



United States Department of the Interior


NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

January 18, 2011

Notice to file:

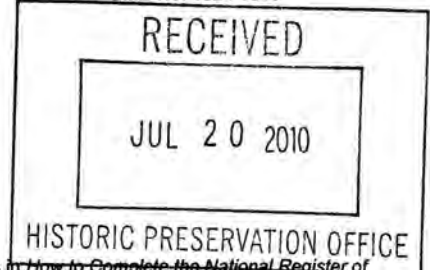
This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall 
Historian
National Register of Historic Places
Phone: 202-354-2255
E-mail: Edson_Beall@nps.gov
Web: www.nps.gov/history/nr

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

DEC 02 2010



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Willow Hall

other names/site number George Vail House

2. Location

street & number 330 Speedwell Avenue not for publication

city or town Morristown Town vicinity

state New Jersey code NJ county Morris code 027 zip code 07960

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I 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. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.

Signature of certifying official/Title [Signature] Date 11/3/10

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. 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 [Signature] Date of Action 1.18.11

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 3 | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| 1 | 3 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A _____

Number of contributing resources previously listed in the National Register

0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Residence _____

Current Functions

(Enter categories from instructions)

PROFESSIONAL/non-profit office _____

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th CENTURY/Gothic Revival _____

Materials

(Enter categories from instructions)

foundation Granite _____

walls Puddingstone and Granite _____

Gray Sedimentary Fieldstone and Granite _____

roof Slate, Asphalt and Metal _____

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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SUMMARY PARAGRAPH

Picturesquely sited overlooking the north side of Speedwell Lake, Willow Hall is a Gothic Revival villa based on Andrew Jackson Downing's Design V in *Cottage Residences, Rural Architecture and Landscape Gardening*. Completed in 1848 by George Vail, Willow Hall is a three-story, three-bay, two-bay deep T-shaped residence constructed of purple puddingstone with granite quoins and window trim. The slate gable roof is embellished with interior chimneys and a steep center cross gable with broad bracketed eaves. Bracketed cast iron window hoods and sills adorn the paired windows of the main block of the house. At the third floor, balconies with Gothic tracery grace the side elevations. The puddingstone, which is the main building material for most of the house, is a dramatic purple color. Puddingstone is a sedimentary rock which is a conglomerate, made up of a mixture of different, irregular sized grains and pebbles held together by a finer matrix, usually formed from quartz sand. The purple color indicates that the stone comes from Bearfort Mountain, Boonton, Rockaway Township in northern New Jersey.

Willow Hall sits above Speedwell Lake and Speedwell Avenue on a sloping 6.2 acre site. The house sits on a large swath of grass; trees border the property. In addition to the house, there are three non-contributing buildings on the site including a four-car garage, a cottage and a root cellar. The garage was converted from the original 1840 chicken house. It was heavily altered in 1951. The cottage and root cellar were constructed between 1895 and 1910, outside the period of significance for the site.

EXTERIOR

The south façade of Willow Hall is symmetrical with three bays and a center entry. The steeply-pitched, center cross gable has a deep eave with heavy wood brackets. Paired four-over-four windows with cast iron hoods and wood panels below flank the mid-20th century Colonial Revival entrance with fanlight and side lights (Photo 6). The ground floor windows originally extended to the floor and doubled as doors providing access to the no longer extant piazza that originally spanned the façade. The existing sash were installed when central heat was added to the building at the end of the 19th or beginning of the 20th century. A standing seam terne-coated canopy with articulated barge board currently protects the entrance. At the second floor, there is a large six-over-nine window flanked by two-over three sidelights. This over-sized window extends to the floor and originally doubled as a door allowing access to the piazza roof balcony (Photo 6). On either side of this, aligned with the first floor windows below, are four-over-four sash. These windows have bracketed cast iron window hoods and sills. Within the center gable are paired casement windows with a pointed arch top. A granite hood and sill adorn the casement windows (Photo 1).

The east elevation has a two-bay deep main section with deep bracketed eaves. Behind this is the simplified three-bay, two-story gable-roofed kitchen wing with asphalt shingles. The eaves of the kitchen wing are much-less deep and do not have brackets (Photo 2).

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At the south end of the first floor of the main block is a three-sided bay window. The bay window has a fixed center door flanked by two sets of sash, all divided by pilasters. The door is a single door designed to look like a double door, with a multi-light sash over a raised panel below. Four-over-four double-hung sash flank the door at the center. Below the windows are molded wood panels. A porch with a metal roof supported by square wood columns covers the bay window. The bay window is an original feature; the porch was added between 1895 and 1910. To the north of this and above at the second floor are paired four-over-four sash with bracketed cast iron hoods and sills. At the third floor of the main block is a pair of casement windows with pointed arch tops and granite hood, matching that found on the south façade. This window opening extends to the floor, providing access to a wood balcony with Gothic tracery above a heavy bracketed granite base (Photo 2).

At the east elevation, the first floor of the kitchen wing has a large center window opening with three ganged sash: six-over-six sash flanked by four-over-four. On either side of this is a single four-over-four sash. Above this, at the second story, are three windows: four-over-four sash at the north and south ends with a six-over-six sash centered above the large window below. Each of these window openings has a granite lintel and heavy granite sill (Photo 3).

The north elevation is dominated by the gable end of the kitchen wing which is centered on the elevation. This end is mostly gray sedimentary fieldstone, not puddingstone, but retains the same granite quoins as the other elevations. On the first floor, there is an entrance at the western end and a six-over-six sash at the eastern end. Both are topped with granite lintels and the window has a heavy granite sill. Above the window is a decorative panel of pebble dash. At the upper gable end is a round recess that may have contained a date stone (Photo 4).

The north elevation of the main block is a combination of puddingstone and fieldstone. The areas visible from the road—the eastern side and the area of the western side above the peak of the roof line of the rear ell—have puddingstone. On the western side, below the roof peak, is fieldstone; this part of the elevation is not easily viewed by the public. This elevation has the same bracketed, deep-eaved, center cross gable of the south façade. On either side of the kitchen wing are paired four-over-four sash with bracketed cast iron hoods and sills. At the first floor on the eastern end, there are wood panels below the sash. Like the windows on the façade, this indicates that these sash are turn-of-the-20th-century replacements; they used to be larger and doubled as doors to the porch that was originally found in this corner (it is no longer extant). The western side of north elevation has brackets above the second floor windows; these brackets do not exist on the eastern side; it is unknown when the brackets were added. Finally, below this, is the entrance to the mid-20th century sun porch.

At the second and third floor, the west elevation of the main block matches the east elevation. There are paired four-over-four windows with bracketed cast iron hoods and sills at the second floor

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and a pair of casement windows with arched tops with a wood and granite Gothic balcony. The first floor, however, is different. At the southern end, there is an original five-sided bay window with four sets of twelve-over-twelve sash. Originally, this bay had brackets and likely had a metal roof but is now covered with a variegated slate roof which was installed in the 20th century when the matching bay window to the north (pre-1935) and entrance vestibule (1935-1945) between were constructed. Both bay windows are now stuccoed. The original bay probably had wood panels below the sash and wood pilasters at the corners like the bay window on the east elevation; it was stuccoed when the north bay was constructed. The bays are connected by a small medieval-revival style stone entrance with a rounded arched door and rounded arched windows. The difference in the architectural style of the bay window and entrance seems to indicate that the entrance was added later, maybe between 1935 and 1945. When this entrance was added, both bay windows and the entrance itself were topped with variegated slate roofs (Photo 5).

On the west elevation, to the south of the original south bay window, is a small area of puddingstone from the roofline of the bay window down to grade; this is the only part of the west elevation with puddingstone.

INTERIOR

The main section of Willow Hall is a center hall, two-room deep plan. With few exceptions, the conditions on the interior of the building are good, with a very high degree of integrity of historic fabric. The good condition of the house is testament to the high degree of maintenance by the various owners over the years. On the first and second floors, many features are the same. All of the walls and ceilings are plaster with either painted or papered finishes. The wood flooring is tongue-and-groove, 9-10" wide. The baseboard is ± 10" tall with a composite cap and quarter-round at the floor, which might be added. Each room has run plaster crown mouldings with different profiles (Photos 11 and 12). With the exception of the parlor, which is much more ornate, they are all fairly simple. There are plaster medallions centered in the ceiling of the foyer and the four principal rooms on the first floor. The chandelier in the foyer is the only historic chandelier remaining. Doors throughout the house are four-panel stile-and-rail doors. Most are original. The profile of the door trim is consistent throughout the house but at the primary spaces on the first floor the door openings are embellished with shouldered and pedimented casings (Photo 15).

Generally, the finishes within the kitchen wing and on the third floor are simpler. The baseboard is a simple beaded base. There are no crown mouldings and the flooring is white pine, different from the main wing. Plaster walls and ceilings remain.

One enters Willow Hall into the foyer through the main entrance centered on the south façade. With the exception of the later tile flooring, the finishes are original including the historic chandelier (Photo 7). Off of the foyer one has access to the library to the west (Photos 10 and 11) and a parlor, currently a reception room, to the east (Photos 12 and 13). To the rear of the foyer is the stair hall

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(Photo 9). To the west of the stair hall is the dining room (Photo 14) and to the east, with the door located behind the stairs, is the drawing room, currently an office (Photos 15 and 16). In addition to the baseboard, crown molding and ceiling medallions, each room off the foyer has a fireplace. All of fireboxes are shallow with unique surrounds (Photos 13, 16, 18). The library with its original paneling and glassed-in bookcases has a wood paneled surround to match the paneling in the room. The parlor has a rounded marble surround (Photo 10). The dining room and drawing room both have square marble surrounds (Photo 14 and 16).

At the rear of the stair hall, contained in the rear section of the house, is a bathroom with tile flooring and wainscoting dating to the 1935-1945 period. Access to the remaining areas in the rear section of the house is through a door in the northeast corner of the dining room. This is an original door that opens into what is now the kitchen. From the kitchen one has access to the non-historic sun room or to the historic kitchen, which is currently a large work room. In the northeast corner of this room is the stair to the second floor of the rear section and the stair to the basement.

The main stair rises in the hall of the main section from the first floor to the third floor in an unbroken open stair with a large sky-light centered in the stair opening (Photos 9 and 19). An intermediate landing between the first and second floors provides access to the second floor of the rear section of the building as well as a small room off the landing that historically was a second floor pantry. Continuing up the stairs, there is a large landing at the second floor. From here, there is access to the two northern bedrooms at the northeast and northwest (Photo 17) corners of the house. Between the stair landing and the northwest bedroom is a small narrow room, currently a closet that was identified as a bathroom in the 1875 inventory completed after George Vail's death. Off the northwest bedroom, in the rear wing of the house, is a bathroom that was added in the location of the original service stair. To the south of the second floor stair landing is a passage, under a large trimmed opening that provides access to the southeast (Photo 18) and southwest bedrooms and a bathroom between these two rooms, centered on the south side of the house. Both of the bathrooms of the second floor have similar finishes with tile flooring and wainscoting dating to the 1935-1945 period, matching the finishes of the bathroom on the first floor.

At the second floor, three of the four bedrooms have fireplaces, the one exception being Room 208. These fireplaces, like the first floor, have very shallow fireboxes and the one in Room 207 has a Franklin Stove (Photo 18). The square marble surrounds in Rooms 204 and 205 match.

One gains access to the second floor of the rear wing off the intermediate landing into a short narrow hallway. Immediately inside the door to this hall one encounters a curved wall that very closely follows the swing of the door. At the rear of this hall a door opens into a living room. There is a bedroom to the east of the living room, a bathroom in the northwest corner and the kitchen and stair down in the northeast corner. The configuration of these rear rooms, with the exception of the bedroom, has changed significantly over the history of the house.

