a distinguished one. Its founder was James Renwick (1818-1895). The architect who introduced the Second Empire style into the United States, Renwick is best remembered for his designs executed in the two decades before the Civil War. Among his major works are the "Castle" of the Smithsonian Institution and the Corcoran (now Renwick) Gallery in Washington, and St. Patrick's Cathedral and Grace Church in New York. Socially well-connected, he is also known to have designed numerous country houses for a wealthy clientele, but few of them have been identified. At the time the Seabright Lawn Tennis and Cricket Club was designed, he had recently, in 1883, taken into partnership two young relatives, James L. Aspinwall (1854-1936), a nephew by marriage, and William Hamilton Russell (1854-1907), a great-nephew, both of whom had worked in the firm since the 1870s. The firm thereafter was known as Renwick, Aspinwall and Russell.(38) Because the drawings are not signed, it is impossible to determine which of the partners had design responsibility for the Seabright clubhouse.

## Footnotes:

1. Jones W. Mersereau, President, United States Lawn Tennis Association, to Bernon S. Prentice, President, Seabright Lawn Tennis and Cricket Club, April 9, 1926; Julian S. Myrick, Chairman, Davis Cup Selection Committee, United States Lawn Tennis Association, to Bernon S. Prentice, April 13, 1926. Collection of the Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

2. "Too Much Fuss", Time, August 14, 1950.

3. Richard Guy Wilson, "From Informality to Pomposity: The Resort Casino in the Later 19th Century", in Nineteenth Century, 8, Nos. 1-2, p. 111.

4. Bernon S. Prentice, "The History of the Seabright Lawn Tennis and Cricket Club", in Seabright Lawn Tennis and Cricket Club Jubilee Year Book (Rumson, N.J.: Seabright Lawn Tennis and Cricket Club, 1926), p. 9.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 12 significance continued

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5. Jan Armstrong, Museum Director, International Tennis Hall of Fame, to Polly A. Matherly, Associate Director, Heritage Studies, September 10, 1990. Heritage Studies, Hopewell, N.J.

6. Mersereau to Prentice, April 9, 1926; Myrick to Prentice, April 13, 1926.

7. G. Peabody Gardner, Jr., President, Longwood Cricket Club, to Bernon S. Prentice, President, Seabright Lawn Tennis and Cricket Club, June 23, 1926. Collection of Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

8. Lance Tingay, The Guinness Book of Tennis Facts & Feats (Enfield, Middlesex, England: Guinness Superlatives Limited).

9. Malcolm D. Whitman, Tennis Origins and Mysteries (New York: The Derrydale Press, 1932), p. 103.

10. Ibid, p. 106.

11. Ibid, pp. 112-113.

12. Angela Lumpkin, Women's Tennis (Troy, N.Y.: Whitson Publishing, 1981), p. 5; Fifty Years of Lawn Tennis in the United States (New York: United States Lawn Tennis Association, 1931), p. 9.

13. Whitman, p. 117.

14. Fifty Years, p. 19.

15. Ibid, p. 231.

16. Gustav Kobbe, The New Jersey Coast and Pines (Short Hills, N.J.: Gustav Kobbe, 1889), p. 18.

17. Prentice, p. 9.

18. Ibid, pp. 9-10.

19. Ibid, p. 11.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 13 significance continued

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20. Ibid, p. 33.

21. Jane McCosker, "Seabright Lawn Tennis and Cricket Club: Grass Courts Par Excellence," p. 5. Photocopy of manuscript, collection of the Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

22. Monmouth County Deeds, Book 403, pp. 123 and 126.

23. "Agreement between Henry C. Livesey and Herman Clarke and George C. Kobbe, Trustees, April 10, 1886." Construction contract for Seabright Lawn Tennis and Cricket Club. Archival Department, Monmouth County Library, Freehold, N.J.

24. Invitation in the collection of the Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

25. Kobbe, p. 18.

26. Prentice, p. 13.

27. Ibid, p. 15; Time, August 14, 1950

28. Prentice, pp. 15-17.

29. Ibid, p. 17.

30. Ibid.

31. "Holcombe Ward, Tennis Star, Dies," New York Times, January 24, 1967.

32. Time, August 14, 1950.

33. Prentice, p. 19.

34. Wilson, p. 111.

35. Ibid.

36. Ibid, p. 112.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 14 significance continued

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37. Ibid, pp. 115-116.

38. Adolf K. Placzek, ed., Macmillan Encyclopedia of Architects (New York: The Free Press, 1982), vol. 3, pp.541-547.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 9 Page 2

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 3 Bibliography continued

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History Division, National Park Service, Washington, D.C.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 4 Bibliography continued

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"Specifications Carpentry and Mason Work of Seabright Lawn Tennis and Cricket Club accompanying the Agreement between Henry C. Livesey and Herman Clarke and George C. Kobbe, Trustees." Specifications for the Seabright clubhouse prepared by Renwick, Aspinwall and Russell, Architects. Archival Department, Monmouth County Library, Freehold, N.J.

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Jan Armstrong, Museum Director, International Tennis Hall of Fame, to Polly A. Matherly, Associate Director, Heritage Studies, September 10, 1990. Heritage Studies, Hopewell, N.J.

G. Peabody Gardner, Jr., President, Longwood Cricket Club, to Bernon S. Prentice, President, Seabright Lawn Tennis and Cricket Club, June 23, 1926. Collection of Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

Jones W. Mersereau, President, United States Lawn Tennis Association, to Bernon S. Prentice, President, Seabright Lawn Tennis and Cricket Club, April 9, 1926. Collection of Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

Julian S. Myrick, Chairman, Davis Cup Selection Committee, United States Lawn Tennis Association, to Bernon S. Prentice, President, Seabright Lawn Tennis and Cricket Club, April 13, 1926. Collection of Seabright Lawn Tennis and Cricket Club, Rumson, N.J.

Maps:

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previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (38 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Specify repository:

Seabright Lawn Tennis and Cricket Club, Rumson, New Jersey

## 10. Geographical Data

Acreage of property approximately 6.6 acres

UTM References

A 

1	8	5	8	6	3	0	0	4	4	6	8	7	2	0
Zone	Easting				Northing									

B 

Zone	Easting				Northing									

C 

Zone	Easting				Northing									

D 

Zone	Easting				Northing									

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

## 11. Form Prepared By

name/title Polly A. Matherly, Associate Director

organization Heritage Studies, Inc.

street & number 20 Seminary Avenue

city or town Hopewell

date December 21, 1990

telephone (609) 466-9606

state New Jersey zip code 08525

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 2

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### GEOGRAPHICAL DATA:

#### Boundary Description:

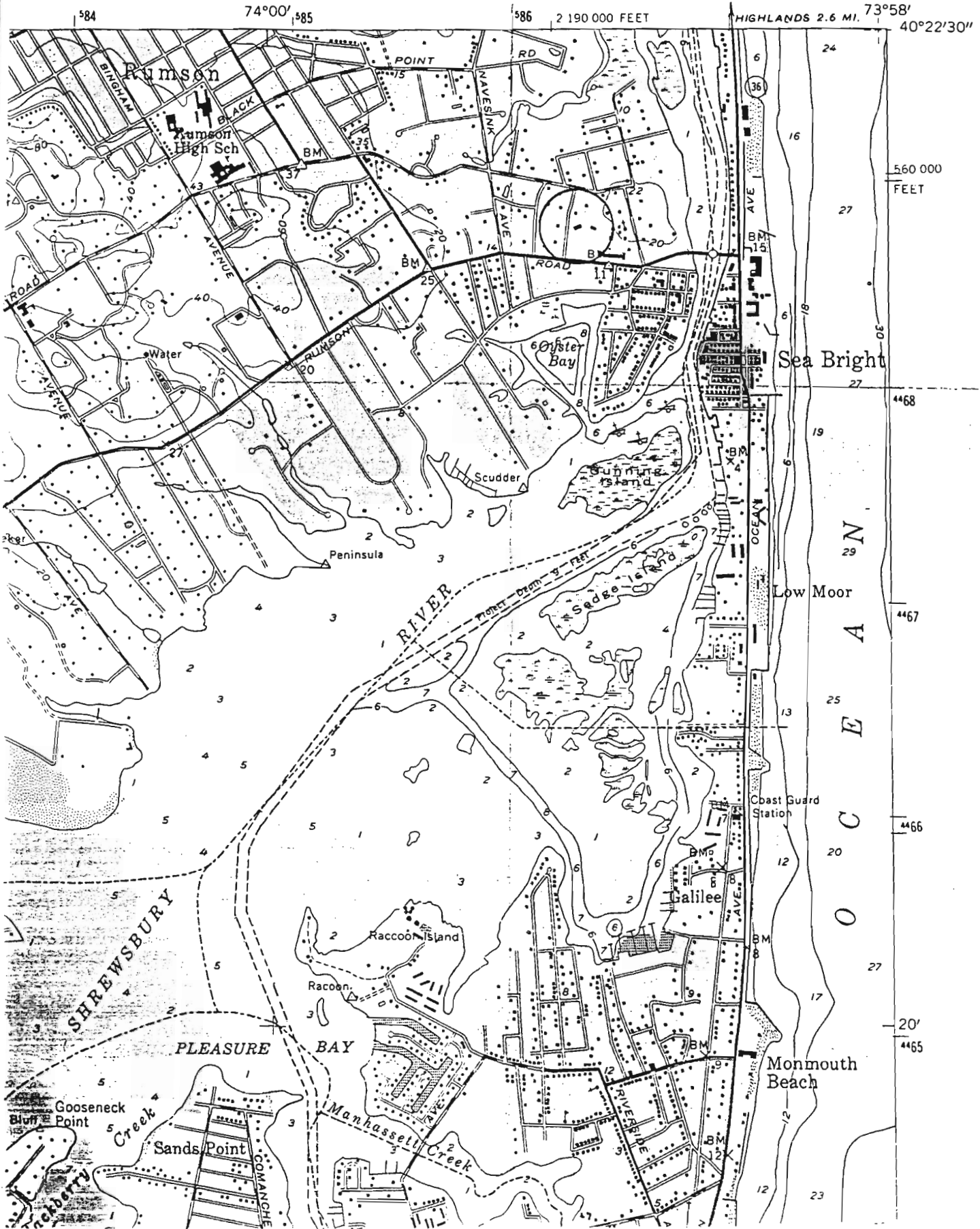
The boundaries of the National Register of Historic Places nomination for the Seabright Lawn Tennis and Cricket Club are those of the existing Lot 3, Block 47, as shown on a map titled "Revised Minor Subdivision, Lands of Gillen, Situate Borough of Rumson, Monmouth County, N.J.", dated February 3, 1970 (Figure 8).

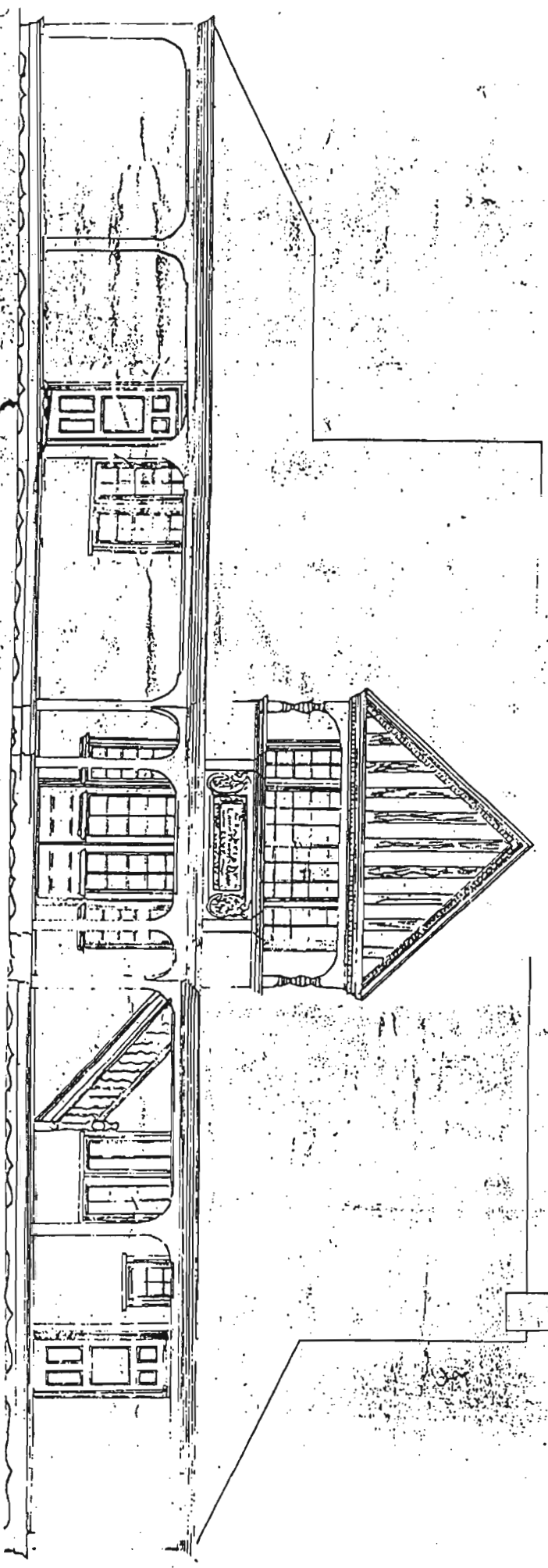
#### Boundary Justification:

The National Register boundary for the Seabright Lawn Tennis and Cricket Club has been drawn to enclose both the original property acquired in 1886 (site of the clubhouse and the historic tennis courts) and the parcel donated to the club in 1947 (along the east side of the 1886 grounds). The latter land is visually of a piece with the original Seabright property; it has been included in the Register boundary for that reason, even though the tennis courts in that area must be considered non-contributing since they postdate 1941. The parcel at the northeast corner of the 1886 grounds (area on Figure 8 labeled "TO BECOME PART OF LOT 3"), which Seabright purchased in 1970, does not have as a direct a visual link with the historic property and so has been excluded from the Register boundary for Seabright.

Seabright Lawn Tennis and Cricket Club  
Rumson Road, Rumson, Monmouth County, New Jersey  
U.T.M.: 18.586300.4468720 (at SW corner of building)