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The third floor of the house is limited to the main wing. There are three rooms off the third floor landing. There are large rooms at the east and west sides of the third floor with a small bedroom under the cross gable at the front of the house. The third floor rooms have partially sloped ceiling under the rafters with very simple details compared to the lower floors in the main wing.

OUTBUILDINGS

When owned by George Vail, the property of Willow Hall included numerous acres, gardens, orchards, stone walls and several outbuildings including a chicken house and barn. The chicken house and barn were the first buildings constructed on the site; they were built in 1840. Today, there are three outbuildings remaining. They include a four-car garage, a cottage and a root cellar. The garage was converted from the original chicken house. The cottage and root cellar were constructed between 1895 and 1910. The barn is no longer extant; sections of it had burned down by 1945. The remainder of the buildings have been lost.

The garage is located at the rear of the property. It is a one-story stone and concrete block building with a low-sloped roof with roll roofing. It has four garage doors across its east façade. The garage contains the original 1840 twelve-by-twelve chicken house. This stone building was enlarged between 1895 and 1910. In 1951, it was converted to a four-car garage and the concrete block walls were added (Photos 20-23).

The cottage and stone root cellar were built between 1895 and 1910 by Frances Bertram, the daughter of George Vail. Originally, the cottage was half the size and may have been a carriage house. In 1951, an addition was constructed to the north, converting it into a guest cottage. The cottage is located to the north of the house and is a gable roof masonry building. The foundation is painted stone; the walls painted stucco. The roof is asphalt; most of the windows are six-over-six with a prominent oriel window on the south elevation (Photos 23-25).

The root cellar was constructed between 1895 and 1910. It is a round stone structure built into a hill. Adjacent to the cottage, its flat poured concrete roof provides a patio space off the cottage's west entrance. It is constructed of stone that matches the stone of the cottage's original chimney. Above the stone walls are four piers. The front piers hold a wrought iron hand rail. The eastern piers frame an entrance from the cottage. The western piers hold an oversized gate that according to local legend was made at Speedwell Iron Works and was once a door to a jail cell. The original wood door into the root cellar remains on the south façade (Photos 26 and 27).

CONSTRUCTION CHRONOLOGY

Phase I, Original construction

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When first completed in 1848, Willow Hall was based on Downing's Design V. Like this design, there was a broad piazza across the façade in front of large-to-the-floor windows. At Willow Hall, it was tripartite with a higher center section that likely also doubled as a balcony from the second story, and lower flanking side sections (Figure 1). On the east elevation of the main block, there was no porch over the bay window but there was a porch in the northeast juncture of the main block and kitchen wing; access to the porch was through a tall window off the north elevation of the main block. There was no sun porch on the west side of the kitchen wing and there was only one bay window at the west elevation of the main block which provided access to the outside through the door on its north side. Originally, there may have been ivy or vines on the west elevation. This was a common feature of Downing inspired houses and there are extant hooks on this elevation.

From the 1875 inventory made at George Vail's death, the original floor plan and room uses can be determined. Because the rooms tend to be listed sequentially as they were reviewed by the person doing the inventory and because in this inventory the name of each room was called out, the original floor plan is clear. On the west side of the main block was the library in the southwest corner with the dining room, with no bay window, behind it. On the other side of the hall, the parlor was in the southeast corner and the drawing room was behind it with access to a porch that is no longer extant. The kitchen wing was dominated by a large kitchen at the north end. Between this and the main section of the house was a passage, pantry and a stair to the second floor in the southwest corner. In the southeast corner there is currently a bathroom; it is unknown what the original use of this room was. There was no stair in the northeast corner. While there may have been a porch on the west side, the current sun porch is not original.

The second floor of the kitchen wing originally had a passage with three bedrooms; this configuration has been completely altered.

The inventory for the second floor of the main block listed four bedrooms, the bathroom and a pantry. Because there are now more rooms on the second floor than were listed in the 1875 inventory, it is unclear what the original configuration was. It is assumed that the current bathroom in the center of the southern end of the stair hall is the "hall bed room" of the inventory, the contents of which make it appear to be more of a dressing room than a bedroom. As it is connected directly to the southwest bedroom, it is a perfect fit for this use. Using the inventory as a guide, this leaves an additional room on the east side of the house; however, the architectural evidence does not indicate that one of these rooms was added later.

On the third floor, the floor plan remains intact and original with a small bedroom on the southern side flanked by the large rooms referred to in the inventory as the garret.

When first built, access to the basement was from the exterior only. The stairs were located in the west juncture between the main block and the kitchen wing. Repairs to the west stone wall visible in

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the basement confirm a basement entrance here. Architectural investigations and oral history corroborates that there was no interior connection between the ground floor and the basement.¹

No outbuildings or their contents are included in the inventory. However, it is known that outbuildings existed. The chicken house, barn and gardener's cottage are discussed in letters from George Vail from the 1840s. In addition, an outbuilding can be seen on an 1850 map (Figure 2) and the barn and the chicken house both can be seen in the 1852 drawing of Speedwell (Figure 3). Between 1852 and 1887, an addition was constructed on the barn, making it L-shaped (Figures 2, 3 and 9).

Although water closets are depicted in Downing's Design V, there are no references to them in the inventory so it does not appear that Vail had a toilet. A privy, therefore, also existed on the site originally through 1875.

In addition, by 1856, there was a boat house located on the shores of Speedwell Lake. It is seen in an 1856 drawing and an 1861 map (Figures 5 and 6); no other documentation has been found but archaeological investigations confirmed its existence. It is unclear when the boat house stopped being used. The pre-Revolutionary dam that created Speedwell Lake was swept away in February 1891. The dam was rebuilt in a different location and steamboats continued to tour the lake as they had since the 1850s. A new steamboat was introduced in 1898. However, in the early 1900s, the Morristown Improvement Society purchased some Speedwell Lake properties and began draining the lake. It was seen as a health hazard because it was very shallow and a breeding ground for malarial mosquitoes. The dam was removed, the swamp cleared of brush and low places filled in using fill from an excavated high bank. The plan was to make this area into a meadow park. This is clear in the 1910 map which depicts the lake as a narrow small river.² (Figure 12) It would seem, therefore, that the boat house stopped being used at some point at the beginning of the 20th century. By 1910, it would have been completely obsolete.

Interestingly, the 1850 map shows an extension to the west of kitchen wing that is no longer there, is not indicated in Downing's Design V and is not indicated in the 1875 inventory. This could be a porch but it is not known for sure. It remains on maps through 1910; by 1945, it is no longer extant (Figures 8-10, 12 and 13). However, because of the sun porch and garage modifications now in its location, it is impossible to know for sure what existed in this location originally.

Phase II, 1875-1935

After 1875, Willow Hall became a rental property for 45 years. It is assumed that the house was updated at this point to accommodate renters. Because of the lack of photo documentation, there is some speculation as to the dates changes were made. Through map research, some changes can be dated within a 20-year period. The date of other changes is unknown and based on educated guessing.

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The first changes that are surmised to have been made on the property were by George Vail's daughter, Frances Bertram (1875-1920), who acquired the property at the death of her father. Bertram lived in Europe throughout her life; she never lived at Willow Hall. In 1898, she took out a mortgage on the property for \$10,000. She took out a second one in 1901 for \$5,000.³ It is assumed that this money went to improvements at Willow Hall as there are changes noted within this time frame within the historic maps. It is assumed that changes may have been seen as essential upgrades in order for Bertram to rent the house.

Between 1895 and 1910, Bertram added the porch over the bay window on the east elevation and the skylight was added to the stair hall. While it is possible that the skylight is a 19th century feature and possibly original, the architectural evidence indicates it is later and there are no references to skylights within Downing's known work. Bertram also removed the porch within the northeast juncture of the main block and the kitchen wing.

It is possible that during this period, the northern bay window of the west elevation was added. It was definitely extant by 1945. Because of the stylistic differences between it and the stone entry vestibule that exists between the two bays, it is assumed that they were constructed at different times. Because the entry vestibule is attributed to the next construction phase between 1935 and 1945, it is possible that the bay window was built during this phase. It mirrored the south bay window and included a door to the exterior like the south bay.

Bertram made more dramatic changes to the interior. She added the central heat. The addition of the central heat resulted in several changes to the windows. On the first floor, the oversized windows that doubled as doors to the piazza on the south façade and to the porch on the north elevation were removed and smaller sash with radiators underneath installed. It also seems likely that Bertram added the stenciling in the hall that was found under the wallpaper. Paint analysis confirms that this is not original and stylistically, it points to an early 20th century, Arts and Crafts inspired period. Bertram also added the first bathroom. Until 1935, the only bathroom in the house was in the small original pantry off the stair landing to the second floor.⁴

Within the kitchen wing, other changes were made. The original configuration of the second floor was a passage flanked by two rooms with one long narrow room at the north end. During the 1895-1910 period, the removal of the stove that originally was centered on the north wall within the north room was removed allowing two rooms to be created here. Thus, the original passage and flanking rooms remained but the north end became two rooms. The stairs remained in their original location within the southwest corner of the wing.

During Phase II, there were additional changes made to the site. The cottage and root cellar were constructed, a frame addition was constructed at the juncture of the two wings of the barn and the size of chicken house was increased, changing it from a square to a rectangle. In 1920, Frances

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Bertram died and Eleanor Ames who had rented Willow Hall since 1907 bought the property. She lived there until. At some point during her tenure, Boy Scouts led by her commissioner son, Joseph Ames, built a log cabin on the property; it is not known where this building was constructed.

Summary of Phase II changes 1875-1935

- Construction of cottage (extant by 1910)
- Construction of root cellar (extant by 1910)
- Added frame addition at barn (extant by 1910)
- Enlarged chicken house (by 1910)
- Added porch over the east bay window (extant by 1910)
- Installed central heat
- Reduced the size of large windows at 1st floor
- Added the north bay window of west elevation (possibly)
- Removed the rear porch (possibly)
- Added skylight (possibly)
- Installed first bathroom within original pantry off landing to second floor
- Added hall stenciling
- Reconfigured 2nd floor of kitchen wing

Phase III, 1935-1945

In June 1945, the property was surveyed in conjunction with its purchase by the Phillips family (Figure 13). The resulting map shows that several changes were made between 1910 and 1945. These changes are attributed to the tenure of Newton Kinsey (1935—1943) who, when he purchased the property in 1935, told a local paper he planned on restoring it.⁵

First, the kitchen wing was completely altered. The western extension off the kitchen wing was removed. As stated previously, this was an unknown original feature that may have been a porch. It was extant in 1910 but removed by 1945. This was completed when the original kitchen was turned into a garage. At this stage, the large original cooking fireplace was infilled and the adjacent pantry became the kitchen. A door between the pantry and the hall was infilled and tiled over and a refrigerator installed.⁶ The original rear stairs that were located in the southwest corner of this section were moved to the northeast corner of the kitchen wing where they are today. Stylistically, the existing kitchen appears to date to this period, or later. Although there has been a secondary reference to the kitchen being a replica of one found at the Smithsonian Institution for 1945,⁷ research yielded no definitive information.⁸ In addition, it could be that the east porch off the kitchen wing was removed at this time (a porch off a garage would not make architectural sense), although it seems likely that this happened in the previous phase as mentioned.

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During this phase, other changes were made. The rest of the bathrooms were installed. Most were added to rooms that existed originally, Room 108 and Room 203. However, Room 206 was created at this time with the removal of the original stairs from the first floor. The exterior entrance to the basement on the west elevation of the kitchen wing was removed and the current stairs to the basement in the northeast corner were installed.⁹ Finally, at the second story of the kitchen wing, the current configuration was established with the kitchen and bathroom at the north. These changes created a self-contained apartment on this floor.

It was also during this period that the stone entry vestibule between the two bay windows on the west elevation was constructed. While it is possible that the north bay window also was added at this time, the stylistic differences between the two make it seem that they were built at different periods. This vestibule enclosed the two exterior doors of the bay windows and provided a single exterior door.

In addition to showing the house, the 1945 map depicts the property as well. On this map, the chicken house is called the "slave quarters." This is the first known reference to slaves on the property. Historic research into George Vail's life did not corroborate that he ever possessed slaves. By 1945, changes may have been made to the barn but it is unclear whether these were in fact changes or whether the improved documentation of the building created the illusion of change.¹⁰

Summary of Phase III changes, 1935-1945

- Removed original west extension off the kitchen wing
- Converted original kitchen to garage
- Made original pantry into the kitchen
- Enclosed door between original pantry and hall
- Relocated kitchen wing stairs to current location
- Added bathroom at the second floor, Room 206, in the original stair location
- Added bathrooms within the original Rooms 108 and 203
- Removed exterior stairs to basement and installed current basement stairs
- Made self-contained apartment on 2nd floor of kitchen wing
- Removed rear porch (possibly)
- Added north bay window on west elevation (possibly)
- Added stone entrance vestibule on west elevation

Phase IV, 1945-1952

In 1950-51, under the ownership of Minnie Van Rensselaer (1945-1952), the cottage was remodeled and the addition was constructed off the north elevation. At the same time, the chicken house, which continued to be referred to as the "slave quarters," was converted into a four-car garage. The

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building had a gable roof before the changes were made.¹¹ Mrs. Van Rensselaer planned to rent both buildings: the studio for \$1,200 per year and each garage space for \$52 per year.¹²

With the conversion of the chicken house into a garage, the garage in the house was no longer required. The Van Rensselaers made this into a game room with a billiard table and added the sun porch off the west elevation of the kitchen wing;¹³ it was extant by 1968.¹⁴

Another important change that the Van Rensselaers made was the removal of the piazza across the south façade, the installation of the current front door and fanlight and the installation of the existing canopy. By 1948, the exterior trim elements of the house were being painted white.¹⁵ This could have been done when the entrance was changed and the canopy installed; this is in keeping with the Colonial Revival.

Summary of Phase IV changes, 1945-1952

- Added north addition to the cottage
- Converted chicken house to four-car garage
- Converted original kitchen which had been made into a garage back into an interior room and made it into a game room
- Added the sun porch
- Removed piazza and installed existing canopy
- Installed existing front door and fanlight

Phase V, 1953-2009

Under the Vaughan and Stradtman tenure (1953-2009), changes continued. On the interior, the Vaughan/Stradtmans also "restored" the original kitchen. According to a 1968 survey of the property, the "Kitchen contains extra large fireplace which present owner (Mrs. George P. Vaughan) reopened. Room has been restored from game room to its original state and use."¹⁶

Frederick Stradtman also added the vinyl siding and operable windows to the north garage door. He paved the driveway; it had been gravel. He installed the modern pavers around the house about 1999. Before that, the front façade had poured concrete and the west elevation had flagstone. He replaced the chimneys and repaired and repainted the skylight. When this work was done, hardware was found that indicated that the skylight was originally operable. He painted the front canopy as well as the house at least once.¹⁷

Summary of Phase V changes, 1953-2009

- Restored original kitchen
- Paved the driveway
- Added vinyl siding and operable windows to the garage door.

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- Repainted.
- Rebuilt the chimneys.
- Installed the pavers about 1999.
- Repaired and repainted the skylight.

¹ Telephone interview between Margaret Newman and Frederick Stradtman, February 17, 2010.

² "Morristown Men to Improve Their City," Unknown newspaper article dated November 8 from Historic Speedwell Archives; "A Magnificent Work: The Speedwell Avenue Improvement," *True Democratic Banner* (May 5, 1892); "Old Speedwell Lake Fills Again After 37 Years" *New York Tribune* (January 2, 1938); Lathrop and Flynn, *Atlas of Part of Morris County, New Jersey: Embracing the Town of Morristown* (Philadelphia: AH Mueller, 1910).

³ Morris County Deed C26, page 443.

⁴ Stradtman phone interview.

⁵ *Daily Record* (April 20, 1935).

⁶ Stradtman phone interview.

⁷ Ella Fillippone.

⁸ Telephone interview between Margaret Newman and the Smithsonian Institution.

⁹ Stradtman interview.

¹⁰ Carl B. Scherzer, "Survey of Premises to be Conveyed to Hortense M. Phillips" (June 1945).

¹¹ Stradtman interview.

¹² Receipts given from Fred Stradtman to Ella Fillippone.

¹³ Stradtman interview.

¹⁴ Aerial photographs supplied by the Passaic River Coalition.

¹⁵ Stradtman interview.

¹⁶ Frances S. Magner, New Jersey Historic Preservation Survey Form, Morris County Historical Society (September 1968), 1.

¹⁷ Stradtman interview.

8 Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 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 # _____

Areas of Significance

(Enter categories from instructions)

IndustryPolitics/GovernmentArchitecture**Period of Significance**1848-1875**Significant Dates**1848, 1875**Significant Person**

(Complete if Criterion B is marked above)

George Vail**Cultural Affiliation**N/A**Architect/Builder**Unknown**Primary location of additional data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Historic Speedwell

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STATEMENT OF SIGNIFICANCE

Summary Paragraph

Willow Hall is significant as an early example of a Downing-inspired house. The design for Willow Hall is based on Andrew Jackson Downing's Design V, "Cottage Villa in the Bracketed Mode" from his 1842 *Cottage Residences*. Willow Hall was constructed in 1848, just six years after Downing's work. Its adherence to Downing's design as well as its early construction makes the building significant. Willow Hall is also significant for its association with George Vail. George Vail was the son of Stephen Vail, the founder of Speedwell Iron Works. For many years, George Vail ran the Iron Works. He also had numerous other industrial endeavors, including association with Baldwin Locomotives. George Vail was one of the financial supporters of his brother Alfred Vail and Samuel Morse's invention of the electromagnetic telegraph. He was a New Jersey Legislator as well as a member of Congress. He was a judge of the Court of Errors and Appeals of New Jersey and an ambassador to Scotland. Willow Hall has state significance under National Register Criteria B for its association with George Vail and under Criteria C for its architecture.

HISTORICAL BACKGROUND

Morristown and Speedwell Iron Works

Morristown, the county seat of Morris County, was originally founded at the beginning of the 18th century. At this time, people of primarily English heritage came to this area for the water power sites and agricultural lands along the Whippany River. A village gradually coalesced. At the end of the 18th century, Morristown played a crucial role in the Revolutionary War; its surrounding hills provided refuge for Washington's army. In the 19th century, the village grew from a country outpost surrounded by agricultural lands to an important commercial center. The development of the Morris and Essex railroad in the mid-19th century accompanied by the construction of large estates on the outskirts of the village center ensured the continued growth of Morristown from a small village to an expansive suburban community. Today, Morristown remains largely residential with a substantial commercial center.¹

As early as 1767, a sawmill was located on the Whippany River, one mile north of today's Morristown Green. During the Revolutionary War, there was a forge there as well. In 1788, a slitting mill was constructed on the site which rolled iron into thin sheets and cut it into nails, hinges and barrel hoops. In 1807, three men including Stephen Vail began operating this mill, the Speedwell Iron Works. It failed after two years. But Vail continued and became the sole proprietor in 1815. From then on, it was a success and numerous iron products were produced there: small machine parts, pumps and presses for large mills, papermaking machinery, train parts, among other necessary and profitable items.²

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At Speedwell, the boiler for the first steamship to cross the Atlantic was manufactured. In 1819, the *Savannah* arrived in England from New York powered by the Speedwell boiler. The first cast-iron plow also may have been made at Speedwell. By 1835, Vail & Son was producing machinery parts for railroad engines.

Not only did the Speedwell Iron Works manufacture iron products, the Vails also invented new equipment. In 1835-36, Stephen Vail developed a durable iron tire for railroad locomotives. For a time, Speedwell Works was the only maker of this product. In 1838, the Vails accepted a partially completed locomotive from Baldwin in payment for a debt. The completed engine was named "The Speedwell," and subsequently sold to the Morris & Essex Railroad. Through the 1830s, as the business prospered at Speedwell, Stephen Vail expanded the ironworks and developed an industrial village.³

The enduring fame of the Speedwell Iron Works came in 1838 when Alfred Vail, the son of Stephen Vail and brother of George Vail, and Professor Samuel Morse made the components for the first telegraph within the Factory building at Speedwell. On January 6, 1838, Vail and Morse demonstrated the electromagnetic telegraph for Stephen Vail. Alfred transmitted Stephen's message, "A patient waiter is no loser," to Morse who was two miles away. On January 11, they held a public demonstration. *The Jerseyman* reported, "Time and distance are annihilated and the most distant points of the country are by its means brought into the nearest neighborhood."⁴

In the 1850s, the Speedwell Iron Works was a well-established and successful manufacturing enterprise. In 1853, at the height of the most prosperous period at Speedwell, the *New York Daily Tribune* noted that the Iron Works employed 45 men, including moulders, blacksmiths, machinists, and common laborers. The works also employed carpenters, millworkers, clerks and apprentices.

By the 1870s, the New Jersey iron industry began to decline. The center of the industry shifted westward closer to the sources of fuel and raw materials. The water level of the Whippany River declined in the late 19th century, decreasing the waterpower available to the Iron Works. In 1873, Speedwell Iron Works closed. Three years later, in 1876, the equipment was sold and shipped to ironworks in Coatbridge, Scotland and in Brooklyn, New York.⁵

In 1908, the machine shop of the Speedwell Iron Works was destroyed by fire. It was being rented as a storehouse by Morris County Traction Co., a trolley company. It was one of the last buildings of the complex that remained standing.⁶

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The Stephen Vail Family

Stephen Vail was born in 1780 in Morristown. He was a blacksmith who married Bethiah Youngs of Morristown in 1801. They had four children who survived into adulthood: Harriet (1802-1828), Alfred (1807-1859), George (1809-1875) and Sarah (1811-1887). Stephen Vail was running the Iron Works by 1807. He was an entrepreneur, inventor and a manufacturer.⁷ Although not educated himself, he provided his children with the best education. Alfred and George were educated at the Morristown Academy while Sarah attended the Moravian Seminary in Bethlehem. George Vail was working at the Iron Works by the time he was a teenager⁸ but Alfred continued his education, graduating from the University of the City of New York.⁹

In 1847, Bethiah Vail died and Stephen remarried Mary Lidgerwood in 1848. Mary died in 1860 and Stephen was married a third time to Phoebe Ann Miller in 1862. On July 12, 1864, Stephen Vail died.

George Vail and His Family

George Vail was born July 21, 1809, the younger son of Stephen and Bethiah. As mentioned previously, he was educated at the Morristown Academy and then began working for his father at the Iron Works. In 1830, George Vail became a partner in the firm. About 1835, S. Vail & Son was in business.

In 1844, Speedwell Iron Works became George Vail & Company. One partner was Isaac Canfield, George's sister Harriet Vail Canfield's husband. George, who began working at Speedwell in his teens, continued to make many of the same products his father had made. He also added new ones such as the portable saw mill. By 1853, there were 45 workers employed at the Iron Works.¹⁰ According to a brochure from the 1840s, George Vail and Company was described as manufacturers of mill irons, machinery, horse powers, portable saw-mills and steam engines.¹¹ Speedwell Iron Works reached its zenith in the 1850s under George's command.