LONG BRANCH QUADRANGLE  
NEW JERSEY—MONMOUTH CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

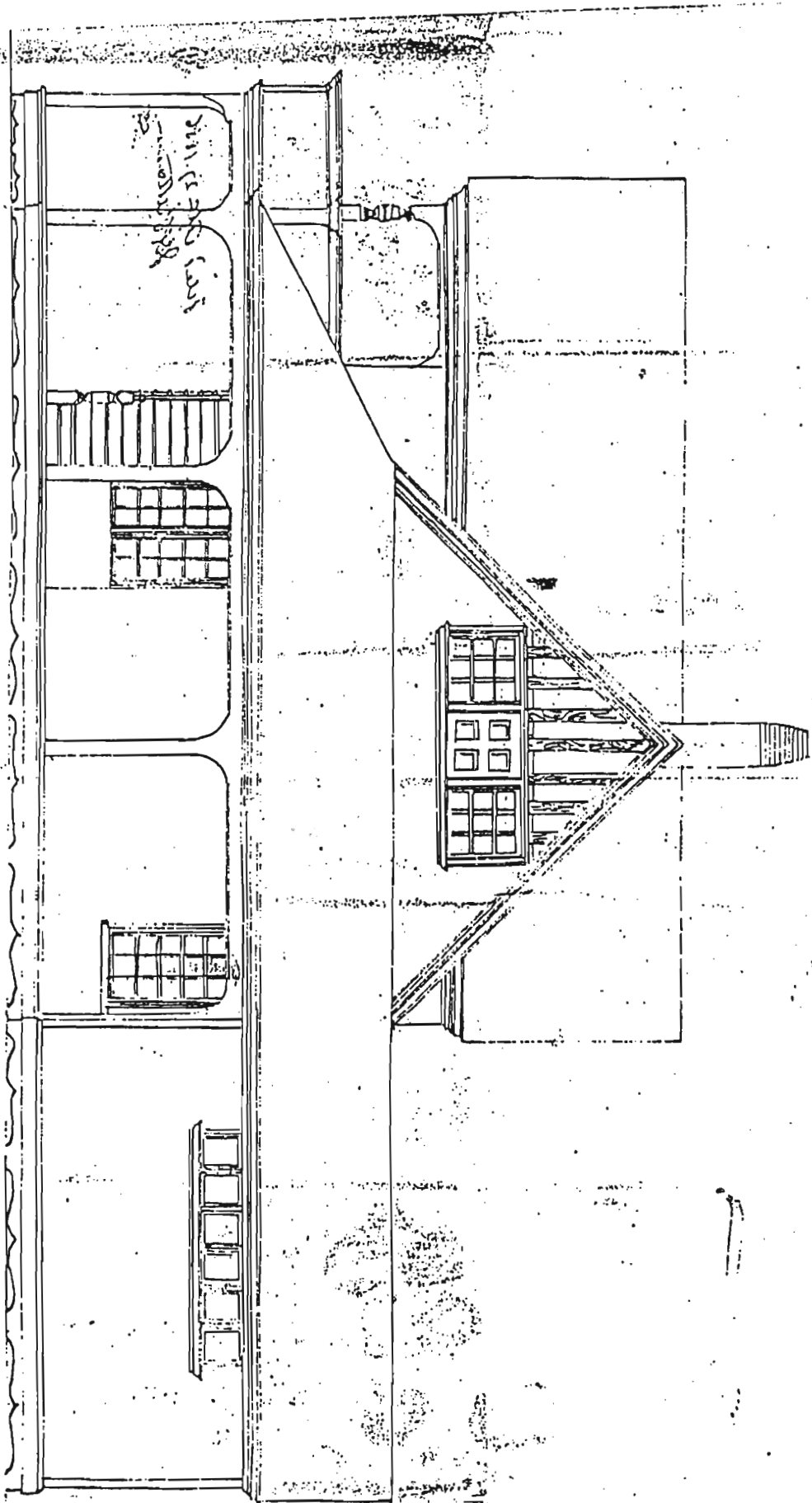




Front Elevation

SEABRIGHT LAWN TENNIS AND CRICKET CLUB  
RUMSON, MONMOUTH COUNTY, NEW JERSEY

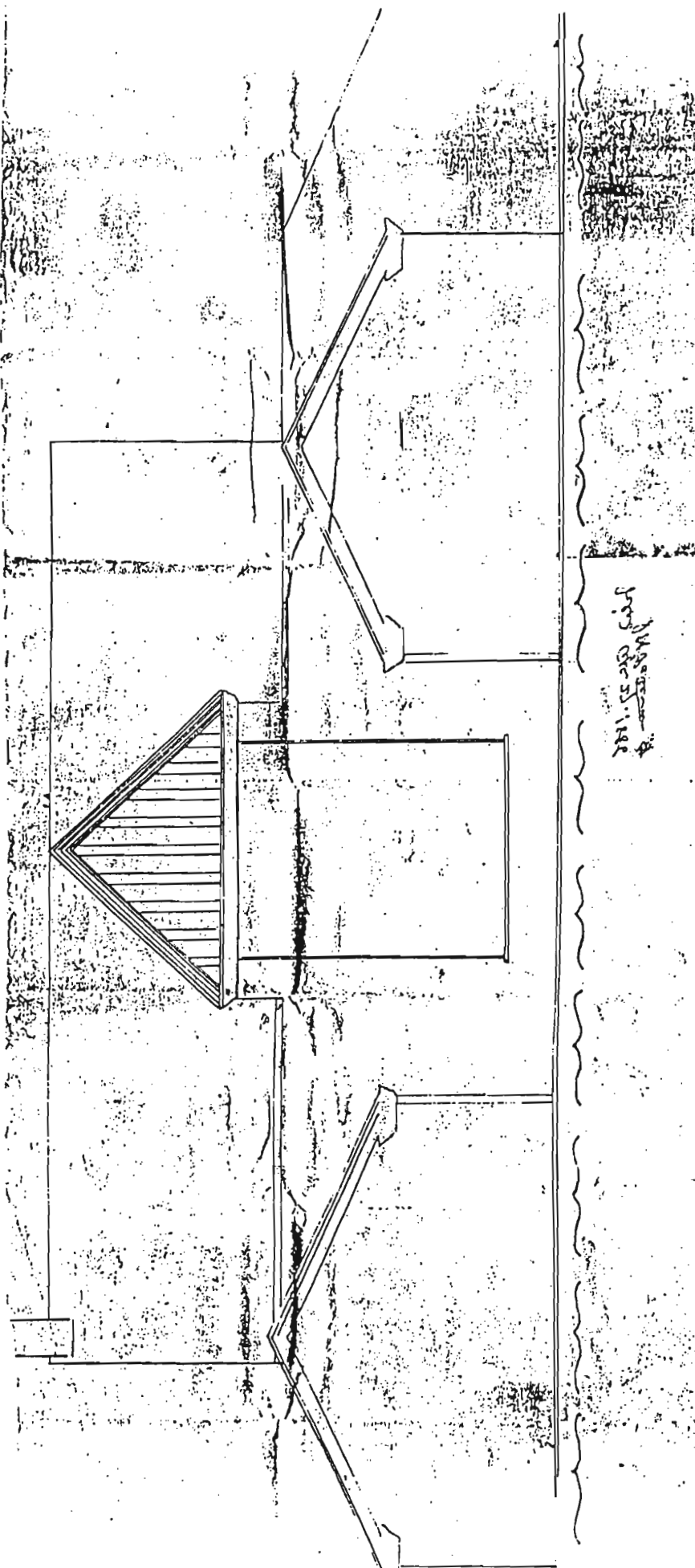
Figure 1: Front Elevation,  
Renwick, Aspinwall and  
Russell Architects, [1886]



*Side Elevation*

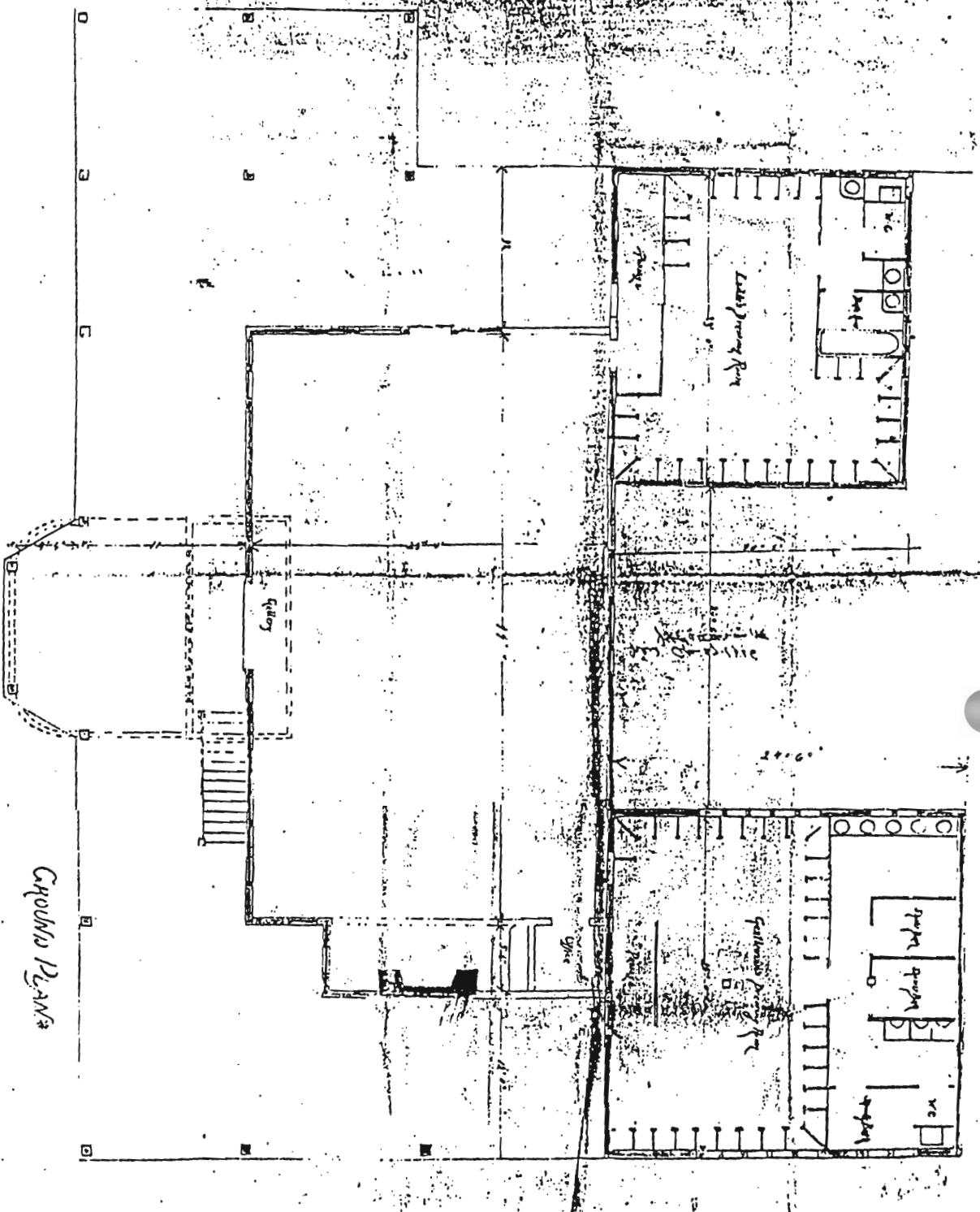
SEABRIGHT LAWN TENNIS AND CRICKET CLUB  
RUMSON, MONMOUTH COUNTY, NEW JERSEY

Figure 2: Side Elevation [East],  
Renwick, Aspinwall and  
Russell Architects [1886]



SEABRIGHT LAWN TENNIS AND CRICKET CLUB  
RUMSON, MONMOUTH COUNTY, NEW JERSEY

Figure 3: Rear Elevation,  
Renwick, Aspinwall and  
Russell Architects [1886]



SEABRIGHT LAWN TENNIS AND CRICKET CLUB  
RUMSON, MONMOUTH COUNTY, NEW JERSEY

Figure 4: Ground Plan,  
Renwick, Aspinwall and  
Russell Architects [1886]

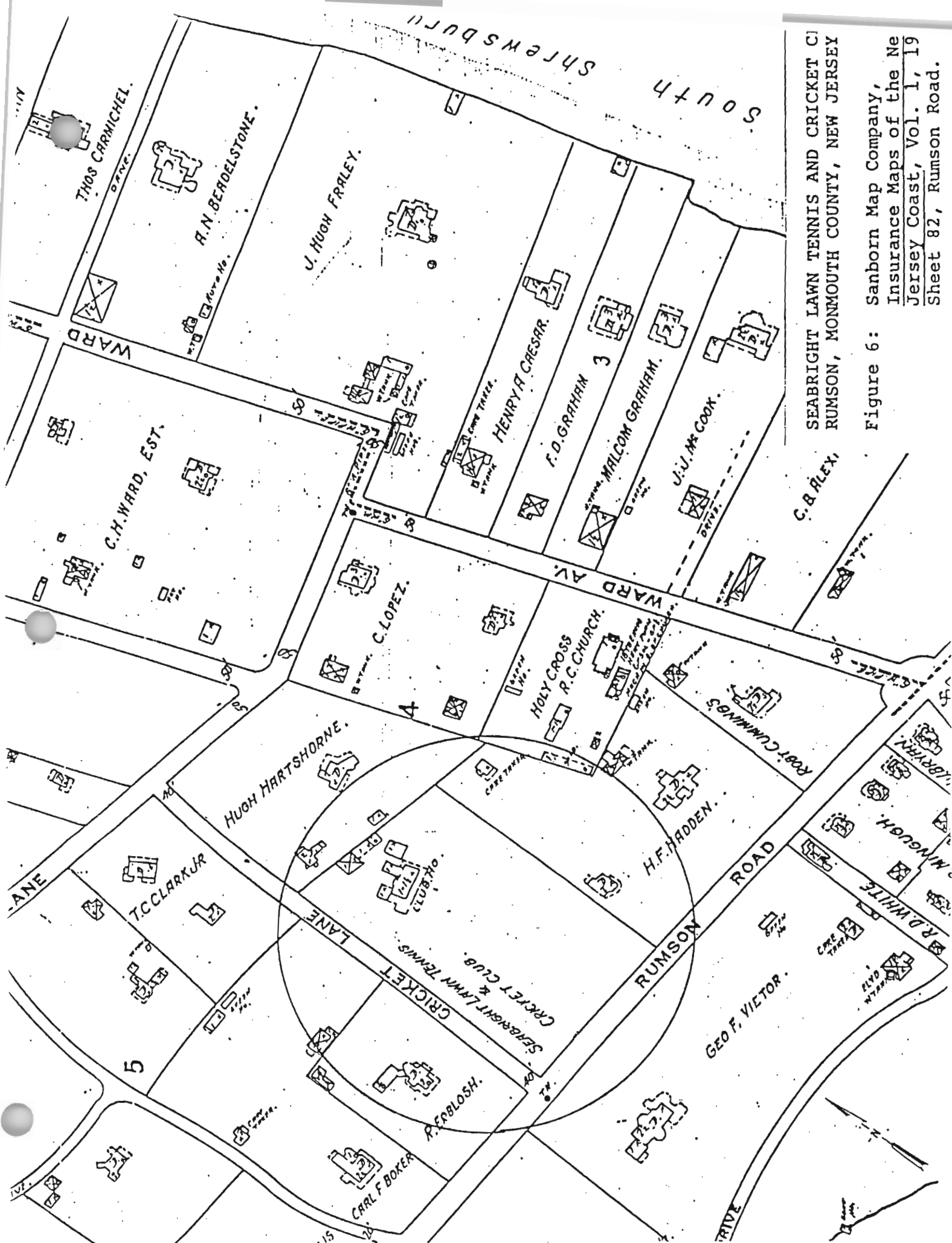
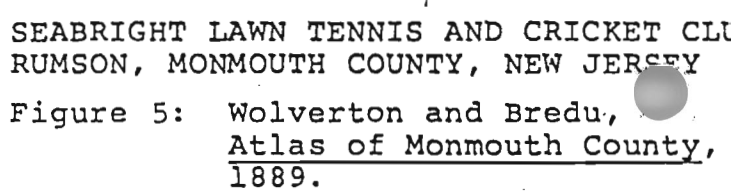
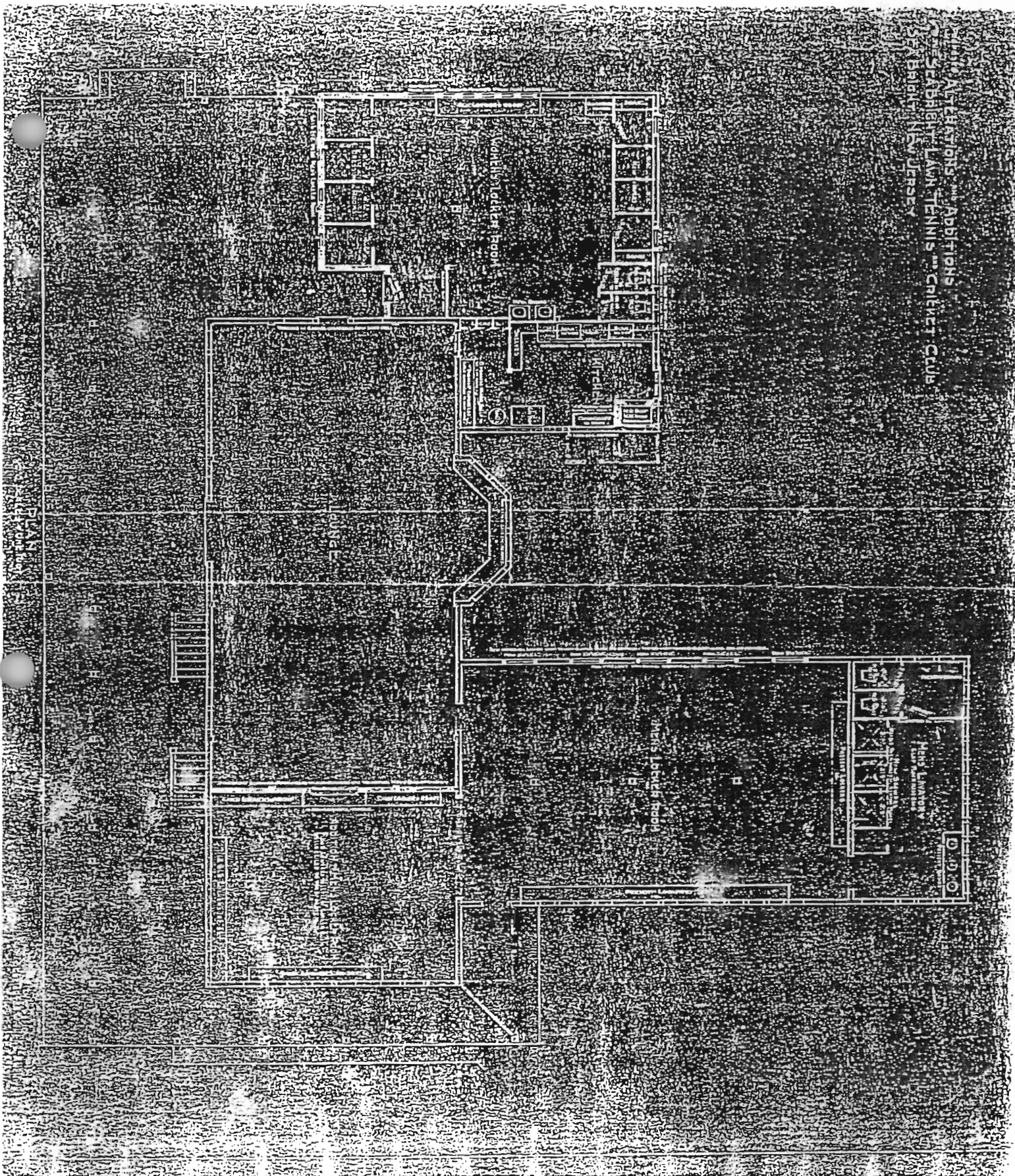


Figure 6: Sanborn Map Company,  
Insurance Maps of the Ne  
Jersey Coast, Vol. 1, 19  
Sheet 82, Rumson Road.

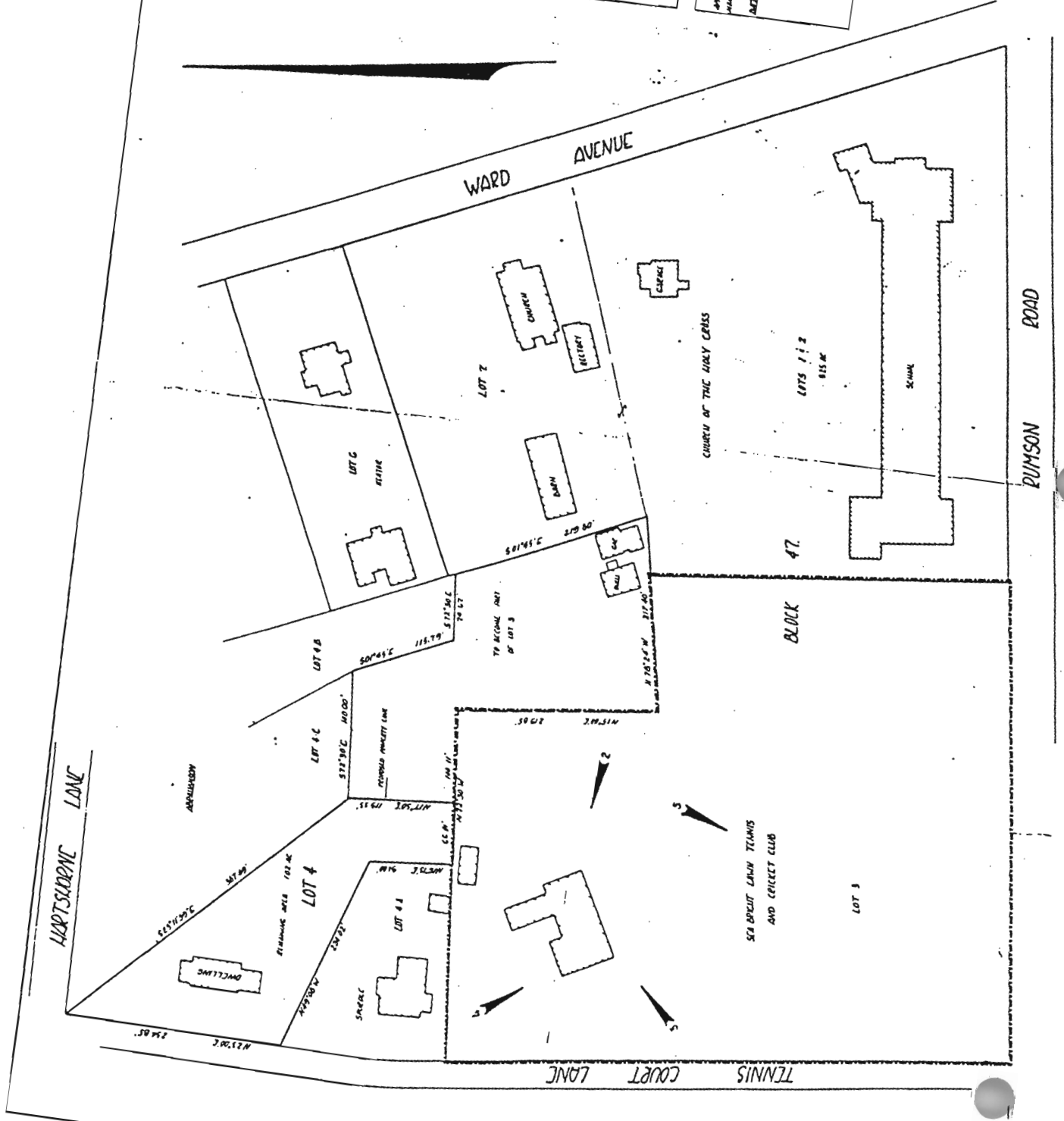




SEABRIGHT LAWN TENNIS AND CRICKET CLUB  
RUMSON, MONMOUTH COUNTY, NEW JERSEY

Figure 7: Proposed Alterations and  
Additions, Plan c. 1923,  
Creighton Withers,  
Architect

National Register Bou  
Exterior Photo Views



THIS IS TO CERTIFY THAT THE NAME AND NUMBER OF THE COMPLETION OF RAILROAD IN THE ABOVE AUTHORITY TO APPROVE AND SIGNATURE THIS AND WHICH IS IN COMPLIANCE WITH THE LAWS AND CHAPTER 41, SEASON 18, AS THE "LONG LANE" WITHIN 60 DAYS OF THE FINAL ANNUAL MEETING. THIS MAP SHALL BE FILED IN THE OFFICE OF THE MONROVIA COUNTY CLERK ON 14 OCTOBER.