George Vail's business involvement extended beyond manufacturing and the Speedwell Ironworks and into transportation and the use of the items Speedwell produced. He was an investment partner in the Baldwin Locomotive Works from 1839 – 1842; at the time, the Philadelphia firm was known as Baldwin, Vail & Hufty.

In addition to the industrial pursuits, there was George's financial investment in his brother, Alfred and Samuel Morse's telegraph experiments. On September 23, 1837, an agreement was signed between Morse and Alfred in which the latter promised to construct by January 1, 1838, "at his own proper cost and expense" a model of the telegraph to exhibit before officials in Washington. The Vails were also to pay for all incidental expenses including the cost of the patent. In return Alfred was to receive one-fourth of all American rights, of which George as silent partner would receive one-half. Alfred and George would also split one-half the rights in France, England, Scotland and Ireland if the Vails financed the patents in those countries.¹²

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In the 1840s, George Vail entered political life as a Democrat like his father. He was a member of the New Jersey Legislature in 1843 and 1844. George Vail was sent as one of the American commissioners to the World's Fair in London in 1851.¹³ He ran for Congress in 1850. Although he was defeated, he ran again in 1852 and won.

During his first term, Vail controversially voted for the Kansas-Nebraska Act of 1854. This act created the territories of Kansas and Nebraska, opened new lands, repealed the Missouri Compromise of 1820, and allowed settlers in those territories to determine if they would allow slavery within their boundaries. This was a Democratic initiative, meaning Vail maintained the party line. But it was seen as a pro-slavery act and thus Vail's support of it was unpopular with anti-slavery groups. However, because the initial purpose of the Kansas-Nebraska Act was to create opportunities for a Transcontinental Railroad,¹⁴ it is likely that Vail's support of it was not based on the slavery issue but rather on the financial gains he would achieve with the Iron Works as well as with Baldwin Locomotives with the passing of the Act. Even with this controversial vote, Vail was reelected in 1854, the only Democrat from New Jersey. Soon after the completion of his second term in Congress, he was appointed the Consul at Glasgow Scotland, a position he held for several years.¹⁵

George Vail was married three times. On December 20, 1830, George married Mary A. Wilson. They had four children together. The two eldest died as infants. Frances Georgiana was born about 1837 at Speedwell.¹⁶ His second daughter, Mary Louise, was born in Islip, Suffolk County, Long Island, New York; she was born ca. 1842.¹⁷

His first wife Mary A. Wilson Vail died on April 9, 1855. Her funeral was held on April 12, 1855. She left no will but her inventory listed Morris and Essex Railroad stock valued at \$2,500. No other items were listed.¹⁸

In May 1856, George married his second wife Mary Lewis Lightfoot of Port Royal, Virginia. They were married in Baltimore but only were married a little over a year. They were divorced in 1857. According to his father's diary, George said his wife was insane.¹⁹

Little is known about Mary Lewis Lightfoot Vail. Research completed by Historic Speedwell in 1995 uncovered some information. She was born ca. 1823 and was the seventh child and youngest daughter of Philip and Sally Bernard Lightfoot of Port Royal, Virginia. She married George Vail at St. Luke's Church in Baltimore on May 11, 1856. For two days, June 4 and 5, 1856, they were at Willow Hall but by June 6, 1856, they were in Washington. In July, the Vails traveled to Virginia to visit Mary's family. On September 15, Stephen Vail wrote in his journal that he "received confidential letter from George Vail telling me of insanity of wife." A year later on October 26, 1857, they were divorced.

Beyond this, there is little information. In 1865, she is referenced in her father's will which stated that she was to live off the interest from the sale of his estate. Mary Lewis Lightfoot Vail died on Evelyn

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Road, Surrey, England in 1890 and is buried in Richmond upon Thames, Surrey at St. Matthias Church.²⁰

In 1858, no longer married, George Vail went to Scotland as an ambassador. He left Washington on March 4, 1858; his daughters, Frances and Louise, followed on May 5, 1858. On June 14, 1859, his daughters were married in a double wedding at Helensburgh, Scotland to two men who were from Dantzic, Prussia. Frances married Herman Bertram while Louise married William Huppertz.²¹ Following their marriages, both daughters lived in Europe. Frances appears to have resided mainly in the United Kingdom—England and Scotland—where she had at least two children: Stephen Alfred Bertram born May 20, 1862 and Frederick Herman Bertram born July 14, 1863. In October 1899, Stephen Bertram was "murdered by brigands" in Mexico. He had been there for a year documenting and photographing the country with the hopes of publishing his findings. His mother was in Rome when she heard the news.²² It is unknown when Frederick Herman died but he was alive when Frances died in 1919.

Louise Vail Huppertz and William Huppertz had several children including a son, Samuel Vail Huppertz. The family lived in Germany for a time. A January 6, 1863 letter from Louise to her grandfather Stephen Vail confirms this.²³ She was still living in Germany in 1875 at the time of her father's death. By 1896, she was living in Kensington London when she wrote her will while in Glasgow.²⁴ Louise Vail Huppertz maintained strong ties to Morristown. The executors of her will were her son, George Vail Huppertz who lived in London as well as her nephews, James Cummings Vail and Hobart Canfield who both lived in Morristown. On September 8, 1899, there was a mention in the Morristown paper of the death in London of Louise Huppertz. She died on August 23, 1899;²⁵ her inventory listed the remaining money from the income from the estates of her grandfather as well as that of her father.²⁶

George Vail remained in Scotland through most of 1861. By September 1861, he was back in Speedwell and was named executor and trustee of his father's estate. George and his father did not always get along, however. There are several entries in Stephen's journal that reference their often strained relationship and the fact that Stephen felt that George did not always treat him well. A particularly poignant episode occurred on August 28, 1851, when Stephen wrote, "George Vail had a large party last night and did not invite us. I think he is ashamed of us."²⁷ By 1864, George had been removed as administrator and trustee of his father's will.²⁸

Upon his return from Europe, George married again. In May or June of 1862, he married his third wife Mary Tichenor Lyman.²⁹ Although some secondary sources indicate that George Vail served in the Civil War in 1861-62,³⁰ no primary documentation of his service was uncovered.

In 1864, George's father Stephen Vail died. Even though the relationship between the Vail family and Samuel Morse had not always been good, George asked Morse to be a pallbearer at Stephen's funeral.

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George Vail continued to run the Iron Works with his nephew Isaac Canfield and his stepbrother John Lidgerwood.³¹ George lived at Willow Hall at Speedwell the remainder of his life. He was a member of the Cincinnati Lodge, No. 3 and at one point had been the master of the lodge. He was the Senior Grand Warden of the Grand Lodge of New Jersey. Like his father, George Vail became a judge and served in the Court of Errors and Appeals. He also was a Commissioner selected to find a site for a new mental asylum; he resigned when his land became one of the candidates for selection.³² Ultimately, the new mental facility, known as Greystone and still extant today, was built on his land.

In 1873, Speedwell Iron Works closed.³³ George Vail died on Sunday May 23, 1875. He was 66 years old. His funeral was held at the First Presbyterian Church of Morristown.³⁴

Subsequent Owners of Willow Hall

Frances Georgiana Vail Bertram (1875-1920)

Following the death of George Vail in 1875, Willow Hall was owned by his daughter Frances, Mrs. FG Bertram. She is listed as the owner on several maps. Because she is not listed in any of the census records, it does not appear that she ever lived at Willow Hall. This is further confirmed by the death notice of her husband, Herman Bertram in 1892 which stated that he lived in London and of her son in 1899 when she lived in Rome.³⁵ Although Mrs. Bertram is listed within an 1890 Morristown directory, it is probable that she is simply listed as the owner of the property not as the resident. She appears in no other Morristown directories.³⁶

Instead, Bertram rented the property. It was listed for rent as early as 1875. At the beginning of the 20th century, a Mrs. Monroe was living there. She was followed by Eleanor Ames, a 1907 notice reads, "Mrs. Ames has rented the Vail stone house at Speedwell for a term of three years and will take possession on September 1. Mrs. Monroe, who occupies the place at present, will return to the city."³⁷ Mrs. Ames rented the property for 13 years until she purchased it in 1920.

On August 19, 1919, Frances Bertram died in London. Her property, including Willow Hall, passed to her son, Frederick Herman Bertram. The inventory made after her death listed the annual income from her father's and grandfather's estate including rent which likely was from Willow Hall. Her total estate was over \$4,000.³⁸

Her son, Herman Bertram, was born in 1863 and therefore was in his 50s when his mother died. He lived in London and had no heirs. He sold Willow Hall. After over seventy years of ownership, Willow Hall left the Vail family.

Eleanor G. Ames (1920-1935)

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In 1920, Eleanor G. Ames purchased the house after having rented it since 1907. A 1912 article in the *Jerseyman* wrote that Eleanor G. Ames of Speedwell had \$1,000 worth of silverware stolen.³⁹ Ames was a widow and moved in with her son, Joseph. Joseph was a writer. His work included the western novel, *The Man from Painted Post* published in 1923. He also wrote several stories that were published in compilations: "Under Boy Scout Colors" included in the 1919 *Fifth Reader of the Heart of America Readers Series* and "The Poor Little Rich Boy" in the 1920 *Boy Scouts Year Book*. Joseph was also a commissioner in the Boy Scouts and built a log cabin on the property at Willow Hall with his troop.⁴⁰ Joseph Ames died in 1928. His obituary was included in the June 21, 1928 edition of the *New York Times*. In addition to those books listed above, Ames also wrote *The Stranger from Cheyenne*, *The Lone Hand*, *The Secret of Spirit Lake*, *The Mounted Troop* and *The Mystery of Ram Island*. He was, "a prominent member of the National Council of the Boy Scouts of America, and was President of the Morris and Sussex County Council. He belonged to the Sons of the American Revolution, the Washington Association of New Jersey, the Tau Beta Pi and the Beta Theta Pi fraternities." He died at Willow Hall at the age of 48.⁴¹

When the census was completed for 1920, Eleanor G. Ames and her son Joseph B. were renting Willow Hall. She was born in Ohio ca. 1859. He was born in Pennsylvania in August 1878. She was married at age 20 in 1879.⁴²

In 1930, Eleanor was living in the house by herself; Joseph had died. In 1935, Mrs. Ames sold the property and moved to another address in Morristown.⁴³

Interestingly, 1935 also marked the 60-year ownership and/or occupation of Willow Hall by women all whom were widows. Frances Bertram owned it since 1875 and became a widow in 1892. Presumably, Mrs. Monroe who occupied the house in 1907 was a widow. Eleanor G. Ames was a widow who lived in the house for 28 years.

Newton P. Kinsey (1935-1943)

In 1935, Newton P. Kinsey purchased the property from Mrs. Ames. Kinsey was born April 14, 1876 in Newark. According to his World War I draft card, he had light hair and blue eyes. He was a lawyer in Irvington, New Jersey before moving into Willow Hall. He was married to Mary between 1900 and 1910; she was born in Ireland. He had an older brother and sister, Edward and Ida.⁴⁴

In 1938, Newton Kinsey was listed at 330 Speedwell Avenue.⁴⁵ He remained there through 1943.⁴⁶

Nicholas Salvatore 1943-1945

Little is known about the fourth owner of the house. Nicholas Salvatore and his wife Mary only owed the property for two years. In 1945, he was listed at 330 Speedwell Avenue and had a telephone.⁴⁷

Hortense and Charles M. Phillips (1945)

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In June 1945, the property was surveyed in conjunction with its purchase by the Phillips family. No information was discovered about the Phillips family; it appears that they owned the house for less than one year.