I HAVE CAREFULLY REWOUND THIS MAP AND FOUND IT CORRESPONDS WITH ALL THE LAIRS OF THE STATE AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN

APPROVED BY THE STATE AND COUNCIL OF THE BARREN OF NEW JERSEY.  
MUNICIPALITY, NEW JERSEY.  
DATE: 1.1.20

REVISED  
MINOR SUBDIVISION  
LANDS OF GILLEN  
SITUATE  
BOROUGH OF RUMSON  
MONMOUTH COUNTY, N.J.  
FEBRUARY 1964

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 12-03-2001 BY 60322  
UCBAW

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 10 Description continued

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FIGURES AND PHOTOGRAPHS:

Figures:

1. Renwick, Aspinwall and Russell, Architects. Drawing of front (south) elevation of Seabright clubhouse, 1886.
2. Renwick, Aspinwall and Russell, Architects. Drawing of side (east) elevation of Seabright clubhouse, 1886.
3. Renwick, Aspinwall and Russell, Architects. Drawing of rear (north) elevation of Seabright clubhouse, 1886.
4. Renwick, Aspinwall and Russell, Architects. Ground plan of Seabright clubhouse, 1886.
5. Wolverton and Bredu. Atlas of Monmouth County, Plate 6, 1889.
6. Sanborn Map Company. Insurance Maps of the New Jersey Coast, Sheet 82, Rumson Road, 1907.
7. Plan drawn by Creighton Withers, Architect, "Proposed Alterations and Additions to the Seabright Lawn Tennis and Cricket Club, Sea Bright, New Jersey" [c. 1923].
8. Site plan: "Revised Minor Subdivision, Lands of Gillen, Situate Borough of Rumson, Monmouth County, N.J., February 3, 1970".

Photographs:

Photographer: Constance M. Greiff

Date: September 19, 1990

Negatives filed at: Heritage Studies, Inc., Hopewell, N.J.

1. Invitation to club opening July 5, 1886, showing original appearance of the clubhouse, south (front) and west elevations.

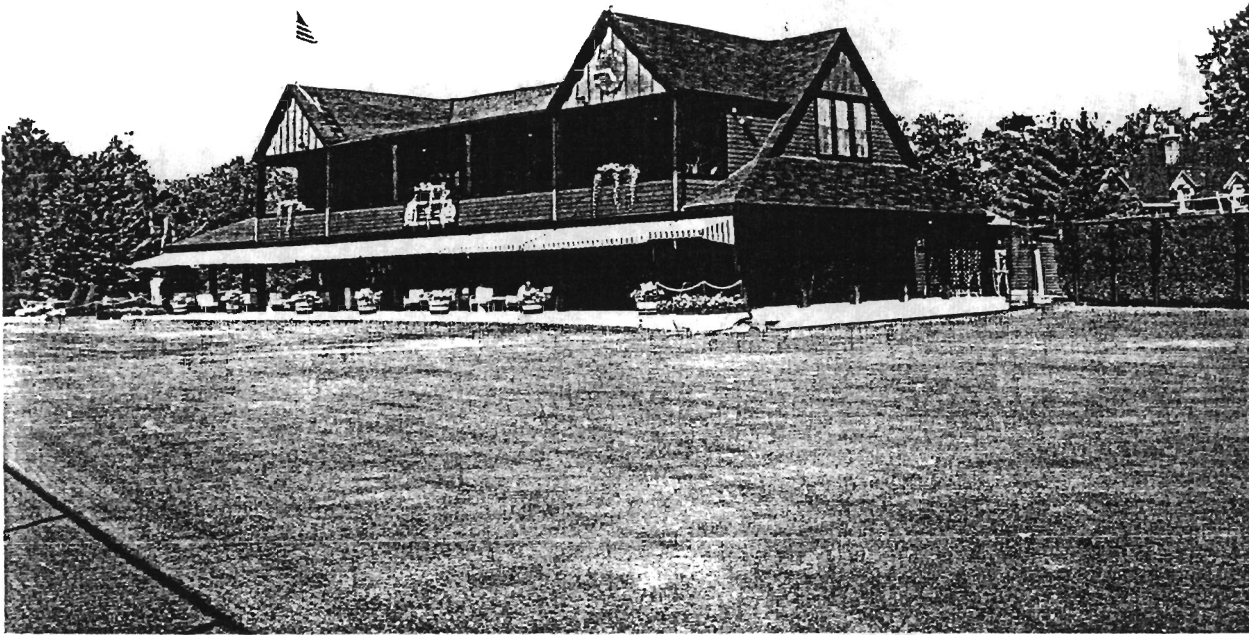
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 11 Description continued

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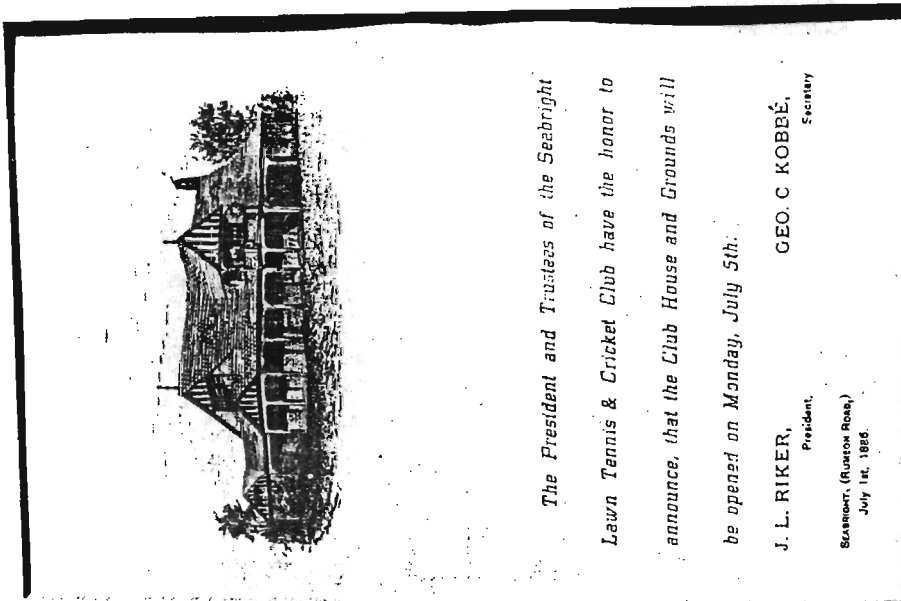
2. South (front) and east elevations.
3. South (front) and west elevations.
4. North (rear) elevation; kitchen wing at right.
5. View southwest across tennis courts at front of clubhouse.
6. Main club room, view southwest.
7. Main club room, view northwest.
8. Main club room, view east.
9. Pro shop (formerly stage and backstage area) at east end of building, view northeast.
10. Men's dressing room, view southeast; note original lockers still in use.



SEABRIGHT LAWN TENNIS AND CRICKET CLUB

034/025

2 of 10



The President and Trustees of the Seabright  
Lawn Tennis & Cricket Club have the honor to  
announce, that the Club House and Grounds will  
be opened on Monday, July 5th.

J. L. RIKER,  
President,  
SEABRIGHT, (RUMFORD ROAD,  
July 1st, 1886

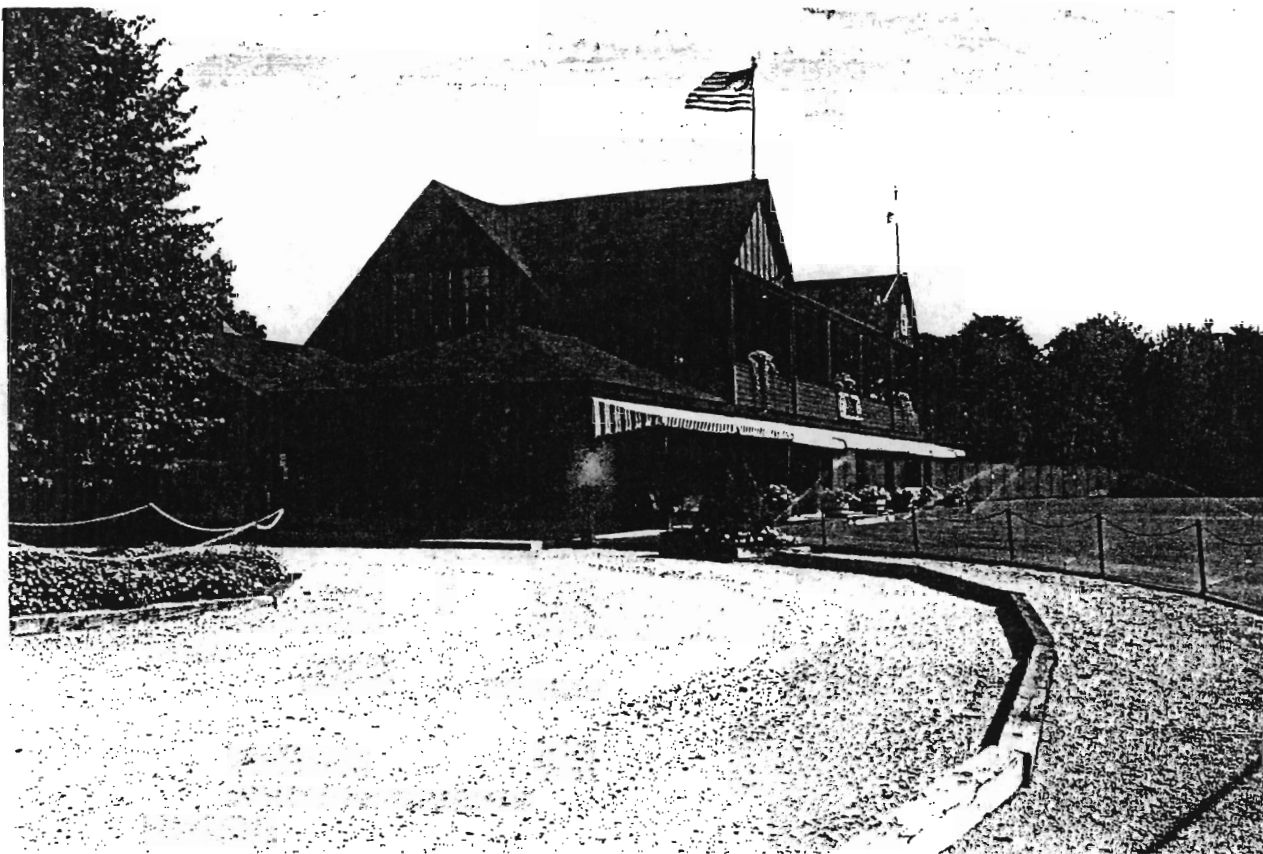
GEO. C. KOBBE,  
Secretary

*This is an original invitation to the official opening of the  
July 5, 1886. It was donated by John L. Riker, a great*

SEABRIGHT LAWN TENNIS AND CRICKET CLUB

034/025

1 of 10



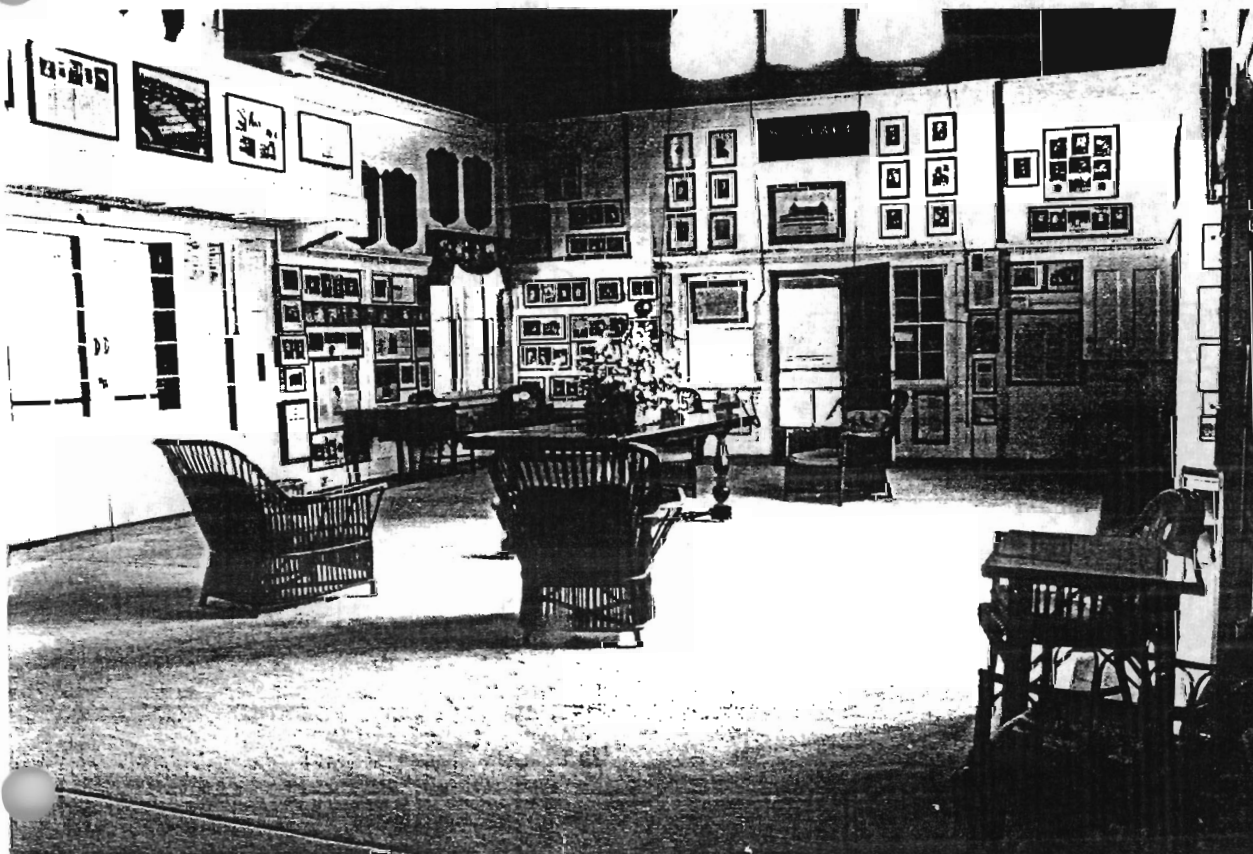
SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 3 of 10



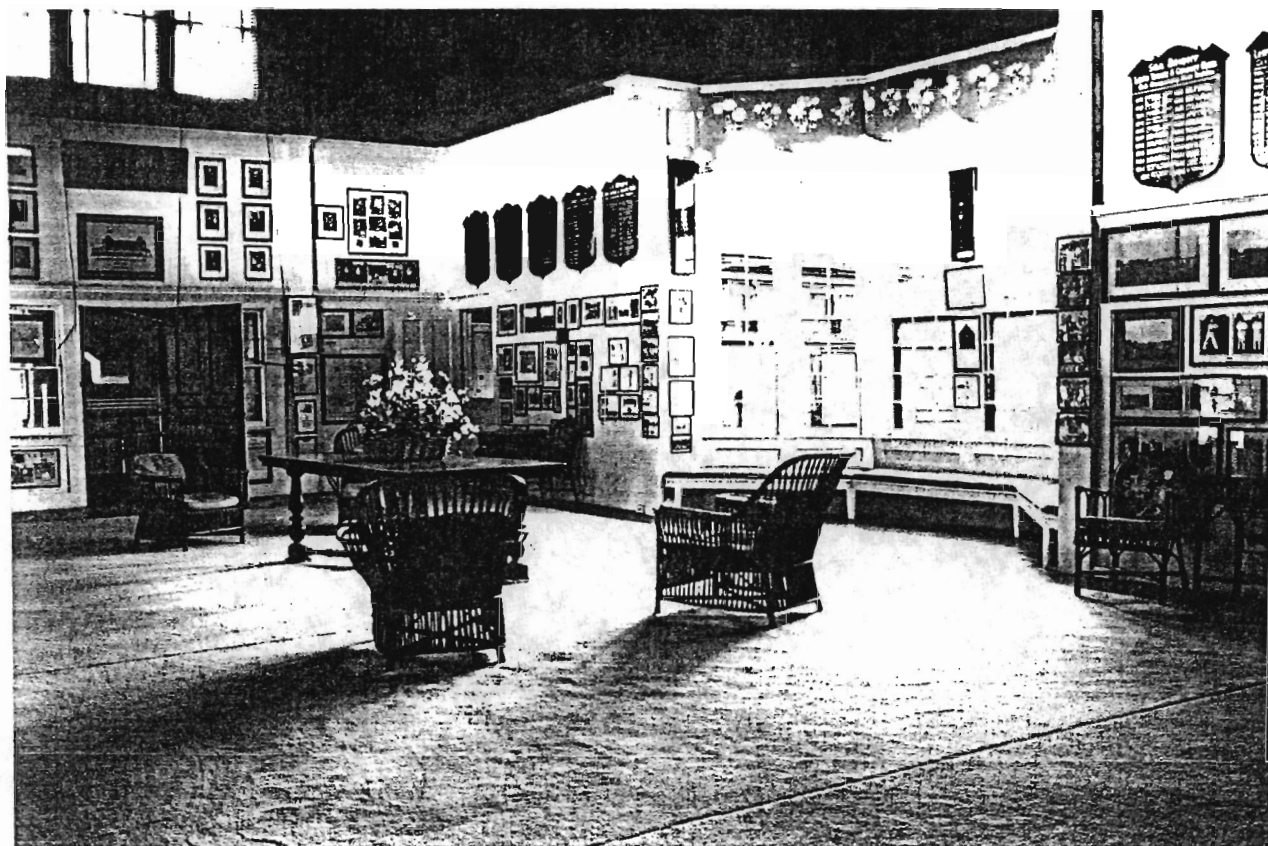
SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 4 of 10



SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 5 of 10



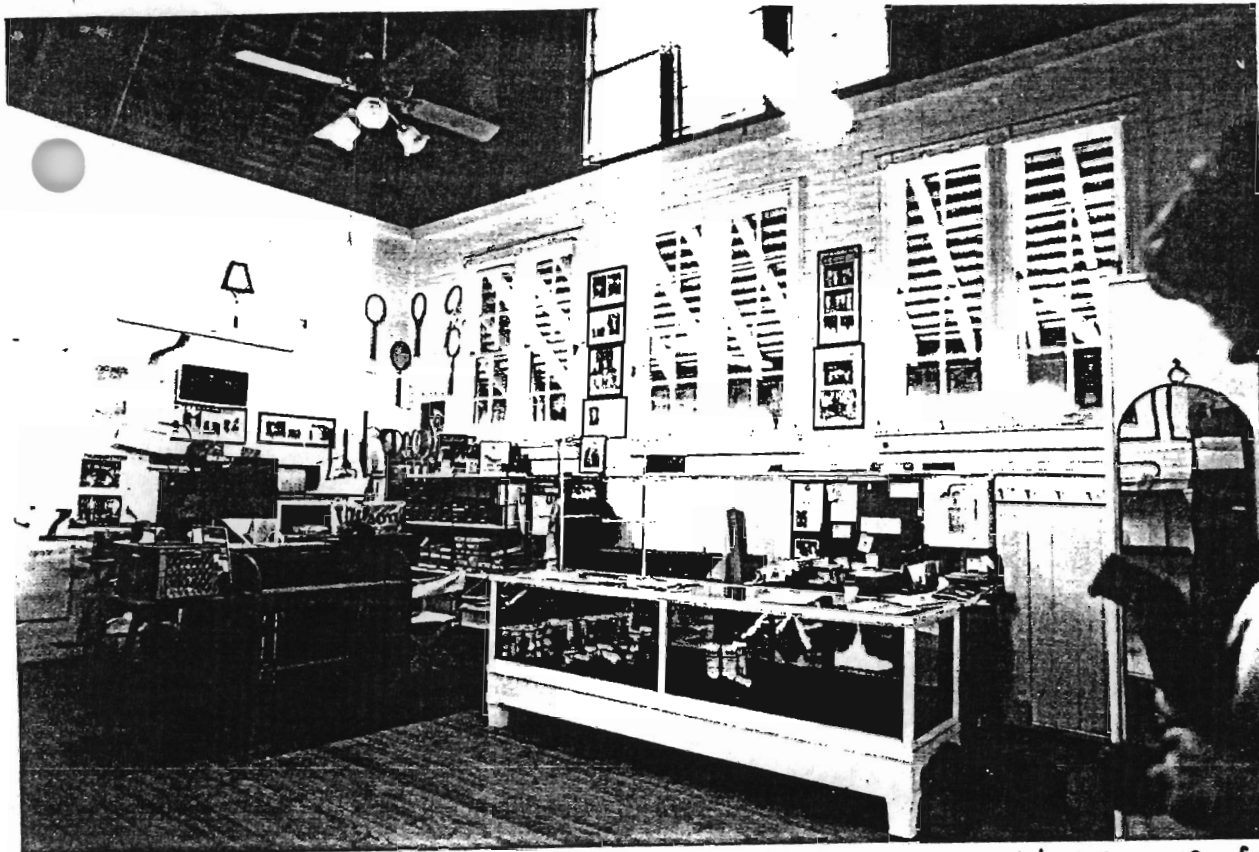
SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 6 of 10



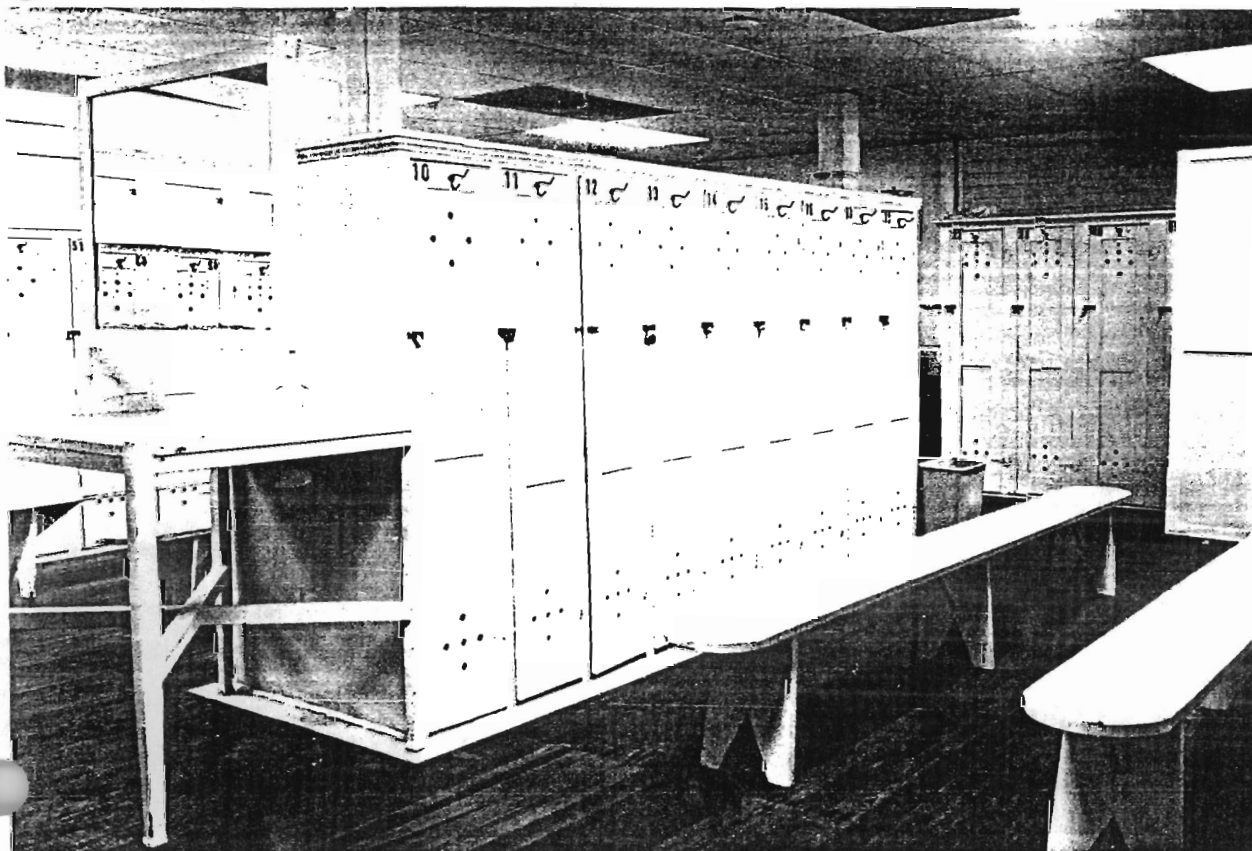
SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 7 of 10



SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 8 of 10



SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 9 of 10



SEABRIGHT LAWN TENNIS AND CRICKET CLUB 034/025 10 of 10

October 13, 1921

Mr. C.V. Shropshire  
Seabright, New Jersey

Dear Mr. Shropshire,

In confirmation of our recent talk, I am writing this letter so that I may be sure that we understand each other.

**MEN'S SHOWER AND TOILETS.** Move Northerly wall four (4) feet further over. Move wash basins so as to be placed in the same relative position as they are at present. Install one new toilet opposite the one now there. Seal up the partition separating the showers from the toilets. 419.74

**NOTE:** I understand that you will furnish me with estimate covering the installation of three new showers with tile floors and imitation glass or marble partitions, including the installation of additional toilet adjacent to the one already there.

**MEN'S LOCKER ROOM.** Removing all the lockers on the West Side and cutting five (5) new windows, 4' x 4'6" in the West wall. The lower portion of these windows to have glazed glass and to be fixed so they cannot be opened; the upper portion to be made of clear glass and adjusted so they can be opened. Screens to be installed on these windows. 120.88

**STAGE.** Lower the floor thereof and seal up the West wall to match up with the wood work in the main living room of the Club. Finish the wainscot to match up with the locker room, and install lockers from the Men's Locker Room along the West and South walls. Cut a door to the porch in the Northeast corner of the room, and remove the closet which is situated there. Remove the partition at present between the stage and the men's locker room. 284.35

**DRYING ROOM.** The space on the porch where the present door is from the men's locker room to the porch is to be sealed by extending the Easterly wall of the Club House to the end of the roof, and by constructing additional wall on the Northerly side. This drying room to have suitable ventilation on the top, and to be connected with the gas supply for heating purposes. 108.35

**MAIN CLUB ROOM.** The enlargement of the high windows on the West end of this room so the bottom of the windows will reach to the roof of the porch. One half of these windows to be constructed that they may be raised or lowered for ventilation purposes. (I understand that this is what you call a triplet frame.) 42.00

KITCHEN. Construction of two modern, porcelain sinks with a drain board in between on the West wall in the approximate location of the present sink. Installation of an insulated ice box on the Easterly wall with an opening in the Northerly wall to put the ice in. This ice box to be of a suitable size to take care of the number of bottles and amount of ice usually have on hand. The construction of a partition half way through the room from the West wall at the approximate location where the doorway into the kitchen is at present, and the sealing up of the doorway which at present leads into the Ladies' Locker Room. The construction of whatever shelves may be deemed necessary on this partition. The removal of the present dresser on the South wall, and the partition to the West of the dresser.

302.50

LADIES' LOCKER ROOM. Rearrangement of the Northern wall, beginning from the West there will be installed in the following order, shower bath #1 with dressing compartment connecting, shower bath #2 with dressing compartment connecting, toilet #1 and toilet #2. A small window to be cut to the West of the present small window. The installation of ground glass on the lower part of the window in the present shower. The removal of the two northerly-most section of lockers, and the installation of three wash basins. The removal of the South wall of the locker room to a position up to the West window in the Main Room of the Club, or to the West door of the Main Room of the Club, to the West end of the porch embracing the plot now occupied by a large privet shrub. The window in the present wall to be placed on the West end of the extension. The entrance to this room to be on the South end adjacent to the Main Room of the Club. Five dressing compartments to be constructed on the South wall with suitable partitions, and the necessary electric lights to be provided from the roof.

956.42

PAINTING. All new work to be painted to match

245.00

\$2478.64

Very truly yours,

Treasurer.

## Peck's Bad Boy

Tournament tennis players are supposed to be well-mannered young men who win or lose with a smile. Last week the U.S. Davis Cup selection committee named eleven players to the squad that will defend the trophy against the Australians later this month. A conspicuous absentee from the list was a fiery, stocky San Francisco redhead named Earl Cochell, 28, good enough to be ranked seventh nationally and the winner of last month's Southampton tournament.

At South Orange, N.J. last week, during the Eastern Grass Court Championships,



EARL COCHELL  
Stinging and precise.

Max P. Haas

Cochell announced that he would make the Davis Cup committee look silly by beating its boys. Then Cochell clammed up: "I've shot my mouth off too damn much, now I'm going to shut up and play tennis."

To tennis fans, the Cochell outburst was no surprise. His bad manners on the court and his rows with umpires and linesmen have earned him a reputation as a Peck's Bad Boy of the courts. Nonetheless, his stinging serve, precise volleying and inelegant but powerful ground strokes have at one time or another beaten most of the topnotchers in current U.S. tennis. Alrick Man Jr., now playing captain of the Davis Cup team, is well aware of Cochell's ability. So is the committee. But, said Man last week: "We felt Earl's behavior would not make him a proper representative for the U.S. in international competition. His behavior this year has been the subject of widespread criticism. It's still possible he may be named

on the squad, but his deportment will have to show marked improvement."

Man, and the Davis Cup committee were counting on good play and good manners from a squad that included Ted Schroeder, Budge Patty and Tom Brown for singles, Billy Talbert and Gardnar Mulloy for doubles.\*

At week's end, with his deportment showing improvement, Earl Cochell lost in the Eastern semifinals to Philadelphia's Vic Seixas, 8-10, 9-7, 6-3, 6-3.

## Prospect

Where is the U.S. going to find its next great tennis star? Watching the play of a pink-faced, cowllicked 16-year-old last week, Davis Cup Selection Committee Chairman James H. Bishop thought he had found the answer. As Hamilton Farrar ("Ham") Richardson of Baton Rouge, La. went about winning the National Junior championship with one of the most stylish all-court games seen this year, Jim Bishop pronounced him "the best [tennis] prospect in a quarter of a century."

That took in a lot of territory, and other U.S. tennis scouts might not be ready to go so far, just yet. Nonetheless, as Ham Richardson raced through the National Junior field at Kalamazoo, Mich., there was plenty to watch. Slim (155 lbs.), tall (5 ft. 11½ in.), and still growing, Ham had a solid service, a clean, running forehand that took the ball on the rise, Fred Perry fashion, and a flat, whistling backhand (at present, his best stroke), apparently so effortless that his placements with it seemed almost accidental. He could volley and drop-volley with a skill that juniors seldom have had time to learn.

After disposing of a couple of California hopefuls in the early rounds, Ham beat New Jersey's Pablo Eisenberg,† 18, with 6-1, 6-1 ease. In the final, against Californian Whitney Reed, 17, he won again, 5-7, 6-4, 6-4, 6-4.

**Drill the Forehand.** Ham Richardson has been playing serious tennis for four years. He picked up a racket one day, while his older brother was taking a lesson from a Baton Rouge pro named Jim Bateman. Bateman took one look at the twelve-year-old's swing, declared him a natural. After that, Ham gave up baseball and settled down for a few tennis lessons himself. After five lessons, Bateman packed him off to Chicago to play in a "13-and-under" tournament; Ham was runnerup.

A year after that he won his first national title, the boys' doubles. His engineer-father sent him to Tulane Coach Emmett Paré for more drill, with special

\* Others picked for the seven-man squad: Victor Seixas, Herbert Fink, Arthur Larsen, Richard Savitt, Sam Match and Tony Trabert.

† Whose father, Cellist Maurice Eisenberg, named his son for world-famous Cellist Pablo Casals (TIME, June 12 of '54). After the match, Cellist Eisenberg rushed to congratulate Dr. Roger W. Richardson, Ham's father. Said Eisenberg: "Ham is the Casals of tennis."

attention to his forehand. The drill paid off. In 1948, Ham entered six singles tournaments, won them all.

Last summer the doctors found that, like Tennis Star Billy Talbert, Ham suffers from diabetes. They put him on insulin. This year, with the help of his insulin, Ham has been unstoppable among the juniors, a menace to his seniors. In the men's division of the Western tournament at Indianapolis, last July, he took Davis Cup Squadman Herb Flam, the ultimate winner, to match point in the quarter-finals before losing.

**Blast Him Off?** Later, somebody asked Ham if he wanted an exhibition match with Ted Schroeder. "Sure," said Ham, who is not burdened with modesty, real or false. "Shall I string him along or blast him off the court?" As requested, he



Lance Ferrara

HAM RICHARDSON  
Flat and whistling.

blasted an off-form Schroeder, 6-4, 6-3. Ham was not surprised; in a practice match last year, he had gone up against an unsuspecting Pancho Gonzales, and had beaten 1949's U.S. champion too.

The U.S. would see more of Ham. Though he was only 16, his victory in the National Junior qualified him for admission to the National Men's Singles at Forest Hills. Ham would be there.

## Too Much Fuss

**The Seabright Lawn Tennis and Cricket Club**, the oldest tennis club in the U.S. (founded 1877), has always prided itself on doing things right. Because the best turf came from England, the founding

\* Seabright's original objects: "The practice of Lawn Tennis, of Cricket, and of Baseball, by the members of the Club, and the encouragement of the practice among others in the State of New Jersey." Seabright soon left the encouragement of baseball and cricket to others.



## Fit On Sales Increased 100%! Market Owner Gives Credit To Frigidaire Zero Self-Server

ANGELES, CALIF. — "Since I installed my new Frigidaire Zero Self-Server, my sales and profits on frozen food and ice have actually doubled," says Henry Kong, owner of Henry's Market, 4128 W. 10th Blvd. "Through the use of other types of Frigidaire equipment to display meats, produce and beverages, my sales in these lines has shown a steady increase."

Frigidaire Refrigeration Co., Los Angeles, recently installed Mr. Kong's equipment.



To meet your needs, Frigidaire offers the most complete line of commercial refrigeration and air conditioning equipment in the industry. Call your Frigidaire dealer, or write Frigidaire Division of General Motors, Dayton 1, Ohio.

FRIGIDAIRE—over 400 commercial refrigeration and air conditioning products

ENJOY  
**T-N-T**  
POPCORN  
all summer long

for **TIME** readers  
**9 to 1**  
over the  
magazine



## DOUBLES FINALISTS\* AT SEABRIGHT (1919)

*There was also wear & tear.*

Fathers imported Seabright's first sod from across the Atlantic. Over the years, they also imported the best amateurs in the world to play in their invitation tournaments at Rumson, along the North Jersey shore. Since 1903, when Beals C. Wright won Seabright's Achelis Cup, the annual tournament has been a midsummer tradition on the Eastern tennis circuit, a pleasant prelude to the national championships at Boston's Longwood and New York's Forest Hills.

Seabright has also stood for lack of fuss. It built no permanent stands, kept its roomy, shingled clubhouse modest. Since Rumson is short of hotels for transients, touring amateurs such as Big Bill Tilden, Little Bill Johnston, Vincent Richards, Molla Mallory, Helen Wills and Helen Jacobs were customarily put up in the sprawling seashore-gothic palaces of the members. Seabright was quiet, too. If a visitor happened to ask for a highball, he was gently reminded that the club has never served liquor. Nor, for 73 years, did the club allow Sunday-morning tennis, though that rule was repealed this year.

Seabright's members made another decision this year. For the first time in its history (except for a three-year wartime lapse), the Seabright Bowl will not be placed in competition this summer. It was not a matter of money; last year's tournament, won by San Francisco's Earl Cochell (see above), easily cleared expenses. The members simply decided that the tournament was becoming too much fuss.

Many of the old-fashioned mansions had been torn down, to make room for smaller seashore moderns. It was getting too difficult to put up a flock of visiting amateur stars. Moreover, there was the tournament's "wear & tear on the courts." All in all, Seabright decided, it was more fun to play tennis than to watch it, even when it was good.