Minnie and Stephen Van Rensselaer (1945-1952)

In October 1945, Minnie and Stephen Van Rensselaer purchased Willow Hall. Stephen Van Rensselaer was born on December 29, 1871 in West Orange, New Jersey, a descendant of Kiliaen Van Rensselaer, the first patroon of New York and General Stephen Van Rensselaer III, a Lieutenant Governor of New York in the 19th century, a statesman, soldier, and land-owner as well as the heir to one of the greatest estates in the New York region at the time. The Van Rensselaer's were an original, distinguished family.⁴⁸ Stephen became a Rough Rider under Theodore Roosevelt and a famed horseman that performed with the Carlisle Wild West Show. In 1904, he wrote his first book, *Points on Buying a Horse*.

He was a broker on Wall Street and an avid collector of firearms but also Indian relics, birds, coins and early Americana. He designed a "prairie schooner" to help him collect artifacts. An article in the *New York Times* in 1903 described a 780 mile expedition in which Van Rensselaer had hoped to get to Ohio but instead remained in New Jersey, Pennsylvania and Delaware.⁴⁹

In 1916, he married Minnie B. Curtis, an antique dealer, from a distinguished New England family. This was his second marriage. His first was to Marion Farlin of West Orange in 1905; they divorced in 1912.⁵⁰

In 1902, Van Rensselaer gave up banking and began collecting full time. He had an antique shop in New York City beginning in 1902. He opened a summer museum and antique shop in Peterborough, New Hampshire in the Wilson Tavern which he restored. In 1931, he established a museum and antique shop in Williamsburg, Virginia. In 1921, he published a book on early bottles, *Early American Bottles and Flasks*. Subsequent editions followed.

The Van Rensselaers moved to Morristown in the 1940s purchasing the no longer extant 1750 Peter Kemble house which had historical significance as the headquarters of Brig. Gen. Anthony Wayne during the Revolution. Stephen wrote his first book on firearms while living here. In the fall of 1945, they purchased Willow Hall. On December 17, 1945, Stephen Van Rensselaer died after having lived in the house for only a few short months.

Several books on the history of firearms were published posthumously by his widow and her secretary Pauline Stradtman including, *American Firearms: An Histology of American Gunsmiths, Arms Manufacturers & Patentees With Detailed Description of Their Arms* in 1947 with a *Colt Supplement* in 1948.⁵¹

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Minnie Van Rensselaer remained at Willow Hall until her death in 1952. In the late 1940s, Van Rensselaer used Willow Hall as an antique shop in addition to being her residence.⁵² Minnie lived with Pauline Stradtman, who according to her nephew Frederick Stradtman was the secretary of Mrs. Van Rensselaer; she moved to Willow Hall in 1945. The will of Minnie B. Van Rensselaer provided her stepdaughter Marion with: "such articles of furniture as she may select located in the house known as "The Stone House" at 330 Speedwell Avenue, Morristown, New Jersey...All the rest, residue of my estate...I give, devise and bequeath to Pauline C. Stradtman."⁵³

Pauline Stradtman Vaughan and Frederick Stradtman (1953-2009)

On November 26, 1952, Pauline Stradtman married George P. Vaughan and they lived at Willow Hall.⁵⁴ George Vaughan was a clerk at PSE&G;⁵⁵ he died June 3, 1963⁵⁶ and Pauline remained at Willow Hall. Although her nephew Frederick Stradtman had moved to Willow Hall in 1948, the first documentation of his presence is in 1965 when he is listed as a teacher.⁵⁷ Over the course of the next 17 years, Mrs. Vaughan was listed as the owner of 330 Speedwell Avenue and there were usually two tenants living on the property. Until 1979, Frederick was listed under his aunt's name. This seems to indicate that Mrs. Vaughan and her nephew lived in the main house while their tenants lived in separate spaces, presumably the apartment over the kitchen wing and the cottage. In 1979, Frederick was listed as a householder with one other tenant.⁵⁸ This may mean that he moved out of the main house and into one of the separate residences at this time.

Pauline S. Vaughan died July 11, 1985 and left the house to her nephew Frederick Stradtman who remained in the house until he sold it the Passaic River Coalition in 2009.⁵⁹

Frederick was a great lover of history and made many donations to Historic Speedwell, the Stephen Vail family house across the road from Willow Hall. These included fabrics and other ephemera that he associated with the Vail family. He documented much of the work he and his aunt did on the house and was interviewed several times for this nomination about his memories of Willow Hall.

George Vail and the Construction of Willow Hall

The personal papers of Alfred Vail are housed at the Smithsonian Institution in Washington D.C. These include letters written between Alfred and his younger brother, George Vail. From these, we have a clear understanding of the development of the Willow Hall property. Even though George's papers were destroyed per his will, the letters at the Smithsonian provide a primary account of the progress at Willow Hall. Generally, the letters were written every couple of weeks but there are numerous gaps in which no letters exist. In addition to these letters, Stephen Vail, George's father, kept a daily journal. His entries have further elucidated the construction of Willow Hall.

In March 1830, Stephen Vail acquired the property that would become Willow Hall. He wrote in his journal, "Haus & lot of Miss Parsons took the Deed from J. Wheeler of the State NY."⁶⁰ From this, we can infer that Jacob M. King and his wife Frances H. Parsons King were living in the frame house

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depicted in early images of the Iron Works. They are listed in the 1830 census as living in a household of eleven people including two small children.⁶¹ They must have been renting the house from Mr. Wheeler (Figure 14).

A later entry in March 1830 provides additional information about the lot that would become Willow Hall, "went to Mr JM King and for the first disceased that he had been takeing young fruit trees grape vines & shrubbery out of the garden which is all together out of Orders."⁶² In May, Stephen gave this land to his son George Vail.⁶³

George Vail was given the Willow Hall property by his father in May 1830 and presumably, George and his wife Mary moved into the frame house that existed on the property, the same house previously rented by the Kings. Although no primary documentation confirms this, several letters make references to the Vails' location including two letters that mention George having a boat;⁶⁴ Speedwell Lake is immediately adjacent to Willow Hall. An 1837 depiction of Speedwell Iron Works shows the property (Figure 14).

Work began at the property of Willow Hall as early as the fall of 1840. In a September 25, 1840 letter from George to Alfred, George discussed the progress he had made including the completion of the construction of a barn and a 12-foot stone square poultry house. Importantly, George also discussed the grading of the site. According to this letter, he had made a "great hole in the bank of sand and quite a yard in front of my barn where I intend to have a lot almost."⁶⁵ The 1837 depiction of the property shows the hill that George Vail removed (Figure 14). A following letter on November 9, 1840 stated, "I have a considerable [amount] of the sand hill away and this winter I think I will have a very large yard between the house and lake where the barn formerly stood. the surface of which will be higher than the ground was..."⁶⁶ He continued working on grading the site, writing on December 26, 1840, "My hill moves gradually."⁶⁷

In addition to grading, George was also installing some infrastructure to his house. There are several references to George laying water pipes in Stephen Vail's diary. The first reference is November 18, 1841. Another occurred on October 18, 1847, "I have been all day home superintending diging & laying water pipe back of the house for to take the water to George haus across the street."⁶⁸ On October 2, 1849, old water pipes were taken up.⁶⁹

By 1844, it appears that work on the property had progressed such that the Vails had moved. On November 24, 1844, George wrote to Alfred, "Judge Vail and family have ta'en the Kinney house and I your servt and family the old homestead. A change which I never expected."⁷⁰ Because George also referred to this house as the "old brick house"⁷¹ it appears that George lived in the brick house discussed in secondary sources as the house where Alfred and George were born. Subsequent letters from George indicate that at first they were happy to be living in the house. He refers to their previous house as "the cottage" and indicated that the homestead was much larger.

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However, they soon grew tired of living there and longed to be back on the old site in their new house.

By August 8, 1845, George wrote about building a new house, "I am thinking every day how I shall build a house. I want one very much and I need some assistance from the telegraph (money)...you have an opportunity to see houses and can't you give a sketch of one as well as not to me. I have nearly decided to have it of stone, and to have it of the roughest kind of stone too—To have the moss side out and to have the house of a castellated form outside to look as old when new as possible to make it, to have all the window trimmings inside of oak and varnished. What do you think of the idea? Every thing about it to be as plain and rough as possible to front it with dark colored cement at the joints...will it look too aristocratic for this republican country...I am afraid it will be considered too much...If so I must go into the cottage style and will be as well satisfied I suppose though I do not believe it will be as cheap...I am privileged to make use of the roughest materials which I can find while in the cottage, neatness, forms a prominent characteristic. Please give me your views at length with a drawing."⁷²

Two parts of this letter are interesting. First, George needed the money from the telegraph dividends to build his house. It was always assumed that the Vails were wealthy and could afford an opulent house. His letters to Alfred indicate that in fact the building of Willow Hall was a financial struggle for him. Secondly, George looked to Alfred to supply him with a design. Alfred had substantially more education than George. He graduated from the University of the City of New York (where he met Samuel Morse). In George's mind, apparently, this made Alfred more qualified to design a house.

On November 28, 1845, George continued discussing his property and the need for the telegraph share. He had removed most of the sand hill and planned to plant a garden on the hillside and create a lawn. He went on, with the sand hill removed, "I can tell where to set my house and when the telegraph dividend is made I can by the amount of that tell what kind of a house to build...why don't you send me a conveyance of my share as has been expected!"⁷³

On July 20, 1846, George wrote, "I have my corner stones dressed out nearly and my carpenters are hard at work getting out trimmings for the house. I have a fair start for spring and hope that the house will go up with a dash. The library will be handsome, other parts of the house plain though large."⁷⁴

George continued to ask Alfred for drawings for the house and his money from the telegraph. On May 25, 1846 he wrote, "I am doing nothing with building and when are you going to furnish me with a plan! Mary and children are very anxious to get back. I have moved the gardens to the top of the hill and will make a lawn of the front."⁷⁵

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On November 25, 1846, George wrote that he was about to tear down the old house on the site and construct a cottage. The interior of the old house was to be used for the cottage which was to be built for his gardener, Michael, on the hill beyond the garden. This cottage was completed by March 27, 1847. At this time George wrote, "You told me to wait until you gave the word before I build for my self. I can't hold on much longer, you must let me know soon."⁷⁶ On May 12, 1847, George wrote that he hoped to begin his house that spring but that his lack of money would make the house a failure, "I sometimes think that I never will build but go off and settle on some bye road apart from the world and live upon the income which I might be able to raise..."⁷⁷

On August 18, 1847, George was "some what engaged in preparing to build a house." A team was quarrying the stone and "My plans nearly mature and hope to lay them before the builder in a week or two, I am disposed to build as plain and cheap as I can and consider comfort and convenience...I did think to take your advice and wait...I cannot hear Mary grieve so much as she has to get back to the old spot so you will not have me to trouble you for a plan."⁷⁸ By November 17, 1847 the cellar was not yet complete but the house was progressing well, "with some few mistakes."⁷⁹

By January 24, 1848, "my masons & carpenters are all at work and it keeps me busy to keep them so. We have the Corner & Jamb Stone nearly dressed doors window panes sashes nearly all made timbers & stone nearly on hand..."⁸⁰ By March 29, 1848, the walls were going up. On May 10, 1848, the kitchen wing was "covered complete" and the main section was above the second floor.⁸¹ By June 9, 1848, George reported further progress on the kitchen wing with interior plaster and that the roof would have to go on the main section the following week.⁸²

George Vail continued his description of the progress of the house. On July 27, 1848, "I am plastering my house. The work progresses extra slow I think until others say I am getting along fast. I hope to hear you say and Jane too when you see the house if you ever do that it is a house I have made a capital hit in choosing the stone of which it is made. The Rev. Mr. Richards yesterday said that although new it looked like an old house. This you may think was in it praise or not just as happen to think when you see it which I hope will not be until it is all done now that you have staid [sic] away so long."⁸³

On July 30, 1848, George invited Alfred to Speedwell as he had done innumerable times. He wrote that he didn't think Alfred should wait, "I don't care if I surprise you with my house done and living in it. It is a beauty—so far."⁸⁴

The house was completed by November 1848, only 1½ years after construction began. On November 20, 1848, Stephen Vail's journal stated, "Spent evening at George Vail's. He has his house finished."⁸⁵ This is further corroborated by the journal of Stephen Youngs the brother in law of Stephen Vail. In his "Young's Memorandum Book" he wrote on November 2, 1848, "We likewise went into

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George Vail's new house and viewed it throughout, a very roomy house inside and a very odd formed house outside as all may see."⁸⁶ The first reference to the name "Willow Hall" is in 1870 when George Vail wrote his will.⁸⁷

According to several unsourced references in secondary documentation, Willow Hall took four or five years to construct and was completed by builders from England.⁸⁸ From the letters and journal entries noted above, this is proved not to be the case.