\* Vincent Richards (left) and Bill Tilden winning from Walter Merrill Hall and Leonard Beekman, 6-3, 6-4, 6-1.

## Flying Fish of Fujiyama

There was no faster man in a swimming pool, said the experts, than Japan's phenomenal 21-year-old Hironoshin Furuhashi—unless it was Yale's phenomenal 20-year-old John Marshall of Australia. Ox-chested Furuhashi broke two world records in his visit to the U.S. last year (TIME, Aug. 29). Lanky John Marshall had broken a couple of his own since then (TIME, July 31). In Tokyo last week, the two of them met for the first time.

Some 15,000 swim-happy fans fell tensely silent as the starter for the crucial 400-meter free-style event barked "Go! [get set]!" Crouched alongside Marshall and Furuhashi were two other champion-caliber swimmers: the Hawaiian-born Nisei, Ford Konno, who had broken the world's 1,500-meter record the day before, and the U.S. Olympic ace, Jim McLane. They hit the water in unison.

Marshall pulled hardest, led Furuhashi at the 100-meter mark. At 200 meters Marshall's graceful, reaching strokes still held the margin; whirlpooling into the 250-meter turn he looked like a winner.

The crowd was on its feet, screaming "Furuhashi, gambare! [Furuhashi, fight hard]!" The home-town boy chop-chopped to a furious pitch, spashed past Marshall at the 350-meter mark. McLane and Konno pulled ahead of him too, finished second and third.

The "flying fish of Fujiyama" won by ten yards. His time: 4:33 1/5, a new world record. In the 800-meter, Furuhashi set another world record: 9:42 4/5, beating out Konno by three yards. Marshall churned home an unhappy third.

Furuhashi's father, in a wrinkled duck suit, panama hat and toothy grin, was exuberant over his son's triumphs but pessimistic about the meet as a whole. "America-san [Mister America] however very strong," he murmured. As it developed, he was right: the U.S. team swept the back- and breast-stroke events, won the meet 46-17.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-22

HISTORIC NAME: James R. Minugh House

LOCATION: 31 Rumson Road

MUNICIPALITY: Rumson Borough

USGS QUAD: Long Branch

COMMON NAME:

BLOCK/LOT: 134/11

COUNTY: Monmouth

OWNER: Lloyd and Patricia Larkin

ADDRESS:

DESCRIPTION

Construction Date: c. 1900

Source of Date: Ref. 1, 2

Style: Queen Anne

Architect:

Number of Stories: 2-1/2

Builder:

Foundation: Brick

Form/Plan Type: Rectangle with rear extension

Exterior Wall Fabric: Wood shingles; clapboards on 3rd story balcony

Fenestration: 3 bay facade

Roof/Chimneys: Gable; original central ridge chimney; new brick chimney on south end

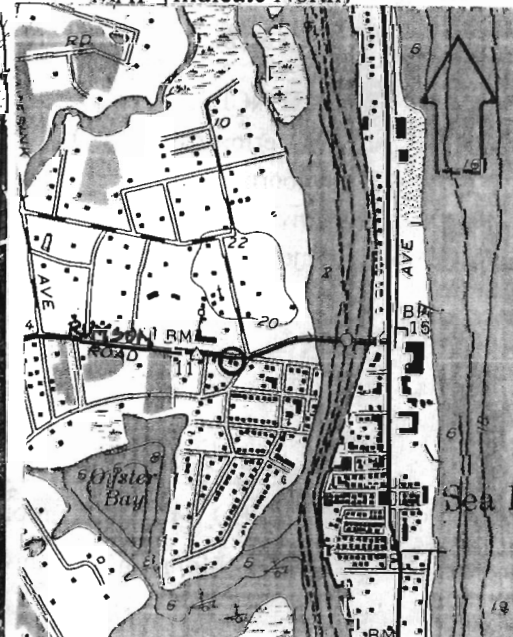
Additional Architectural Description:

The two-tiered wraparound porches, and a prominent end-facing gable with a balcony recessed within a large archa prominent end-facing gable, are the dominant architectural features. The porches are supported by short columns, grouped in three's, with an arch motif and cut-out pattern in the balustrade; a series of shingled arches encircle the first floor porch. Cross gable and two gabled dormers on each slope of the roof. Windows include 2/2 and 1/1 sash. House was damaged by fire some years ago. An extension on south (rear) was added by the current owner. According to the owner, the house was originally sided with clapboards.

PHOTO Negative File No. 3 - 19, 20, 21



MAP (Indicate North)



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Small town lot close to Rumson Road.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Holy Cross School is on the opposite side of Rumson Road

## SIGNIFICANCE EVALUATION:

This is a well-preserved example in Monmouth County of a late Queen Anne house built on a popular seashore cottage plan, employing two-tiered wraparound verandas and a prominent front-end facing gable roof.

The site is one of five houses constructed by James Minugh at the eastern end of Rumson Road at the turn of the century. The 1907 Sanborn map identifies the owner as Minhugh. The Minugh family sold the home in 1947 to Captain John Mulhern (Ref. 4).

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Wolverton Atlas, 1889.
2. Sanborn Atlas 1907.
3. Conversation, Pat Larkin with Randall Gabrielan, August 3, 1994.
4. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), p. 106-107.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-22

31 Rumson Road, Rumson Borough



View East (photograph above). View South (photograph below).



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-23

HISTORIC NAME: Marie Stuart Palmer House

COMMON NAME:

LOCATION: 54 Rumson Road

BLOCK/LOT: 103/2

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/

ADDRESS:

DESCRIPTION

Construction Date: 1894

Source of Date: Ref. 1

Style: Free Classic

Architect: Rossiter & Wright

Number of Stories: 2-1/2

Builder: Pearsall & Bogle, Oceanic

Foundation: Brick

Form/Plan Type: Rectangular center-hall plan with rear wing

Exterior Wall Fabric: Wood shingles and clapboard

Fenestration: 3 symmetrical bay facade

Roof/Chimneys: High hip; 4 large exterior end chimneys, brick corbeled (2 on main block; 2 on east facade of rear wing)

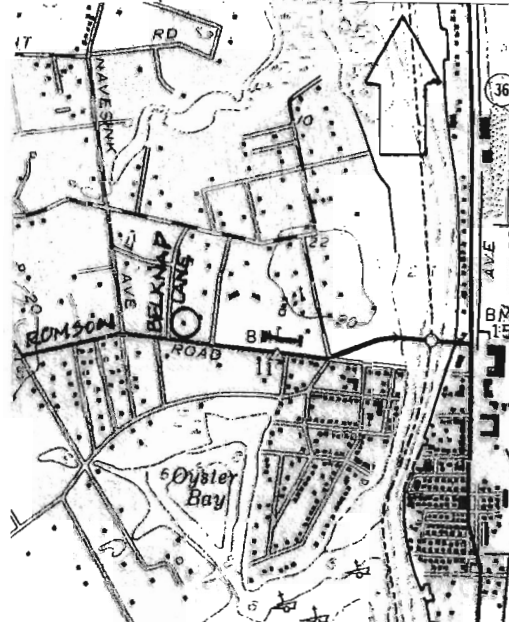
Additional Architectural Description:

A 3 bay symmetrical main facade with three triangular pedimented gabled dormers in the upper story, a Palladian 2nd story window under a garland motif frieze, and a large wraparound porch supported by Tuscan and Corinthian columns provide strong decorative accent. Intact original wood sash windows, many with tracery. A pedimented porte cochere is on the west end.

PHOTO Negative File No. 3 - 6 through 9



MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House faces south on a corner lot, next to Belknap Lane. The property is located in the southwest corner of Belbea Park, an 1882 designed community laid out by architect Edward Woodruff and landscape architect Nathan Barrett.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☒ Residential ☐ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Tennis club

## SIGNIFICANCE EVALUATION:

This is an early and well-preserved example of a high-design Colonial Revival house in Monmouth County, portraying many elements of a style that later predominated regional building patterns. The house is notable for its integrity of design, retaining most of its original features and materials.

Marie Stuart Palmer bought the 1.5 acre lot from Henry W. De Forest in 1893 (Deed Book 526, pgs 130-132). She and her husband Tyler then contracted with Pearsall & Bogle, a Rumson builder, for a house costing \$8,000 (Monmouth County Building Contract dated November 23, 1893). Rossiter & Wright were listed as the Architects on the contract; Ehrick Rossiter and Frank Ayers Wright had family and professional ties with local residents in Rumson and Middletown. A decade later, in 1904, the *Sea Bright Sentinel* reported that Carl F. Boker had purchased the Rumson Road house of Marie Stuart Palmer.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Monmouth Building Contracts #3362, dated Nov. 23, 1893. Monmouth County Archives.
2. *Sea Bright Sentinel*, May 27, 1904.
2. Sanborn Atlas 1907 (then owned by Carl F. Boker).

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-23

Mary Stuart Palmer House



Caretaker's Cottage, view NE.



Garage, view NE.

## THE ORIGIN OF THE GREAT ESTATES

the time. This was located near the southwest corner of the lot on a still-existing sloping elevation that gave rise to the house's name, the Terraces. Schiff was reported to have built a major expansion to the house on its east. Although the German Jewish bankers typically preferred the Elberon section of Long Branch, Schiff—according to Stephen Birmingham's 1967 *Our Crowd*, the best-selling history of the group—"always liked to step boldly into gentile areas where other Jews chose not to tread."

Jacob Schiff's Rumson household was operated pursuant to a rigid schedule, which designated occupancy for each June and July. August was spent in Bar Harbor, Maine, while September saw a second Rumson spell prior to a fall return to New York. Some of the Schiff residential outbuildings are well-preserved, notably the U-plan, 1.5-story, stucco-clad carriage house/stable at 59 Buena Vista Avenue. The French Norman-style complex designed by E. Harris Jones was built around 1900, although the date on the prominent clock tower facing the street displays "1893." The entire building, which included an upper half-story used for staff quarters, was sympathetically remodeled into a private residence in the 1950s. A c. 1905 brick two-story garage, located south of the carriage house and close to the street, has also been remodeled as a residence. This building clearly depicts its old section alongside a late-twentieth-century Post-Modern addition. Other reminders of the Schiff era survived randomly, such as balustrades



The house at 54 Rumson Road that Rossiter and Wright designed for Marie Stuart Palmer is one of the earliest expressions of the Colonial Revival in Rumson. (Courtesy of Michael Steinhorn.)

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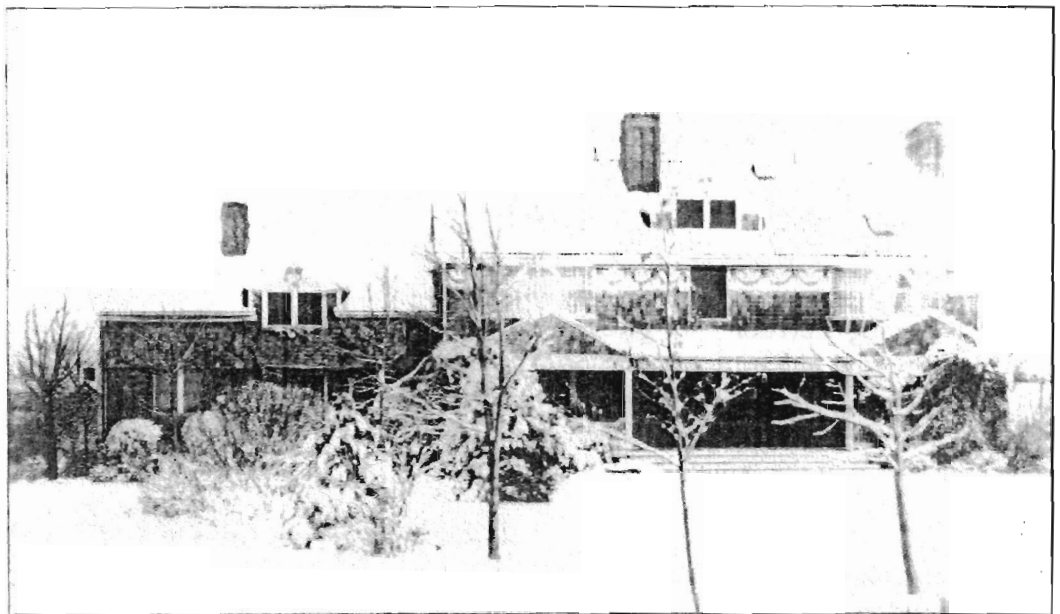
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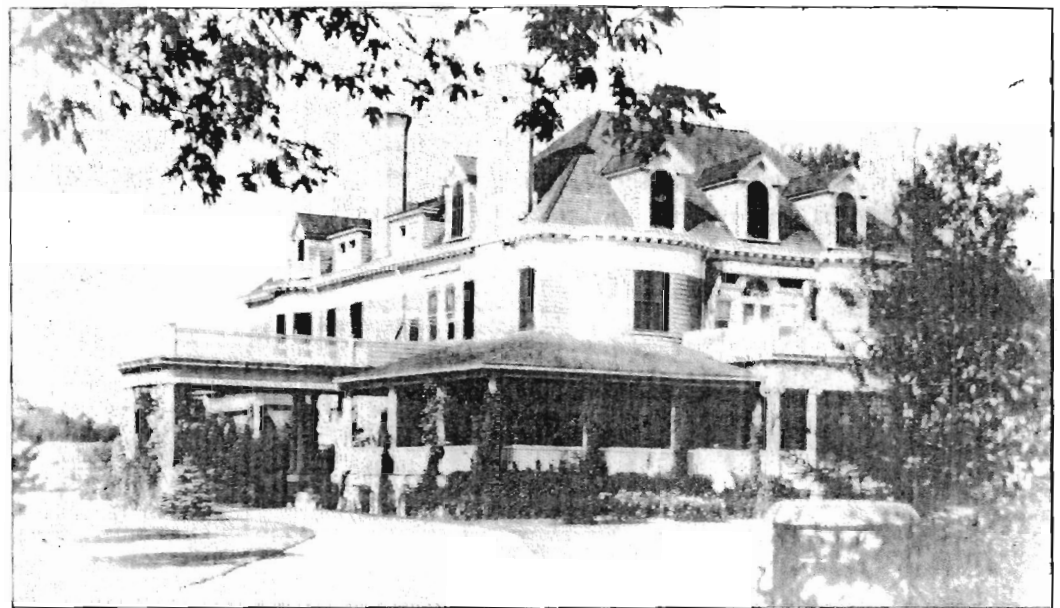
R. Shepard of New York, the house is historically shown here in a c. 1910 early Colonial Revival



The south elevation of 55 Rumson Road appears to double as a second front entrance. It probably saw greater utility when the property, since divided, continued to South Shrewsbury Drive. Shown here c. 1910, a garage now stands in the left foreground and a redesigned porch is now enclosed.



ing-up of the west wing to sides of the original one in ent picture reveals a partial floor. Note that the eastern inal main block.



The Marie Stuart Palmer house at 54 Rumson Road was built in 1894. It was designed by architects Rossiter and Wright and constructed by local builders Pearsall and Bogle. Ehrick Rossiter was a nephew of Ehrick Parmly of Bingham Hill, and Frank A. Wright was an officer of the Water Witch Club, predecessor of today's Monmouth Hills. The house is a fine, well-preserved early Colonial Revival. Modifications have been minor, including the removal of the second-story balustrades, and the house's integrity is intact. This is a c. 1905 postcard. (Collection of Michael Steinhorn.)

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-24

HISTORIC NAME: Theodore and Octavia Moss House

COMMON NAME:

LOCATION: 55 Rumson Road

BLOCK/LOT: 134/2

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS: Thomas and Elizabeth O'Mara

DESCRIPTION

Construction Date: 1889 - 1892

Source of Date: Ref. 1, 2, 3

Style: Queen Anne / Colonial Revival

Architect: Bruce Price (Ref. 2)

Number of Stories: 2-1/2

Builder: J. E. Denise, Sea Bright

Foundation: Brick

Form/Plan Type: Rectangular

Exterior Wall Fabric: Brick (first floor); wood shingles above

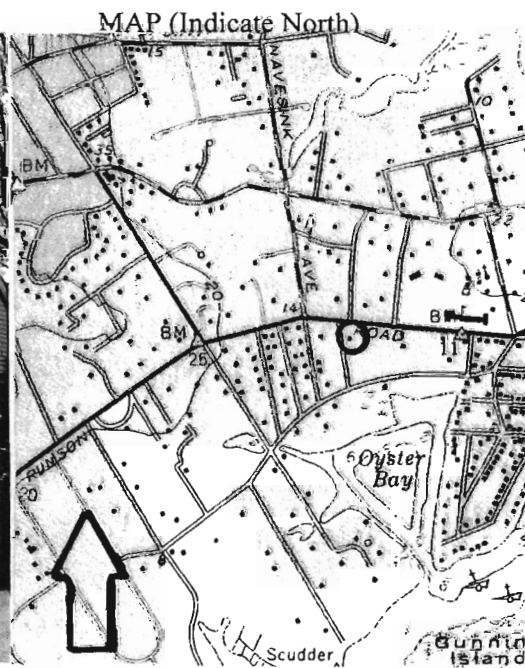
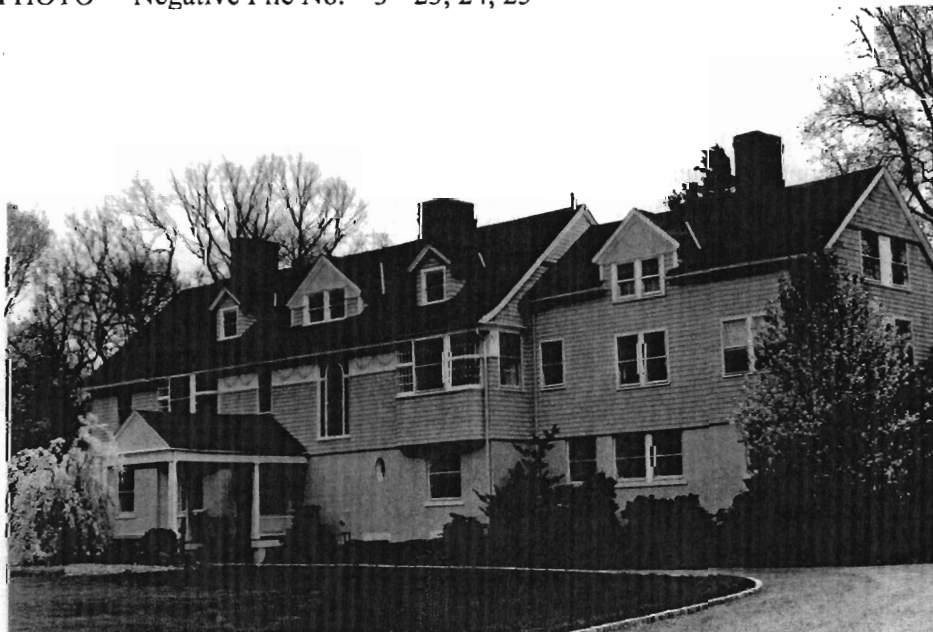
Fenestration: 5 asymmetrical bay main block and 3 bay wing

Roof/Chimneys: Gable; 3 ridge chimneys

Additional Architectural Description:

Five bay main block, with a three bay wing on the west end, later built up from 1 1/2 to 2 1/2 stories. Gabled dormers, originally one each in main block and wing, with others added to each side of center dormer on main block. A wide frieze band with swag motif enhances the main block. Fenestration is varied with multiple sizes of sash windows and curved windows in projecting bays. The glazed and paneled front door is flanked by narrow 6/6 sash sidelights and covered by a porte-cochere. The porch in the southeast corner may have been added when the main block was extended. The south elevation once had a full porch, now enclosed.

PHOTO Negative File No. 3 - 23, 24, 25



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

A later 3 car garage is south of the house. The original 12-acre tract was subdivided in 1955, and no longer extends to the river.

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

## SIGNIFICANCE EVALUATION:

This is a high-style design by one of the period's most important architects, Bruce Price, who had several area commissions. Built less than ten years after the huge rambling Queen Anne house on Rumson Road he designed for George Scott, the Moss House illustrates the architect's stylistic transition from Queen Anne to Colonial Revival.

Price was commissioned in 1889 to design the house for Emma and Dr. Charles R. Shepard, a physician from New York City. That year the Shepards had purchased from the Tredwell Estate a 12-acre tract of land, which fronted Rumson Road and extended to the Shrewsbury River. The Shepards never occupied the house, however, and sold it unfinished in 1892 to Theodore and Octavia Moss, for whom the house is historically named. The Mosses owned the property until 1917.

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

COMMENTS: Cladding is now four layers of shingles.

## REFERENCES:

1. Monmouth Deeds, Estate of Seabury Tredwell to Emma S. Shepard, recorded Book 441, page 390, January 18, 1889.
2. Monmouth Building Contracts, #2517, dated January 21, 1889.
3. W.J. Leonard, 1903, *Seabright, Monmouth Beach, Rumson Road...*(1903), p. 50.
4. Sanborn Atlas, 1907.
5. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), p. 102-103.

## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-24

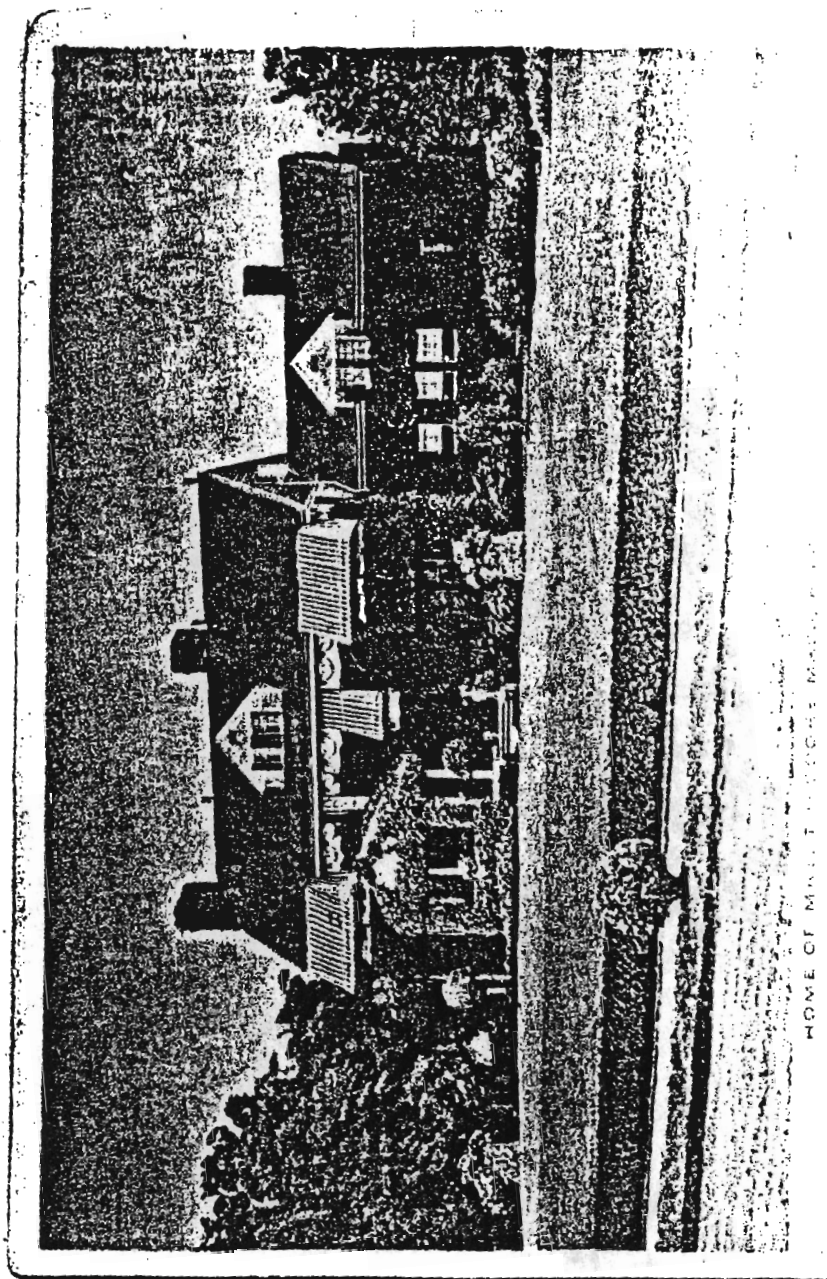
Theodore and Octavia Moss House



North (Rumson Road) elevation. 1984 photograph.



c. 1910 postcard view. Illustrated in *Rumson: Shaping a Superlative Suburb*, p. 102.



HOME OF MR. T. J. BROWN, MARYLAND

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-25

HISTORIC NAME: Fritz Achelis House  
LOCATION: 105 Rumson Road

COMMON NAME: Riverfields  
BLOCK/LOT: 123/2.01

MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1889; Colonial Revival alterations  
c. 1928

Source of Date: Ref. 1

Style: Originally Queen Anne; altered to  
Colonial Revival

Architect: H. Hudson Holly (1889)  
Ernest A. Arend (1928)

Number of Stories: 2-1/2

Builder: Charles L. Waters, Sea Bright

Foundation: Stone

Form/Plan Type: Complex

Exterior Wall Fabric: Wood shingles

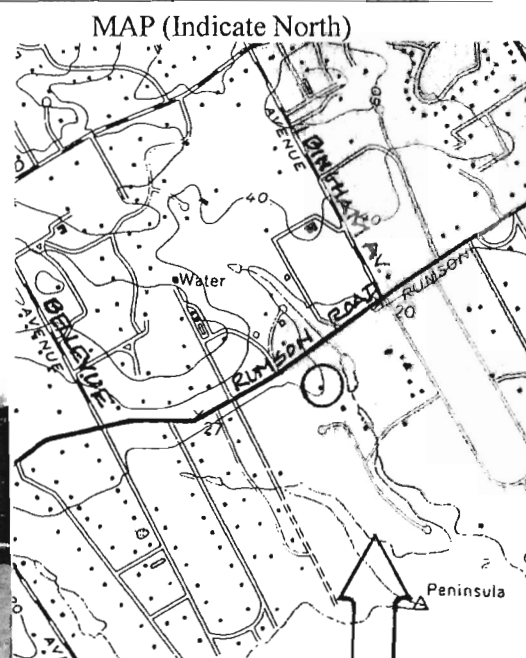
Fenestration: Irregular

Roof/Chimneys: Double hip; 2 int. chimney; 1 int. end chimney

Additional Architectural Description:

An extensive, but partial remodeling, that embraced the Rumson Road facade gives Riverfields the appearance of markedly different structures from the north (Rumson Road) and south (rear) elevations. The porte cochere is the only unchanged structural element on the north elevation, which has been given a colonial revival appearance, notably by seven triangular pedimented gables in the third floor, the center one with a Palladian window. A projecting hall and staircase provides a suggestion of a former predominant feature, a hall with a front-gabled roof. The projection has been cut down at the roof line. The interior, however, maintains its integrity. Its condition has been enhanced by 1993 repairs. The rear has a conical roof tower and many porches and irregular surfaces that characterize the Queen Anne.

PHOTO Negative File No. 4 - 20, 21



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House sits west of a small pond on 6.66 acres. Outbuildings include a substantial garage.

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

## SIGNIFICANCE EVALUATION:

Riverfields is an important early example of the large summer house that gave the Rumson Road estate area its character. Its substantial remodeling about 1928 had the unintended effect of bridging architecturally the late 19th and early 20th century styles that characterize Rumson Road. The house is a late work of H. Hudson Holly (1834-1892), who influenced country house building by writing *Country Seats: Containing Lithographic Designs for Cottages, Villas, Etc.* Holly is perhaps best known in New Jersey for designing Glenmont, the Llewellyn Park home of Thomas A. Edison in West Orange. An historical view of the original house, prior to its c. 1928 remodeling, is found in Ref. 6.

The site's original owner, Fritz Achelis, is a key representative of the German American families, often from the manufacturing, fabric or brewing business worlds, that predominated in the early settlement of the Rumson estate area. He worked in the family dry goods business for several years before becoming president of the India Rubber Comb Company, later known as the American Hard Rubber Company. Fritz Achelis' key product, the ACE comb, became a household word. The Achelises and Vietors, tied by business, built or owned five Rumson estates.

In 1926, Riverfields was purchased by William Harvell La Boyteaux, who hired Red Bank architect Ernest A. Arend to remodel the Rumson Road facade, leaving the rear elevation in its original Queen Anne appearance.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Monmouth Building Contract, #2580, dated March 28, 1889. Monmouth County Archives.
2. Wolverton Atlas, 1889.
3. W.J. Leonard, *Seabright, Monmouth Beach, Rumson Road...* (1903).
4. Sanborn Maps, 1907 and 1922.
5. The National Cyclopedica, vol. 22, pg 322. Biographical entry for Fritz Achelis.
6. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pg. 100.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-26

HISTORIC NAME: E. Gay Hamilton House  
LOCATION: 108 Rumson Road

COMMON NAME:  
BLOCK/LOT: 94/11  
COUNTY: Monmouth

MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: c. 1867

Source of Date: Ref. 1

Style: Italianate

Architect:

Number of Stories: 3

Builder:

Foundation: Stone; additions, brick

Form/Plan Type: Rectangular main block with complex additions

Exterior Wall Fabric: Vinyl siding

Fenestration: 3 bay symmetrical

Roof/Chimneys: Low hipped

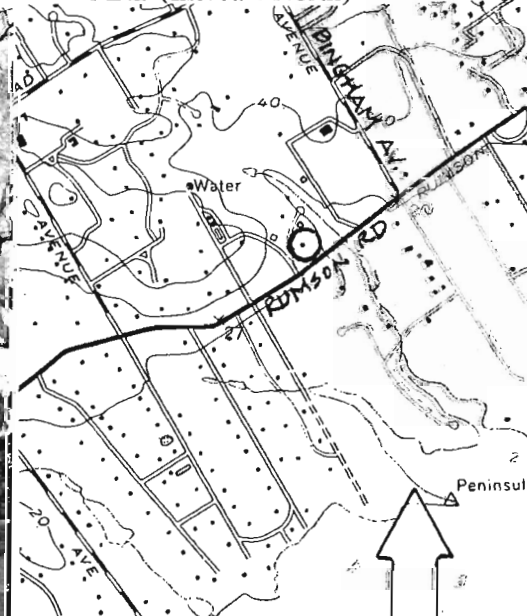
Additional Architectural Description:

Italianate features include tall windows on a symmetrical facade, low pitched roof, brackets and a series of small windows in the upper story frieze band. The house has been added to on several occasions, but the integrity of its rectangular, classic Italianate main block, is intact. It once had a center tower, but it appears from stylistic clues and interior inspection that the tower had been added later. The major addition is a rectangular block on the north, (rear) consisting of a dining room and a kitchen-service wing, its origin revealed in a one-sentence note from Ref. 4, "R.L. Crawford is giving his elegant Rumson cottage a thorough overhauling, and a new addition is one of the improvements."

PHOTO Negative File No. 1 - 26, 27



MAP (Indicate North)



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

1.58 acre lot, reduced from a once large estate.

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

## SIGNIFICANCE EVALUATION:

Built right after the Civil War about 1867, this house is the oldest surviving Rumson Road summer mansion. Rumson Road's major period of development as a summer house setting occurred after the 1870 opening of the Sea Bright-Rumson Bridge with early construction centered on its eastern stem and the Rumson Bluff (Ward Avenue). The first owner, E. Gay Hamilton, bought 37.5 acres from Asher Hance in 1867 and built this large Italianate house soon thereafter. Hamilton, referred in the deed as being "of Shrewsbury Township," was closely tied to the founding of St. George's Church.

Hamilton's wife sold the property in 1885 to Robert L. Crawford, who owned the house until 1921 when he sold it to Rufus C. Finch, who was long prominent in equestrian circles.

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

PRESENT USE: Residence

COMMENTS: Eligibility possible if clapboard siding and wood shutters were restored

## REFERENCES:

1. Monmouth Deeds, Book 198, p. 15, Asher Hance, et al to E. Gay Hamilton, dated January 24, 1867, recorded May 2, 1867.
2. Beers Atlas, 1873.
3. Wolverson Atlas, 1889.
4. Red Bank Register, December 12, 1888.
5. Leonard W. J., *Sea Bright, Monmouth Beach, Rumson Road...*, 1903.
6. Monmouth Deeds, Book 385, p. 489, Katherine J. Hamilton to Robert J. Crawford, dated March 28, 1885, recorded April 2, 1885.
7. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pg. 20.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; revised 1994, 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

## NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

## HISTORIC PRESERVATION OFFICE

## INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-27

HISTORIC NAME: Robert Hance House

LOCATION: 128 Rumson Road

MUNICIPALITY: Rumson Borough

USGS QUAD: Long Branch

COMMON NAME:

BLOCK/LOT: 93/8

COUNTY: Monmouth

OWNER/  
ADDRESS:

## DESCRIPTION

Construction Date: c. 1845

Source of Date: Style of original section

Style: Italianate with extensive Colonial  
Revival additions & alterations

Architect:

Number of Stories: 2-1/2

Builder:

Foundation: Brick

Form/Plan Type: Rectangular main block w/side and  
rear wings

Exterior Wall Fabric: Wood shingle

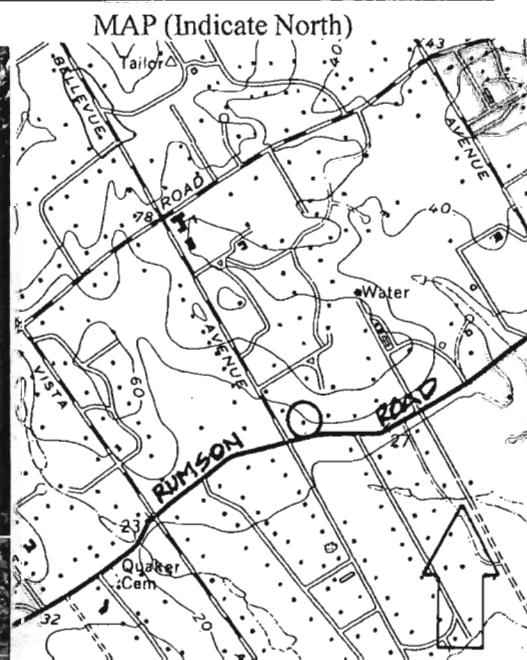
Fenestration: 7 symmetrical bay facade

Roof/Chimneys: Gable; 3 chimneys on main block, 3 interior chimneys in rear wing

## Additional Architectural Description:

The original Italianate house included the 5 bay main block and a rear service wing; later wings were added to each side. The older stylistic attribution stems from tall first floor windows and evidence there had been a Hance house on the site at least since 1851, but the Colonial Revival alterations give the house its basic appearance. The present envelope of the building appears to have been in place by 1889. Ionic pilasters are on the door enframement, which also contains tall, decorative sidelights. The first floor on the west is set back from the main block indicating a later expansion. There is a sleeping porch on the second floor and four triangular pedimented dormers on the third.

PHOTO Negative File No. 3 - 3, 4, 5



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

A lot on the northeast corner of Rumson Road and Bellevue Avenue, the remains of a once vast estate.

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

## SIGNIFICANCE EVALUATION:

The Robert Hance House has significance as a Rumson Road farmhouse and site of a prolific commercial orchard, its tie to one of Rumson's founders, and its family association with one of Monmouth County's greatest commercial nurseries, the A. Hance & Son Rumson Nurseries.

The family progenitor, John Hance, was a original Rumson buyer in 1665, had holdings of approximately 500 acres, and served as a local official. The family had extensive property and about five Rumson Road houses by 1851. Robert Hance, who owned this house, was a successful peach farmer known for his abundant crops into the 1880s. Robert was the last of the Hance family to live on Rumson Road, finally selling the house and 5.5 acres to Herbert L. Terrell in 1896, and moving to Red Bank to open a hardware business.

Rumson Nurseries, located west of Robert Hance's home and founded in 1854 by Asher Hance, had a national business. They merited a double page illustration in the 1878 Woolman & Rose atlas, featuring its large greenhouses and plant nurseries that serviced the shore's estates. The business ran into financial trouble in the depression year of 1873 and failed in 1878. Benjamin Hance then worked as a landscape architect and was associated with the famed landscape architect, Nathan Barrett.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS: However, cosmetic flaws and neglect have potential for deterioration.

## REFERENCES:

1. Lightfoot Map, 1851.
2. Beers Atlas, 1873.
3. Wolverton Atlas, 1889.
4. N.A., 1944, *History of Rumson*.
5. Woolman & Rose, 1878.
6. Red Bank Register, series of news briefs on Rumson Nurseries, Sept. 25, 1879, May 12, 1881, Sept. 7, 1881, Sept. 20, 1882, and Oct. 4, 1882.
7. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pg. 19-20.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-27

Robert Hance House



Rear of house, view South. 1994 Photograph.