In 1850, the first documentation of George Vail's occupancy at Willow Hall, there were thirteen members of George Vail's household. This included his immediate family of his wife Mary and his two daughters, Frances who is 12 and Mary Louise who is 8; both were in school. Also, there were three females—Sarah Canfield, Sarah Hayward, Ellen Hayward—that are in their twenties and probably servants. In addition, there were six young men. One was eleven and probably a servant. The others were listed as two machinists, two moulders and a blacksmith. They were likely employed at the Iron Works.⁸⁹ It was typical for families in the 19th century to have workers and servants living with them. We know that the Stephen Vails also had others living with them throughout their tenure at Speedwell. On September 24, 1845, Stephen Vail mentioned in his diary that John Hoff moved out of his house and into George's.⁹⁰ John Hoff, although not found in the 1850 census, was likely a worker at the Iron Works.

George Vail lived in Scotland in the late 1850s until 1862. He was therefore not listed in the 1860 census. Following his return from Scotland, he lived at Willow Hall from 1862 until his death in May 1875. In his will, George provided his wife, Mary, with any furniture and accoutrements of his house she wished. To his daughters he gave his properties both Willow Hall and Wayside, his farm, part of which had become Greystone, the mental asylum on whose site committee George had served. His will went on to list who shall receive what in case of the death of his wife and daughters.⁹¹

Because the property was given to his daughters, George's third wife Mary Vail moved out of Willow Hall almost immediately after George's death. On June 29, 1875 she purchased the house of James T. Gregory on Washington Street for \$16,000.⁹² Although she was given any furniture she wanted, it is unclear that she took any. As announced by the local papers, George Vail's personal property was to be put up for sale at the end of July 1875. However, a subsequent announcement on July 24, 1875 made by Theodore Little, a friend of George as well as the executor of his will, stated that the sale was to be deferred.⁹³ Instead, the property was to be rented, "For Rent The late residence of George Vail, Esq., deceased, known as Willow Hall' at Speedwell. Will be rented furnished..."⁹⁴

From this announcement, we know that that the house was furnished after Mary Vail had moved out. Mary Vail died in March 1881.⁹⁵ In her will, she left everything to her mother, Esther H. Tichenor who was also named her executor.⁹⁶ Her inventory, completed in 1883, showed a considerable estate valued at over \$9,000. However, a cursory review of Mary's extensive inventory compared to

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George's shows that Mary took little or no furniture from Willow Hall. No obviously matching items were found; in addition, the general value of Mary's items was substantially less than those found in George's inventory.⁹⁷

From this it would appear that most of George's furniture and personal effects remained at Willow Hall. Two items are known to have been donated. In August, George's wife donated to the Washington Association, "a complete set of maps and plans of the principal battle grounds of the Revolution, beautifully engraved, and published by the British government, at the close of the war, all bound, and in an excellent state of preservation."⁹⁸ Further donations after George's death included George's library of 200 volumes to the Morristown Library and Lyceum.⁹⁹

Unfortunately, much of George's personal history as well as the construction of Willow Hall needs to be gleaned from other sources. According to W.H. Vail who wrote a genealogical history of the Vail family, when he asked his cousin Frances Bertram about her father, she stated, "my Father wished all his diaries destroyed and it was done."¹⁰⁰

The Design of Willow Hall

The design of Willow Hall is based on Andrew Jackson Downing's Design V from his 1842 *Cottage Residences, Rural Architecture and Landscape Gardening*. Efforts to directly connect Downing with Vail were not successful. However, this is consistent with Downing's philosophy. His books were written to provide the general public with plans for the design of practical, affordable and above all beautiful American houses. While according to William Penn Vail, George built Willow Hall after traveling to England and was inspired by English architecture, Willow Hall is a thoroughly American design.¹⁰¹

Andrew Jackson Downing was born on October 31, 1815 at Newburgh, New York. His father ran a nursery and after his death, Downing operated it. Downing was a landscape gardener, today known as a landscape architect as well as a design critic and philosopher. In 1841, Downing published his first work *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America*. One section of this book was devoted to architecture and in 1842 he wrote an entire book on the subject, *Cottage Residences, Rural Architecture and Landscape Gardening*, the book that inspired Willow Hall. The significant *The Fruits and Fruit Trees of America* in 1845 brought Downing international recognition. Following this, he became editor of *The Horticulturalist*, an influential monthly periodical he had helped found. In 1850, he published his final book, *The Architecture of Country Houses*. In a true sign of his dominance as a landscape architect, Downing was asked by President Fillmore in 1851 to submit a proposal for the improvement of the Mall and White House grounds. While his scheme was never carried out, it is viewed as the quintessential design of the Romantic period. He died one year later in 1852; he drowned at the age of 36 trying to rescue fellow passengers from a steamboat wreck on the Hudson River.¹⁰²

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Downing was a landscape gardener first. He was not formally trained as a draftsman and the designs in his original books were drawn by others. However, as his career evolved, he became more and more devoted to architecture as is evident by his last book, *The Architecture of Country Houses* which was devoted exclusively to architecture; he no longer included any advice on the surrounding landscapes. Downing was the most influential of the early proponents of Romanticism. He helped shift American taste away from the more formalized to the more informal and "natural" landscapes. *Cottage Residences* was first published in 1842 with three editions following in 1844, 1847 and 1852. Following Downing's death, the book continued to be re-issued every couple of years. In 1850, a Swedish writer named Frederika Bremer toured the United States. Bremer went to Newburgh to meet Downing. "A friend told her that Downing's books, 'are to be found every where, and nobody, whether he be rich or poor, builds a house or lays out a garden without consulting Downing's works...'"¹⁰³ While Willow Hall was one of the first houses constructed in New Jersey taken from Downing, others soon followed especially after his 1850 *The Architecture of Country Houses*.¹⁰⁴

Downing considered *Cottage Residences*, from which Willow Hall is based, to be the first such book to be published about rural architecture. He desired "to inspire in the minds of my readers and countrymen livelier perceptions of the BEAUTIFUL, in everything that relates to our houses and grounds."¹⁰⁵ Design V, Willow Hall's prototype, was called "A Cottage Villa in the Bracketed Mode." Derived from Italian models, Downing described Design V thus, "The strongly-marked character it has is derived mainly from the bold projection of the roof, supported by ornamental brackets..."¹⁰⁶ The deep eaves of the design offered "expression and character"¹⁰⁷ but they also were practical in that they provided shade in the hot summer months. This is characteristic of Downing's designs: beautiful but practical.

While not an exact line-for-line duplication of Design V, there is no question that Downing was the inspiration. The characteristics of Willow Hall that match Downing's design included the overall form of the building with its three-story T-shaped plan, its stone construction, the central cross gables, deep bracketed eaves, window hoods, balconies, interior chimneys and the slightly raised basement with window wells. On the interior, there are also many similarities with the broad center hall, circulation patterns, five bedroom second story and habitable attic story.

Willow Hall also varies from Downing design. First and importantly, Willow Hall is grander than Design V, less a cottage and more akin to one of Downing villas. Willow Hall is two rooms deep while Design V is only one room deep. This change doubles the size of the main block of the building, giving a more imposing overall feel. This is further enhanced by the large two-story kitchen wing in the rear. In Downing's Design V, the rear ell is only one room deep and is an extension of the main block of the house with the kitchen in the basement. At Willow Hall, the rear section was a large separate utilitarian wing with the kitchen on the ground floor and the servants' quarters on the second. Even though George Vail was "determined to build as plain and cheap as I can,"¹⁰⁸ Willow Hall is a large house that was designed for a wealthy industrialist with numerous servants.

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There are two features of Willow Hall that are not associated with Design V but can be found in other Downing designs. First is the piazza that at Willow Hall originally stretched across the entire front façade and was divided into three sections: a taller center section flanked by lower side sections (Figure 1). This detail can be seen in Design II from Downing's *Cottage Residences*. In addition rather than a veranda framing the rear kitchen wing, at Willow Hall, there were small porches on the east and possibly west sides.

Another variation on Downing's design is the bay windows that are found at the southern half of the two gable ends of the main block (Figure 1). While not found in Design V, they are found in other designs in *Cottage Residences*. According to Downing, "The neat and spacious parlor...is varied in its outline by an old English bay-window, one of those pleasant nooks, which, says Lord Bacon, 'be pretty retiring places for conference.'"¹⁰⁹

Finally, in Downing's Design V, the façade of the main block is oriented southerly but also toward the road and main entrance to the site. Willow Hall is oriented southerly, per Downing, but it is also oriented toward Speedwell Lake, not the road, making the east side elevation the public one.

Willow Hall also mimics Design V in numerous details on the interior. The principal rooms are situated on the most favorable southern side of the building providing the best light, most warmth and views of Speedwell Lake. Much of the circulation is copied from Design V, especially at the rear where passageways and pantries connected the kitchen and the main block. Similarly, on the upper stories, the interior access between the bedrooms is a Downing suggestion. Downing also advocated for French windows at the ground level, windows that reach all the way to the floor and could double as doors; Willow Hall originally possessed these. Downing also called for octagonal posts for the porches; the brownstone bases for these remain at Willow Hall.

In Design V of *Cottage Residences*, Downing, the landscape gardener, devoted almost the same amount of space to the laying out of the grounds as he did to the construction and details of the building. He began with an overall description of the site; he advised that Design V be constructed on two-acres "which are nearly level."¹¹⁰ Downing also suggested that a hill be found at the very rear of the property. This arrangement is very similar to Willow Hall.

In addition to the overall site, Downing made suggestions for the grounds of Design V. He recommended that the lawn, an important feature of the overall site, be broad and largely open, only scattered with ornamental trees and shrubs. This broad expanse of turf would allow the views to be maintained from the house. In addition to the lawn, he suggested fruit and kitchen gardens and flower beds. To separate the different elements, Downing discouraged the use of strict barriers but rather natural, low lying hedges that would maintain the broad vistas. He also made suggestions for the entrance to the site and the carriage roads and pathways for site circulation.

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While it is unclear how much of Downing's advice George Vail followed at Willow Hall, his faithful adherence to the architecture of Design V would imply that the grounds were Downing-inspired. An 1850 map, the earliest map of the site, indicates that Vail did undertake landscaping. The map shows distinct pathways, areas of trees and a fountain. It can be compared to Stephen Vail's unadorned site across the street (Figure 2).