West elevation. 1994 Photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-28

HISTORIC NAME: Uzal H. McCarter House

COMMON NAME: The Lindens

LOCATION: 141 Rumson Road

BLOCK/LOT: 114/21

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1903

Source of Date: Ref. 1

Style: Colonial Revival

Architect: Warrington G. Lawrence

Number of Stories: 3

Builder: G.D. Morrow  
Allenhurst. NJ

Foundation: Brick

Form/Plan Type: Rectangular

Exterior Wall Fabric: Shingles and clapboard

Fenestration: Variety of window types, dominated by 2/2  
sash with diamond panes in upper lights

Roof/Chimneys: Gable; 3 large corbeled brick chimneys (2 interior, 1 interior end  
wall)

Additional Architectural Description:

Side gabled house has cross gables on both north and south facades. Five dormers are on the north and seven on the south. Cross gables and dormers have triangular pediments. An over-storied porch is in the west end with pilasters at corners. An entry porch in the north and newly reconstructed full length porch is on the south. The original south porch was demolished in the 1970s. A 1993 reconstruction by architect George Rudolph followed historical photographs and was rebuilt on the old footings with great fidelity to the original. A remodeling in 1930 by Hyde and Shepard, New York City, did not change the fabric of the building. A garage was added on the east in the 1970s.

PHOTO Negative File No. 4 - 22, 23, 24



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The site is the northernmost lot on an 1882 designed community, Ellesmere Park, architect Edward Woodruff, landscape architect Nathan Barrett, that has lost much of his identity over the years. A dairy barn and carriage house/garage were once attached to this property. The latter is now a separate residence.

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

## SIGNIFICANCE EVALUATION:

The house is significant as a well-preserved example of high-style Colonial Revival architecture, a style that characterized early 20th century maturing of the Rumson estate area, and as part of a contiguous complex of summer estates belonging to one of New Jersey's most powerful families. The architect, Warrington G. Lawrence, who worked for McKim Mead and White and Richard M. Hunt before founding his own practice, was well known in his day and designed several houses for the McCarter family.

Thomas, Uzal and Robert McCarter, the three sons of prominent New Jersey lawyer Thomas McCarter, all summered on the Monmouth shore. Each built substantial Rumson houses. Thomas built the famed Rumson Hill (demolished in 1964) on the former George de Gillespie estate. Robert built his estate "Tall Trees" (see 1342-29) adjacent to Uzal on the west, their two properties bounding the historic Rumson Road cemetery. Uzal was a banker, and president of the influential Fidelity Trust Company in Newark (see attached biography). Robert practiced law and Thomas, also a trained lawyer, organized the Public Service Corporation.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Monmouth Building Contract #5076, dated Dec. 11, 1902.
2. Leonard, W.J. 1903 *Sea Bright, Monmouth Beach, Rumson Road...*, pg. 58.
3. Sanborn Atlas, 1907.
4. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pgs. 123- 129.
5. Morgan Cline, conversation with Randall Gabrielan, April 25, 1993. Note: Owner found Warrington Lawrence's original plans in the house.
6. Obituary for Warrington G. Lawrence. The New York Times (August 2, 1938).
7. Biography for Uzal McCarter. The National Cyclopaedia of American Biography, vol .23, 1933, pg. 262.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-28

Uzal H. McCarter House



North (Rumson Road) elevation. 1994 Photograph.



South elevation. 1994 Photograph.

**McCARTER, Uzal Haggerty**, banker, was born in Newton, N. J., July 5, 1861, son of Thomas Nesbitt and Mary Louise (Haggerty) McCarter, grandson of Robert Harris and Eliza (Nesbitt) McCarter and great-grandson of John McCarter who emigrated from county Donegal, Ireland, to Philadelphia, Pa., in 1774, and served in the Revolutionary war. His father (q.v.) was one of the most prominent lawyers of New Jersey. He was educated at the Pingry School, Elizabeth, N. J., and at Princeton University, being graduated A.B. at the latter in 1882. He was with the financial house of Kidder, Peabody & Company in New York city until 1887 and then spent two years as a salesman for the Lombard Investment Company of New York. In 1889 he entered the commercial banking field as executive manager of the Fidelity Title & Deposit Company of Newark, N. J., which had been founded two years earlier. He served in turn as secretary, treasurer, and trust officer and in 1904 was elected president, continuing in that position when the Fidelity Title & Deposit company was reorganized as the Fidelity Trust company. He was instrumental in bringing about the merger of the Fidelity Trust Company with the Union National Bank, creating the Fidelity Union Trust Company, and became president of the enlarged institution. Later five other banks, the Iron Bound Trust, American National, City Trust, North End Trust and Citizens National were absorbed by the Fidelity Union Trust Company. At the time of his death, this bank was the largest financial institution in New Jersey, with a capital of \$6,000,000 and deposits of \$150,000,000. Mr. McCarter served as chairman of the board of the Fidelity Union Title and Mortgage Guarantee company which was affiliated with the Fidelity Union Trust company. He was director of the Public Service Corporation of New Jersey (of which his brother, Thomas N. McCarter was president), the Newton (N.J.) Trust company and of the Western Electric company, and a member of the American Bankers Association, the New Jersey Bankers Association (president), and the Monmouth

County Historical Association. He was a Republican in politics but supported Gov. Alfred E. Smith on the Democratic ticket for president in 1928 because of his opposition to prohibition. He was once a presidential elector. He took a prominent part in civic and charitable activities and was a generous contributor to community chest campaigns in Newark and Red Bank, N. J. In the World war period he was chairman of the Liberty Loan sales. In 1928, with Felix Fuld (q.v.), he underwrote a \$57,000 deficit of the Newark Community Chest, and with his brothers gave \$120,000 to the Presbyterian Hospital in Newark and \$75,000 to the Babies' Hospital Coit Memorial. He was a Presbyterian in religion. An ardent sportsman, he was especially fond of yachting. He was a man of great dignity but among friends disclosed a jovial nature and keen sense of humor. He was married Jan. 30, 1889, to Jane Meeker, daughter of William Lewis, of Newark and they had one daughter, Isabelle, wife of Roger Young. He died at Red Bank, N. J., Aug. 15, 1931.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-29

HISTORIC NAME: Robert H. McCarter House  
LOCATION: 147 Rumson Road  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME: Tall Trees  
BLOCK/LOT: 113/1  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

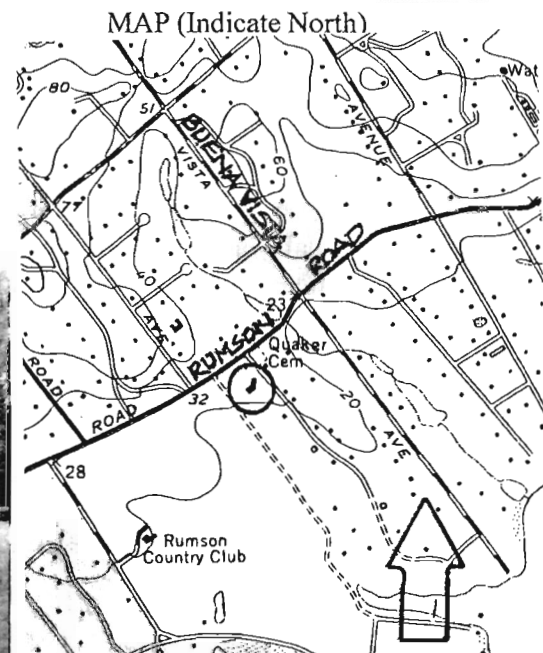
DESCRIPTION

Construction Date:	1902	Source of Date:	Ref. 2
Style:	Shingle style	Architect:	Warrington G. Lawrence
Number of Stories:	2-1/2	Builder:	
Foundation:	Brick	Form/Plan Type:	Rectangular main block with angled wings on east and west
Exterior Wall Fabric:	Wood shingle		
Fenestration:	Asymmetrical and varied		
Roof/Chimneys:	Hip and end gable with center cross gable/4 corbeled brick, 2 interior, 2 exterior		

Additional Architectural Description:

North facade has in main block, 1 hipped dormer with three pairs of casements and one gabled dormer with 3x3 sash. A triangular pediment is over the recessed entry. Second floor windows over it are replacements. A split leaf door is behind an enframingent with entablature and Doric pillasters. The south elevation has an overporch on the eastern end of main block, 3 gabled dormers facing south and 1 east.

PHOTO Negative File No. 3A - 24, 25



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Near 5 acre lot opposite the old rumson Road cemetery; its former carriage house is adjacent, now a separate residence.

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

## SIGNIFICANCE EVALUATION:

The house is significant as an example of high-design late Shingle style architecture, and as part of a contiguous complex of summer estates belonging to one of New Jersey's most powerful families. The architect, Warrington G. Lawrence, who worked for McKim Mead and White and Richard M. Hunt before founding his own practice, was well known in his day and designed several houses for the McCarter family.

Thomas, Uzal and Robert McCarter, the three sons of the prominent New Jersey lawyer Thomas McCarter, all summered on the Monmouth shore. Each built substantial Rumson houses. Thomas built the famed Rumson Hill (demolished in 1964) on the former George de Gillespie estate. Robert built his estate "Tall Trees" adjacent to Uzal's estate "The Lindens" on the west (see 1342-28), their two properties bounding the historic Rumson Road cemetery. Robert McCarter (1859-1941) studied law at Columbia before joining his father's law firm, known as McCarter and English since 1906. He served as president of the New Jersey Bar Association and as New Jersey's attorney general from 1903 to 1908.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

## REFERENCES:

1. Sanborn Atlas, 1907.
2. W.J. Leonard, *Sea Bright, Monmouth Beach, Rumson Road...*(1903), pg. 57.
3. Randall Gabrielan, *Rumson: Shaping a Superlative Suburb* (Arcadia, 2003), pgs 126-127.
4. Obituary for Warrington G. Lawrence. The New York Times (August 2, 1938).

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-30

HISTORIC NAME: Riker-Haskell House  
LOCATION: 59 S. Shrewsbury Drive

COMMON NAME: John L. Riker House  
BLOCK/LOT: 127/1

MUNICIPALITY: Rumson Borough  
USGS QUAD:

COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: c. 1890s

Source of Date: Ref. 1, 2, stylistic

Style: Shingle Style

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Rectangular with later wing on west

Exterior Wall Fabric: Wood shingles

Fenestration: 5 asymmetrical bays, 1/1 sash windows

Roof/Chimneys: Gambrel; brick exterior (east) end chimney and ridge chimney

Additional Architectural Description:

The north facade, facing the street, has three hipped dormers and a balcony over small porch, supported by four Tuscan columns. The south elevation, which appears to have once been the main facade, has a center cross gambrel roof over a third story balcony. Hipped dormers are on each side. A screened porch is in the southeast corner, while an open porch is west of it. West of the main block is an extension with a gambrel roof and a screened side porch. A wraparound porch was removed.

PHOTO Negative File No. 4 -3, 4; 5 - 13

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

A wooded area, with the house several hundred feet from the Shrewsbury River.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Shrewsbury River

SIGNIFICANCE EVALUATION:

This is a fine, well-preserved, although moved, example of a Shingle Style house, the style that predominated in the 1880s growth of the Rumson-Sea Bright-Monmouth Beach areas. In addition, it is associated with the influential and interrelated Riker and Haskell families, who built several fine summer homes and country estates in the area.

According to local sources, the house was built by John L. Riker for his daughter Mrs. J. Amory Haskell (Margaret Moore Riker) adjacent to St. Peter's Church in Monmouth Beach. The 1889 Wolverton Atlas (Ref. 1) indicates Riker owned the vacant lot north of the church. The house was moved about 1935 (Ref. 3) to its present Rumson location, as were numerous Sea Bright and Monmouth Beach houses, to save them from the retreating shoreline, although documentary evidence or contemporary accounts have not been located. John L. Riker, and John Riker, Jr. had two other shore houses contemporary with Mrs. Haskell's occupancy of this one, which were illustrated in Ref. 2. J. Amory Haskell later built Oak Hill Farm in Middletown Township (see 1331-25), which was arguably the largest and finest gentlemen farm in the County. Another family member, Samuel Riker Jr., built a large, brick house south of the Haskell estate, which is now the Navesink Country club.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

REFERENCES:

1. Wolverton Atlas, 1889.
2. W.J. Leonard, Seabright, Monmouth Beach, Rumson Road..., 1903, illus. p. 73 (see continuation sheet).
3. Monmouth County Historical Association, Vertical File (Rumson).

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-30

Riker - Haskell House



South (river front) elevation. 1994 Photograph.

HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-31

HISTORIC NAME: Borrowe-Graham House  
LOCATION: 25 Ward Avenue  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME:  
BLOCK/LOT: 80/9  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1870's with later additions/alterations Source of Date: Ref. 1-4

Style: Queen Anne

Architect:

Number of Stories: 2-1/2

Builder:

Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Clapboard

Fenestration: Varied and irregular

Roof/Chimneys: Cross gable several gabled and shed roof dormers; two interior chimneys and 1 exterior chimney

Additional Architectural Description:

House retains some of its early appearance on the west elevation, including a porte cochere on the southeast corner; the east (waterfront) elevation has been expanded and modernized in recent years. Many porches are enclosed and built-out; an original porch surrounds the southwest corner. Balustrades surround many of second floor and third floor open porches.

Note: House has been heavily renovated since original survey - new siding, windows, shutters and expansion on waterfront side.

PHOTO Negative File No. 3 - 13, 14

MAP (Indicate North)



# SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

A river lot on the Rumson Bluff with a tennis court between the house and a dock.

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

## SIGNIFICANCE EVALUATION:

The opening of the Sea Bright-Rumson Bridge in 1870, arguably the most important event in the development of Rumson, was followed by the erection of several large summer houses on the bluff overlooking the Shrewsbury River north of the bridge. This house is one of them, built for Samuel G. Borrowe of New York City, whose house was contemporary with other summer "cottages" built by Henry W. Alexander, James W. Alexander, and E. Boudinot Colt. The four had joint interest in riparian rights and in Sea Bright property, perhaps opposite them on the beach.

John C. Graham, the subsequent owner, undertook a major expansion and remodeling in 1885, a project that likely gave the house its present appearance (Reference 4). His architect was Edward L. Woodruff, from Staten Island, who had an active shore practice. The property once shared a driveway with the one to the south when it was owned by Malcolm Graham (see 1342-33).

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS: Recent changes mar integrity.

## REFERENCES:

1. Beers Atlas, 1873.
2. Wolverton Atlas, 1889.
3. W.J. Leonard, 1903, Seabright, Monmouth Beach, Rumson Road...
4. Monmouth Building Contract No. 1579, dated October 1, 1884, filed April 1, 1885.
5. Monmouth Deeds, Book 376, p. 61, Borrowe to Graham.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; updated 1994

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-31

Borrowe-Graham House



East elevation, overlooking Shrewsbury River. 1994 photograph.

HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-32

HISTORIC NAME: Church of the Holy Cross  
LOCATION: 30 Ward Avenue  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME: Church of the Holy Cross  
BLOCK/LOT: 104/10  
COUNTY: Monmouth  
OWNER/  
ADDRESS: Church of the Holy Cross

DESCRIPTION

Construction Date: 1885: cornerstone  
1886: dedication

Source of Date: Ref. 1, 2

Style: Gothic Revival

Architect: Patrick C. Keely

Number of Stories: 1

Builder: John Burke, Asbury Park

Foundation: Brick

Form/Plan Type: Rectangular nave-aisle

Exterior Wall Fabric: Wood shingles

Fenestration: Tall round arch stained glass windows

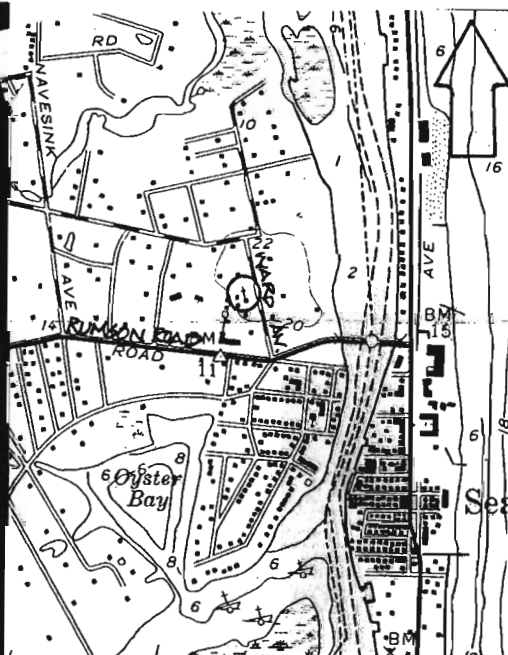
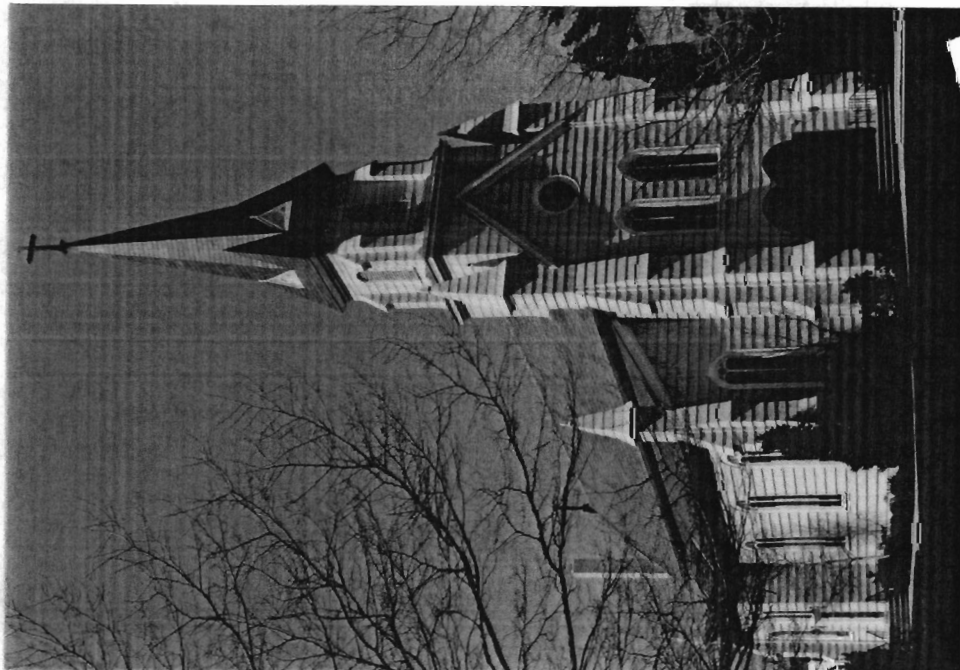
Roof/Chimneys: Gable with front inset bell tower and steeple; slate shingles on roof;  
brick chimney on west end.

Additional Architectural Description:

The distinguishing features of the Gothic Revival design include its intact tiered bell tower with tall hexagonal steeple and carved wood panels at the base; corner buttresses topped with spires; uniform wood shingle cladding; tall round-arched tracery stained glass windows; round-arched double door; and slate-covered roof. There is a lower one story modern extension added to the rear elevation. Historical views show that the church was originally unpainted wood shingles, and the double doors had arched transom lights with tracery.