It is unknown why Vail called his house Willow Hall. While according to secondary sources, willows fringed the shores of Speedwell Lake, there is only one obvious willow shown in the early rendering of the site in 1856 (Figure 5). However, the name emphasizes the importance of the organic unity of house and setting that was so quintessentially Downing. Other Morristown Downing examples similarly evoke the natural world: Wisteria Lodge and the Willows.¹¹¹

Downing and Pattern Book Architecture in America

Prior to the architectural books of the Romantic age which included Downing's books as well as those by Alexander Jackson Davis, among others, carpenters' manuals dominated the genre. These were detail books with technical information that were aimed at the craftsmen themselves. Very differently, Downing and his contemporaries aimed their books at the owners, not the builders. They saw their books as introducing the owners to new architectural styles as well as new ideas. These books were considered as guidelines that could and should be adapted to the individual tastes and needs of the owners. According to Downing, "What may be entirely fit and convenient for one, would be considered quite unsuitable for another. Hence the great difficulty in arranging plans exactly to suit all wants. And hence the importance to all persons, and especially ladies, who understand best the principle of convenience, of acquiring some architectural knowledge."¹¹² In other words, George Vail's adaptation of Design V with a piazza from Design II and added bay windows was exactly what Downing had in mind.

Downing and his contemporaries transformed architecture in America. Exact duplications of designs can be found as early as 1843, making Willow Hall, built in 1848 quite significant. However, it is the Downing influenced designs, like that at Willow Hall, which truly changed American architecture. It is the small details as derived from Downing and his contemporaries that ushered in the Gothic Revival and Italianate and ensured the end of classically derived architecture in the 19th century.¹¹³

¹ Dennis N. Bertland, "Morristown Multiple Resource Area National Register Nomination" (1981), 7-1.

² Cam Cavanaugh, *In Lights and Shadows: Morristown in Three Centuries* (Morristown: The Joint Free Public Library of Morristown and Morris Township, 1986), 87.

³ *History of Morris County, New Jersey with Illustrations and Biographical Sketches of Prominent Citizens and Pioneers* (New York: WW Munsell & Co., 1882), 160-162.

⁴ Cam Cavanaugh, Barbara Hoskins Frances D. Pigeon, *At Speedwell in the Nineteenth Century* (Morristown: Speedwell Village, 1981), 86.

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⁵ Ibid., 86-88; *History of Morris County*, 160-175; <http://www.morrisparks.net/speedwell>

⁶ *The Jerseyman* (Friday, December 11, 1908).

⁷ Carl B. Scherzer, "The Factory—The Speedwell Village National Register Nomination" (March 1970), 8-2.

⁸ Cavanaugh, *At Speedwell*, 6.

⁹ <http://morrisparks.com/speedwell/Vail/AVbio.html>

¹⁰ Cavanaugh, *In Lights and Shadows*, 24-87.

¹¹ Diana Angione "Research of Willow Hall, the Former Home of George Vail, 330 Speedwell Avenue, Morristown, New Jersey" (May 31, 2003), 7.

¹² <http://www.morrisparks.net/speedwell/>

¹³ *History of Morris County*, 175.

¹⁴ Kenneth C. Davis, *Don't Know Much About History: Everything you Need to Know about American History but Never Learned* (New York: Avon Books, 1990), 155-156.

¹⁵ *The Jerseyman* (May 25, 1875).

¹⁶ http://www.familysearch.org/Eng/Search/igi/individual_record.asp?recid=700138690898&lds=1®ion=18&frompage=1

¹⁷ <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=REG&db=:3232885&id=I0073>; 1850 Federal Census.

¹⁸ Inventory of Mary A. Vail, Morris County Liber M, Folio 172, 3726N.

¹⁹ Excerpts of Stephen Vail Journal from the Historic Speedwell Archives.

²⁰ Vertical folder, Mary Lewis Lightfoot Vail, Speedwell Archives.

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http://www.familysearch.org/Eng/Search/igi/individual_record.asp?recid=700138690900&lds=1®ion=18®ionfriendly=&juris1=&juris2=&juris3=&juris4=®ionfriendly=&juris1friendly=&juris2friendly=&juris3friendly=&juris4friendly=

²² *The Jerseyman* (Friday, April 8, 1899)

²³ Speedwell Archives, from Mary Louise Huppertz to Stephen Vail (January 6, 1863).

²⁴ Will and Inventory of Mary Louise Huppertz, Morris County Liber A2, Folio 149; Liber T2, Folio 372, 8184N.

²⁵ *The Jerseyman* (September 8, 1899), 4.

²⁶ Will and Inventory of Mary Louise Huppertz.

²⁷ Excerpts of Stephen Vail Journal.

²⁸ Will of Stephen Vail, Morris County Will Book Liber H, page 583-618.

²⁹ [http://books.google.com/books?id=](http://books.google.com/books?id=Q6VRAAAAMAAJ&pg=PA224&lpg=PA224&dq=Mary+Tichenor+Lyman+Vail&source=bl&ots=3fwud5_6J&sig=bfGnkQS_woAzURmFi7f1cMVRyN0&hl=en&ei=F7wbS5PPMoPclAfk3u3xCQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CAoQ6AEwAA#v=onepage&q=Mary%20Tichenor%20Lyman%20Vail&f=false)

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³⁰ Angione, 8.

³¹ Cavanaugh, *In Lights and Shadows*, 53-83.

³² *The Jerseyman* (May 25, 1875).

³³ Cavanaugh, *In Lights and Shadows*, 83.

³⁴ *The Jerseyman* (May 25, 1875).

³⁵ *The Jerseyman* (January 29, 1892), 3; *The Jerseyman* (Friday, April 8, 1899).

³⁶ *Boyd's Morristown Directory* (Morris County, NJ: 1890-91), 330; *Boyd's Morristown Directory* (Morris County, NJ: 1897);

Richmond's Morristown Directory (Morris County, NJ: 1901).

³⁷ *The Jerseyman* (August 16, 1907), 1.

³⁸ Inventory of Frances G.V. Bertram, Morris County Liber S2, Folio 653, 4414N.

³⁹ *The Jerseyman* (April 3, 1912), 2.

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- ⁴⁰ *The Jerseyman* (April 4, 1918), 4.
 - ⁴¹ *New York Times* (June 21, 1928).
 - ⁴² 1920 Federal Census.
 - ⁴³ *Polk's Morristown Directory* (New York: RL Polk, 1938), 24.
 - ⁴⁴ Ancestry.com
 - ⁴⁵ *Polk's 1938 Directory*.
 - ⁴⁶ *Polk's Morristown Directory* (Morris County, NJ: 1941), 126; *Polk's Morristown Directory* (Morris County, NJ: 1943), 118.
 - ⁴⁷ *Polk's Morristown Directory* (Morris County, NJ: 1945-46), 305.
 - ⁴⁸ [http://en.wikipedia.org/wiki/Stephen_Van_Rensselaer_\(lieutenant_governor\)](http://en.wikipedia.org/wiki/Stephen_Van_Rensselaer_(lieutenant_governor))
 - ⁴⁹ *New York Times* (September 6, 1903).
 - ⁵⁰ *New York Times* (September 9, 1916).
 - ⁵¹ Stephen Van Rensselaer, *American Firearms Histology of American Gunsmiths, Arms Manufacturers & Patentees With Detailed Description of Their Arms* (Watkins Glen, New York: Century House, 1947), foreword.
 - ⁵² *Polk's Morristown City Directory* (Boston: RL Polk, 1947); 329.
 - ⁵³ Will of Minnie B. Van Rensselaer, Morris County Liber W5, Folio 97, W4662-52.
 - ⁵⁴ Speedwell Archives.
 - ⁵⁵ *Polk's Morristown City Directory* (Boston: RL Polk, 1954), 385.
 - ⁵⁶ Morris County Deed Book 2948, page 280, No. 72361
 - ⁵⁷ *Polk's Morristown City Directory* (Boston: RL Polk, 1965), 439.
 - ⁵⁸ *Polk's Morristown City Directory* (Boston: RL Polk, 1967, 1968, 1970, 1972, 1974, 1976, 1979, 1981, 1982).
 - ⁵⁹ Morris County Deed Book 21211, page 1051.
 - ⁶⁰ Excerpts of Stephen Vail Journal.
 - ⁶¹ 1830 Federal Census Morris Township, Morris County.
 - ⁶² Excerpts of Stephen Vail Journal.
 - ⁶³ Morris County Deed Book 22, page 85.
 - ⁶⁴ Smithsonian Institution Archives, Record Unit 7055, Vail Telegraph Collection 1830-1898, 1912-1917, Series 1, Alfred Vail Correspondence, Box IA, "Private Correspondence."
 - ⁶⁵ Ibid.
 - ⁶⁶ Ibid.
 - ⁶⁷ Ibid.
 - ⁶⁸ Excerpts of Stephen Vail Journal.
 - ⁶⁹ Ibid.
 - ⁷⁰ Smithsonian Archive, Series 1, box 1a.
 - ⁷¹ Ibid.
 - ⁷² Ibid.
 - ⁷³ Ibid.
 - ⁷⁴ Ibid.
 - ⁷⁵ Ibid.
 - ⁷⁶ Ibid.
 - ⁷⁷ Ibid.
 - ⁷⁸ Ibid.
 - ⁷⁹ Ibid.
 - ⁸⁰ Ibid.
 - ⁸¹ Ibid.

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Willow Hall
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Section number 8 Page 20

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- ⁸² Ibid.
- ⁸³ Ibid.
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- ⁸⁵ Excerpts of Stephen Vail Journal.
- ⁸⁶ Robert P. Guter, Janet W. Foster, *Building by the Book: Pattern Book Architecture in New Jersey* (New Brunswick: Rutgers University Press, 1992), 53.
- ⁸⁷ George Vail Will, Morris County Will Book Liber L, Folio 300
- ⁸⁸ Angione, 4.
- ⁸⁹ 1850 Federal Census.
- ⁹⁰ Excerpts of Stephen Vail Journal.
- ⁹¹ George Vail Will.
- ⁹² Angione, 8.
- ⁹³ *The Jerseyman* (July 27, 1875), 2.
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- ⁹⁶ Will of Mary A. T. Vail, Morris County Liber T, Folio 447, 6096N.
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- ⁹⁸ *The Jerseyman* (August 31, 1875), 3.
- ⁹⁹ *The Jerseyman* (August 17, 1875), 3.
- ¹⁰⁰ Penn Vail, 214-15.
- ¹⁰¹ Penn Vail, 215.
- ¹⁰² William H. Pierson, *Technology and the Picturesque, The Corporate and the Early Gothic Styles* (Oxford: Oxford University Press, 1978), 349-351.
- ¹⁰³ Gail Caskey Winkler and Roger W. Moss, *Victorian Interior Decoration: American Interiors 1830-1900* (New York: Henry Holt and Company, 1986), 64.
- ¹⁰⁴ Guter and Foster, 53-68.
- ¹⁰⁵ Andrew Jackson Downing, *Victorian Cottage Residences* (New York: Dover Publications, 1981), viii.
- ¹⁰⁶ Ibid., 89.
- ¹⁰⁷ Ibid., 90.
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- ¹⁰⁹ Downing, 51.
- ¹¹⁰ Ibid., 98.
- ¹¹¹ Guter and Foster, 53.
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10. Geographical Data**Acreage of property** 6.2 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|------|---------------|----------------|---|------|---------|----------|
| 1 | 18 | <u>543490</u> | <u>4518260</u> | 3 | | | |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | | | | 4 | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Margaret Newman

organization in conjunction with HMR Architects date 19 July 2010

street & number PO Box 222 telephone 609.273.7003

city or town Carversville state PA zip code 18913

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Passaic River Coalition

street & number 330 Speedwell Avenue telephone 973-532-9830

city or town Morristown state NJ zip code 07960

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Willow Hall
Morristown, Morris County, NJ

Section number 10 Page 1

BOUNDARY DESCRIPTION

The nominated property consists of 6.2 acres, all of Block 2801, Lot 1 in Morristown, Morris County, New Jersey.