PHOTO Negative File No. 2 - 24 to 29; 3-18

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The church was erected on a narrow lot, but expanded over the years in each direction and today includes extensive grounds at the northwest corner of Rumson Road and Ward Avenue. Part of the present property is occupied by Holy Cross School. A 1977 parish house lies north of the church. The 1890 carriage house of the former S.J. Harriot estate stands south of the church (see Continuation Sheet). This fine Shingle Style structure could have been designed by Stratton & Ellingwood, designers of the large shingled mansion that once stood at the corner. Sidney Stratton was a former associate of McKim, Mead & White. The Harriot Estate (house and carriage house) and part of the church are visible in a 1901 Pach Brothers photograph reproduced in Ref. 1.

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

## SIGNIFICANCE EVALUATION:

This is an excellent and well-preserved 19th century Gothic Revival Catholic church in Monmouth County. Although the first Roman Catholic churches in the county date from the 1850s, the oldest churches still standing date from the late 1870s and 1880s. St. Rose of Lima Church (built 1881-82; see #1315-78) and Church of the Holy Cross are the finest of this early group. This church is also architecturally significant as part of the body of work by Patrick Charles Keely (1816-1896), a self-trained architect who emigrated to the United States from his native Ireland in 1842 and established a prominent career spanning fifty years designing Catholic churches, convents and schools in this country. Keely became a favorite architect of the Catholic Church as it provided for the growing Catholic population in the late 19th century. In New Jersey alone, he designed at least 30 Catholic churches, including the Cathedral of St. John the Baptist in Paterson, St. Bridget's in Jersey City, St. Peter's in New Brunswick as well as the main building at St. Elizabeth's, Convent Station. Unlike the brick and stone churches that he designed for urban parishes, this wood shingled Gothic design befits the rural summer resort community that was 19th century Rumson.

Historically, the Church of the Holy Cross illustrates the emergence of Roman Catholics in 19th century Monmouth County and during the early period in Rumson's development as a summer resort community. The earliest churches in Rumson were Presbyterian and Episcopal. Many of the city residents who came here after the 1870 opening of the Sea Bright-Rumson Bridge brought large domestic staffs, largely Irish Catholic, who built Holy Cross to meet their need to worship.

ORIGINAL USE: Church

PRESENT USE: Church

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

COMMENTS:

## REFERENCES:

1. The Rumson Historical Committee, 1944. History of Rumson 1665-1944, p. 105, 186.
2. Monmouth Building Contract No. 1665, dated May 18, 1885. Monmouth County Archives.
3. William N. Field, "Patrick Charles Keely, Forgotten Architect," NJ Catholic Records Newsletter, vol. X no. 3 (Spring 1991), p. 1-2.

RECORDED BY: Gail Hunton / Randall Gabrielan

DATE: 1982; amended 1994, 2001

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-32

Church of the Holy Cross



Harriot Estate Carriage House, view southwest. 1984 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-33

HISTORIC NAME: Malcolm Graham Carriage House  
LOCATION: 31 Ward Avenue  
MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

COMMON NAME:  
BLOCK/LOT: 80/7  
COUNTY: Monmouth  
OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1885      Source of Date: Ref. 1 and date on weather vane  
Style: Shingle Style      Architect: Ficken and Clark, NYC  
Number of Stories: 1-1/2      Builder: James Rudolph  
Foundation: Brick      Form/Plan Type: Rectangle with conical tower  
Exterior Wall Fabric: Natural wood shingles  
Fenestration: Varied, many are diamond pattern  
Roof/Chimneys: Hipped/brick, ridge

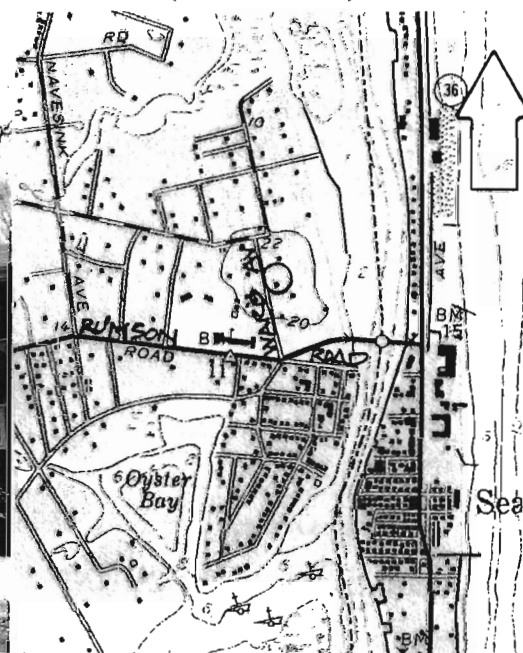
Additional Architectural Description:

Three sliding garage doors with diamond pattern windows. Porch on north side was reinstalled from Holy Cross convent (Ref. 4). Hipped dormers on west and west sides; hayloft in center dormer on north. Colonial Revival front (north) door enframement with broken scroll pediment a later addition, perhaps with porch. The present living room was reportedly a ballroom, confirmed by the owner's contractor finding during a renovation "ballroom" marked on posts. The living room floor boards were taken from an Ocean Grove church that contractor was demolishing at the same time (Ref. 4). Extensive beaded board cladding of interior walls and ceilings remains. Two horse stalls remain in a storage room, while a third was converted into a bar. Drop-down hay loft remains on the second floor. The tower was decorative, for viewing purposes only. **Update:** Building was demolished in the late 1990s.

PHOTO Negative File No. 3 - 15, 16, 17



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The building is on the street side of a subdivided, former river to street lot.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Opposite Holy Cross Church

SIGNIFICANCE EVALUATION:

This is a well-preserved, relatively unaltered carriage house remaining from the early development of the Rumson Bluff. The c1940 conversion to a residence (Ref. 4) maintained the atmosphere of a carriage house.

ORIGINAL USE: Carriage house/Stable

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐

REGISTER ELIGIBILITY: Yes ☐ Possible ☒ No ☐ Part of District ☐

THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐

No Threat ☒ Other ☐

COMMENTS:

REFERENCES:

1. Monmouth Building Contract No. 1607, dated January 22, 1885 (signed by H. Edwards Ficken).
2. Wolverton Atlas, 1889.
3. Sanborn Atlas, 1907.
4. Conversation with owner Terry Smith. Randall Gabrielan, August 3, 1994.

RECORDED BY: Gail Hunton/Randall Gabrielan

DATE: 1982; amended 1994, 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

**HISTORIC SITES INVENTORY NO. 1342-33**

**Malcolm Graham Carriage House**



View northeast. 1991 photograph.

HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-34

HISTORIC NAME: C.B. Alexander Estate Windmill  
LOCATION: 37 Ward Avenue

COMMON NAME:  
BLOCK/LOT: 80/3  
COUNTY: Monmouth  
OWNER/  
ADDRESS: Donald & Frances Sykes

MUNICIPALITY: Rumson Borough  
USGS QUAD: Long Branch

DESCRIPTION

Construction Date: c. 1895

Source of Date: Ref. 1, 2

Style: Shingle Style

Architect:

Number of Stories: n/a

Builder: A.J. Corcoran Co.

Foundation: Twelve feet brick base

Form/Plan Type: Octagonal tower

Exterior Wall Fabric: Wood shingles

Fenestration: 3 four-pane openings in base; several ventilator openings in tower.

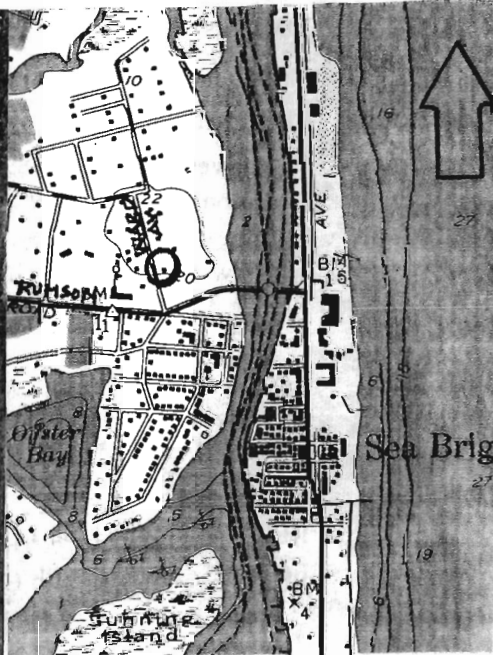
Roof/Chimneys: Gabled

Additional Architectural Description:

Octagonal brick base and octagonal shingled tower above, topped by a gabled roof with a catwalk. Eyebrow dormers are in the roof.

PHOTO Negative File No. 4 - 1, 2

MAP (Indicate North)



## SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

A one acre lot embracing a former carriage house, now a residence, and this tower have been carved from an estate that once ran from Ward Avenue to the Shrewsbury River.

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

## SIGNIFICANCE EVALUATION:

This is one of two remaining windmills on the Rumson peninsula, a building type that once literally dotted that landscape. Due to the ambiguity of historical maps, its origins and construction date are not entirely clear. The structure appears to be on property that was once part of the C.B. Alexander Estate (shown on Sanborn map as water tank adjacent to a long one and a half story carriage house). The carriage house and windmill appear in a 1951 photograph (Reference 4).

Andrew J. Corcoran, an Irish immigrant, perfected the mechanical devices of the windmill water pump while employed in upstate New York. He produced the first self-regulating windmill, a prize winner at the 1862 Rochester Fair. He organized his own company, built a large factory in Jersey City, manufacturing windmills from his own patented designs. Corcoran's promotional material claimed to have 200 windmills on a five mile stretch of Rumson Road.

ORIGINAL USE: Windmill - pumping

PRESENT USE: Storage

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

COMMENTS:

## REFERENCES:

1. Wolverson Atlas, 1889.
2. Sanborn Maps, 1907 and 1922.
3. Jersey City of Today (for the history of the A.J. Corcoran Co.).
4. View of Sea Bright Bridge under construction, 1951 (The Dorn's Collection, Red Bank).

RECORDED BY: Gail Hunton/Randall Gabrielan

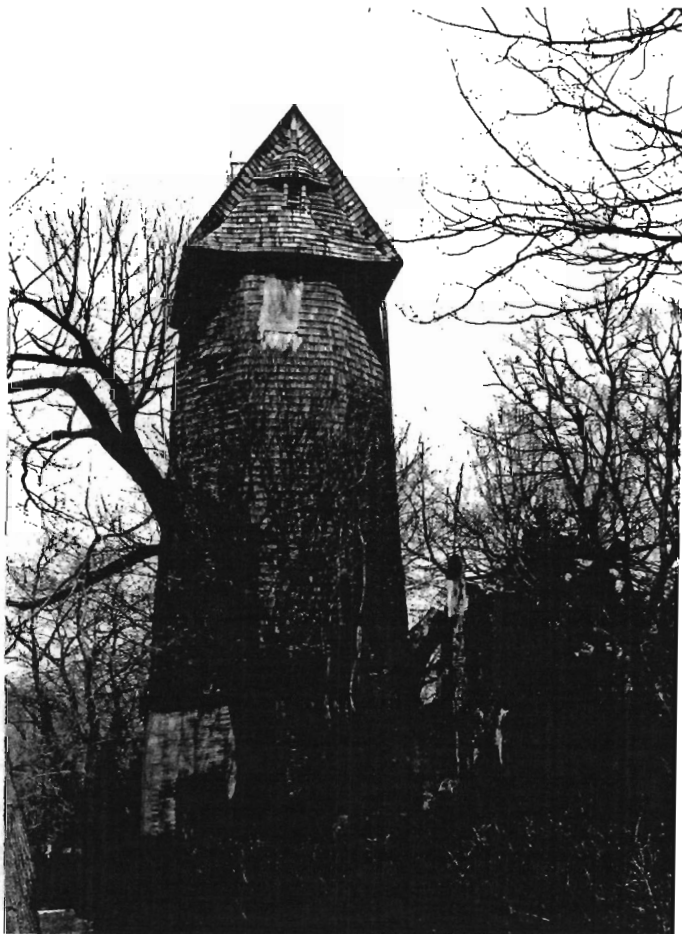
DATE: 1982; amended 1994

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1342-34  
C.B. Alexander Estate Windmill



1994 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1342-35

HISTORIC NAME: Robert O. Howard House

COMMON NAME:

LOCATION: 17 Wardell Avenue

BLOCK/LOT: 105 / 52

MUNICIPALITY: Rumson Borough

COUNTY: Monmouth

USGS QUAD: Long Branch

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1936

Source of Date: Ref. 1

Style: Moderne

Architect:

Number of Stories: 1

Builder: William Romaine

Foundation: Not visible

Form/Plan Type: Rectangular

Exterior Wall Fabric: Stucco

Fenestration: Varied with paired 8 pane steel casements  
predominant

Roof/Chimneys: Flat roof, eave wall with decorative herald

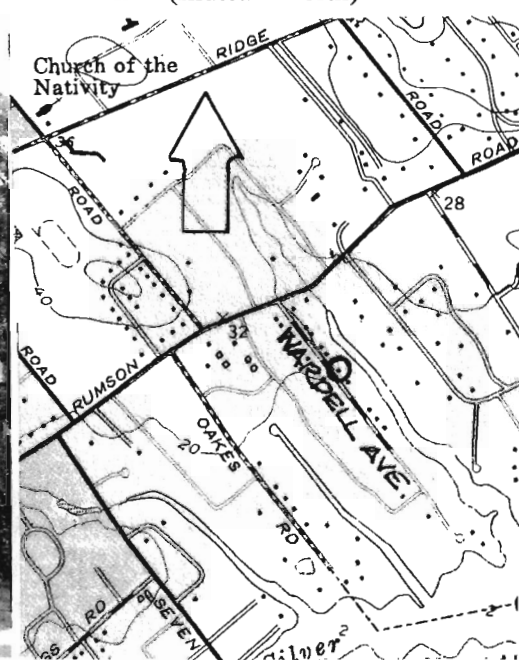
Additional Architectural Description:

An extension with garage has been added to the east (rear) end of the house, its overall compatibility with the original house somewhat marred by three pane awning windows.

PHOTO Negative File No.



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Each house on the east side of Wardell Avenue borders the Rumson Waterway.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐  
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐  
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☒ Country Club

SIGNIFICANCE EVALUATION:

This is one of few Moderne houses in Monmouth County. Even at the time of its construction, this "ultra-modern type was an innovation for this section, but very largely in vogue in new residential development elsewhere." (Ref 1).

The Millward Farm located to the west of the Rumson Waterway was enhanced for residential development with the improvement of the stream for pleasure boat dockage by the Rumson Park organization c1915.

ORIGINAL USE: Residence

PRESENT USE: Residence

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

COMMENTS:

REFERENCES:

1. Red Bank Register, August 27, 1936.

## CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1342-35

Red Bank Register (August 27, 1936)

**AUGUST 27, 1936.**

RED BANK REGISTER

### **Wardell Avenue Gains Homes As Recovery Returns**

**Two Houses Recently Completed, One Under Way and Another to be Started Soon—  
Building Prospects Bright.**

Picturesque Wardell avenue, extending from the Rumson road to the South Shrewsbury river and flanked by an estuary of that stream, is well in the process of development as a high-class residential center of Rumson borough. About half a mile in length, the street was cut through the Millward property eight years or so ago and the land was put on the market for home sites. The owners of the tract are Mrs. Annie Woodward and her sons, George, Roy and Harry Millward.

A number of lots was sold within a short time after the development was plotted, and several houses were built. The depression temporarily stopped the growth of the settlement, but with the advent of better times home building is again going on. Two fine residences have recently been completed, another is in course of construction and plans are being prepared for another.

The houses just finished are now occupied by their owners, John J. Knodell, formerly of Towerhill avenue, Red Bank, and Robert D. Howard, formerly of New York. Mr. Howard is banquet manager of the Astor hotel of New York. The house under construction is for Harry F. Thiesmeyer, who is a resident of Wardell avenue. Zimmerman & Coddington of Middletown village have the contract. Walter W. Zimmerman, the senior member of this firm, built eight of the nine houses on the street. He recently took in Wilbur Coddington as a partner.

The house scheduled to be started soon will be for James Kaplan of New York, president of State Film Delivery Service. It will be of the Spanish type and its owner and his family will occupy it. The plans have not been fully completed.

Mr. Thiesmeyer's house is being built on the west side of the street. It will have the latest features, including copper fixtures attached to the foundation to prevent termite infestation. The house will be insulated outside and inside. Mineral wool will be used for this purpose. A court with a decorative fence two feet high will be in the front yard. Around the fence will be a flag walk, and the courtyard will be in the form of a series of wide steps with a flooring of broken flagstones.

On the southeastern side of the dwelling will be a porch, 8x20 feet, with a flooring of red cement and with the porch foundation edged with material of the same color. Another unusual feature will be a rear porch extending from the house to the garage. The porch will be 8 feet wide and 20 feet in length and it will have three ornamental arches. It will extend out from the house in the form of a deck.

The house will be of the colonial type with wide shingle enclosures, and a colonial front entrance. An outside chimney will be on the south side. Three dormer windows will be on the side of the house facing the street and a bay window will be in the dining room. A large fireplace will be in the living room. The end of the room where the fireplace is to be located will have moulded edge boards for the side wall. The house will have two bathrooms with tiled floors and sidewalls. The floor and walls of the kitchen will be of the same material. Hardwood floors will be laid in the other rooms. The window frames used in the house will be of a new type without pockets, sash cords and weights.

Mr. Howard's new house is of an ultra-modern type which is an innovation for this section but very largely in vogue in new residential developments elsewhere. It overlooks the estuary of the South Shrewsbury river mentioned above. This stream of water affords a fine harbor for deep water yachts and cruisers. Although its upper reaches extend to within a few yards of the Rumson road, few people know of its existence aside from residents of Wardell avenue. Trees and shrubbery hide it from the view of travelers on the Rumson road.

William Romaine of New York was the contractor. The dwelling is enclosed with steel and stucco. It has five rooms and a large sun deck, the latter overlooking the branch of the river. The house is provided with every modern comfort and convenience and its attractive appearance has contributed materially to the enhancement of the neighborhood.

Mr. Knodell's house is of the Cape Cod type and one of the most imposing residences on the street. It is next to Mr. Howard's home. A large part of the front enclosures are Pennsylvania ashler stones and there is a large outside chimney of the same material.

The kitchen, bathroom and lavatory have floors and sidewalls of tile. Oak floors are laid throughout the other rooms. The cellar has been very attractively outfitted as a recreation and play room. Overlooking the harbor or creek is a porch, 12x16 feet. A breakfast nook with octagon windows is also almost directly over the stream. The front porch has a floor of flagstone. Attached to the house is a double garage with two entrances.