BOUNDARY JUSTIFICATION

This is the extent of the land ownership of the Passaic River Coalition.

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Willow Hall
Morristown, Morris County, NJ

Section number Photos Page 1

Photographs

All photographs were taken by Margaret Newman. The exterior photographs of the house were taken on October 8, 2009. The site photographs were taken on January 27, 2010. The interior photographs of the house were taken on July 14, 2010.

Photo 1

The south façade of Willow Hall.

Photo 2

The east elevation of Willow Hall.

Photo 3

The east elevation of the kitchen wing of Willow Hall.

Photo 4

The north elevation of Willow Hall. The north elevation of the kitchen wing is a gray sedimentary fieldstone rather than the puddingstone found on the other elevations.

Photo 5

The majority of the west elevation is also fieldstone. This elevation has had the most changes to it. The garage door into the kitchen wing was added between 1935 and 1945; the sun porch off the kitchen wing subsequently was added between 1945 and 1952. The north bay window in the main section was added in the first half of the 20th century and the entrance between the bay windows was added in the mid-20th century. The rest of the fabric is original.

Photo 6

The Colonial Revival entrance including the canopy, front door and fanlight entrance were added between 1945 and 1952.

Photo 7

The Colonial Revival door and fanlights of the foyer. The tile floor was added later in the 20th century. The other woodwork, including the shouldered and pedimented door casings and baseboards, are original features. The light fixture also is historic.

Photo 8

Looking north from the foyer into the stair hall.

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Section number Photos Page 2

Photo 9

The main stair rises in the hall of the main section from the first floor to the third floor in an unbroken open stair with a large sky-light centered in the stair opening.

Photo 10

The library retains its original paneling, glassed-in bookcases, crown molding and wood paneled fireplace surround that matches the paneling in the room.

Photo 11

Detail of the original crown molding of the library.

Photo 12

Each room on the first floor has a different crown molding. This is a detail of the original crown molding of the original parlor, currently a reception room, to the east of the foyer.

Photo 13

Each room on the first floor has a fireplace with a different surround. This is the ornate marble fireplace of the parlor.

Photo 14

The original dining room retains its original fireplace, wood trim and ceiling medallion. The bay window to the rear is an addition.

Photo 15

Detail of the original shouldered and pedimented door and window casings found in the drawing room and throughout the first floor.

Photo 16

The original fireplace of the drawing room which is now used as an office.

Photo 17

The simpler details of the second floor.

Photo 18

At the second floor, three of the four bedrooms have fireplaces, the one exception being Room 208. These fireplaces, like the first floor, have very shallow fireboxes. This one in Room 207 retains its original Franklin Stove.

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Willow Hall
Morristown, Morris County, NJ

Section number Photos Page 3

Photo 19

The original stair rises from the first floor to the third floor attic.

Photo 20

The non-contributing four-car garage is located at the rear of the property.

Photo 21

The garage contains the original 1840 twelve-by-twelve chicken house. This stone building was enlarged between 1895 and 1910. In 1951, it was converted to a four-car garage and the concrete block walls were added.

Photo 22

The garage is a combination of original and historic stone walls and mid-20th century concrete block walls.

Photo 23

The non-contributing root cellar and cottage sit to the northwest of the house.

Photo 24

The south facades of the root cellar and the cottage. Both were built of the same stone between 1895 and 1910 by Frances Bertram, the daughter of George Vail, putting them outside the period of significance for the site.

Photo 25

The east elevation of the cottage. Originally, the cottage was half the size and may have been a carriage house. In 1951, an addition was constructed to the north, converting it into a guest cottage.

Photo 26

The root cellar retains its original door.

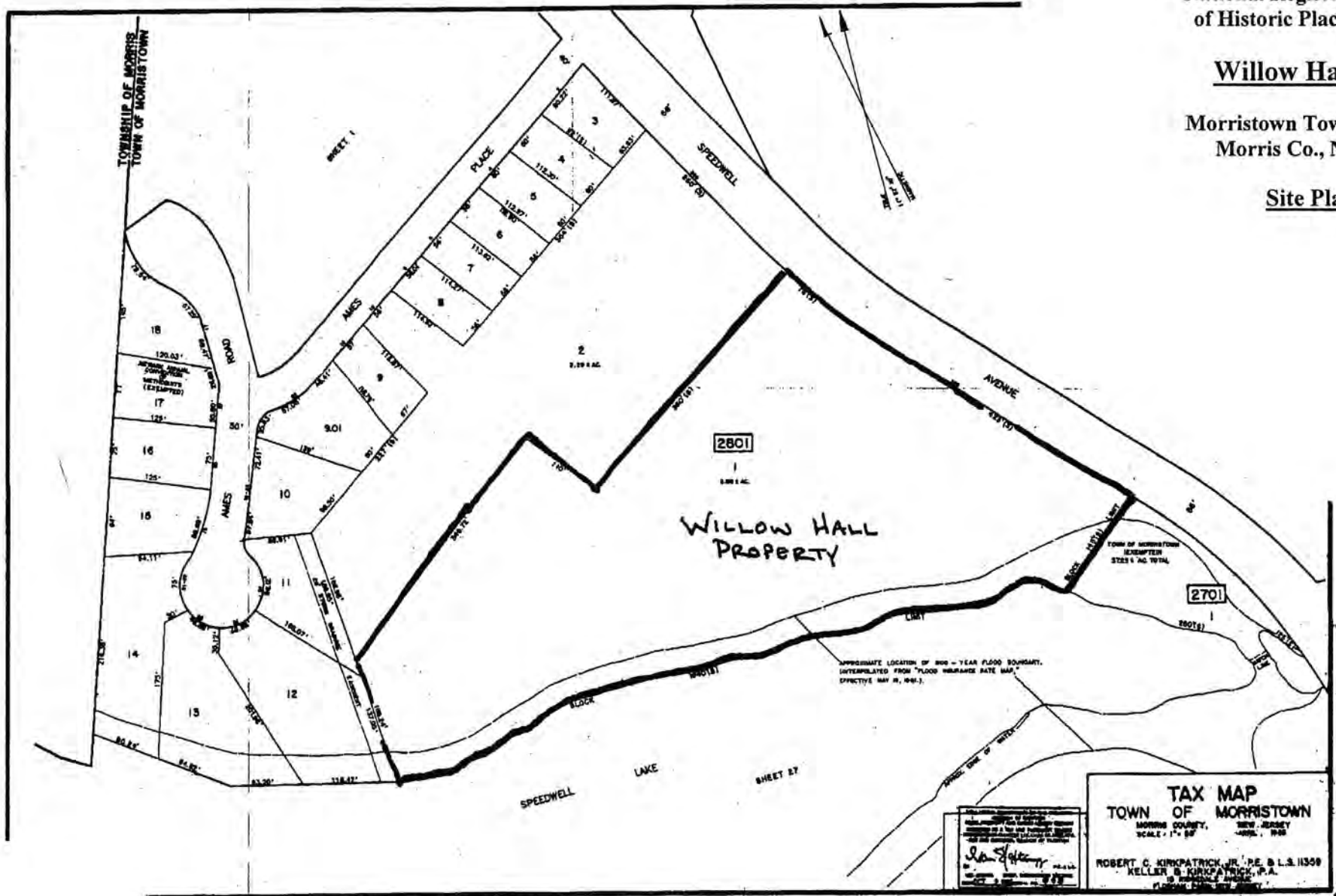
Photo 27

The root cellar looking south. Adjacent to the cottage, its flat poured concrete roof provides a patio space off the cottage's west entrance.

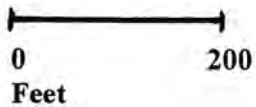
Willow Hall

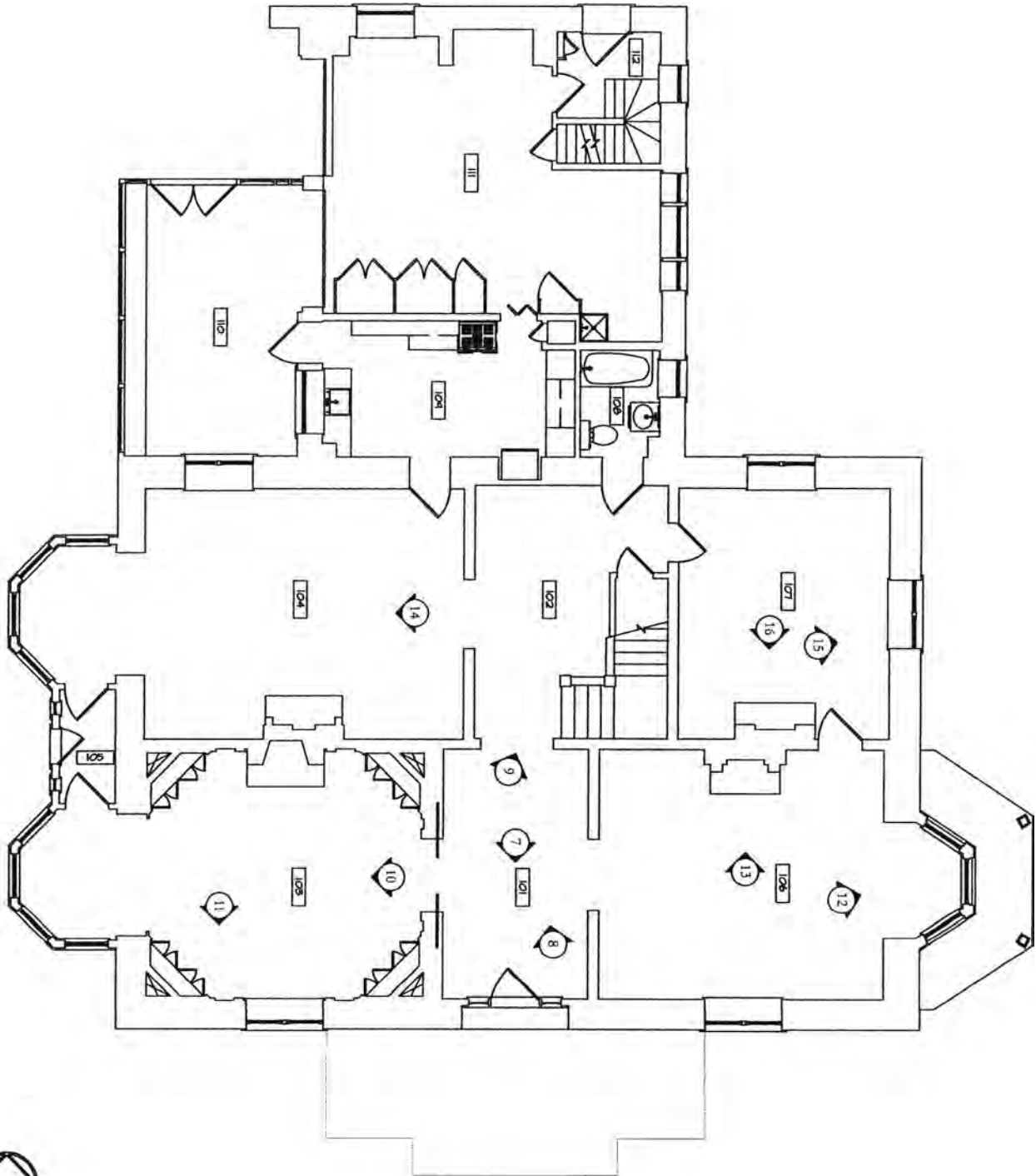
Morristown Town
Morris Co., NJ

Site Plan

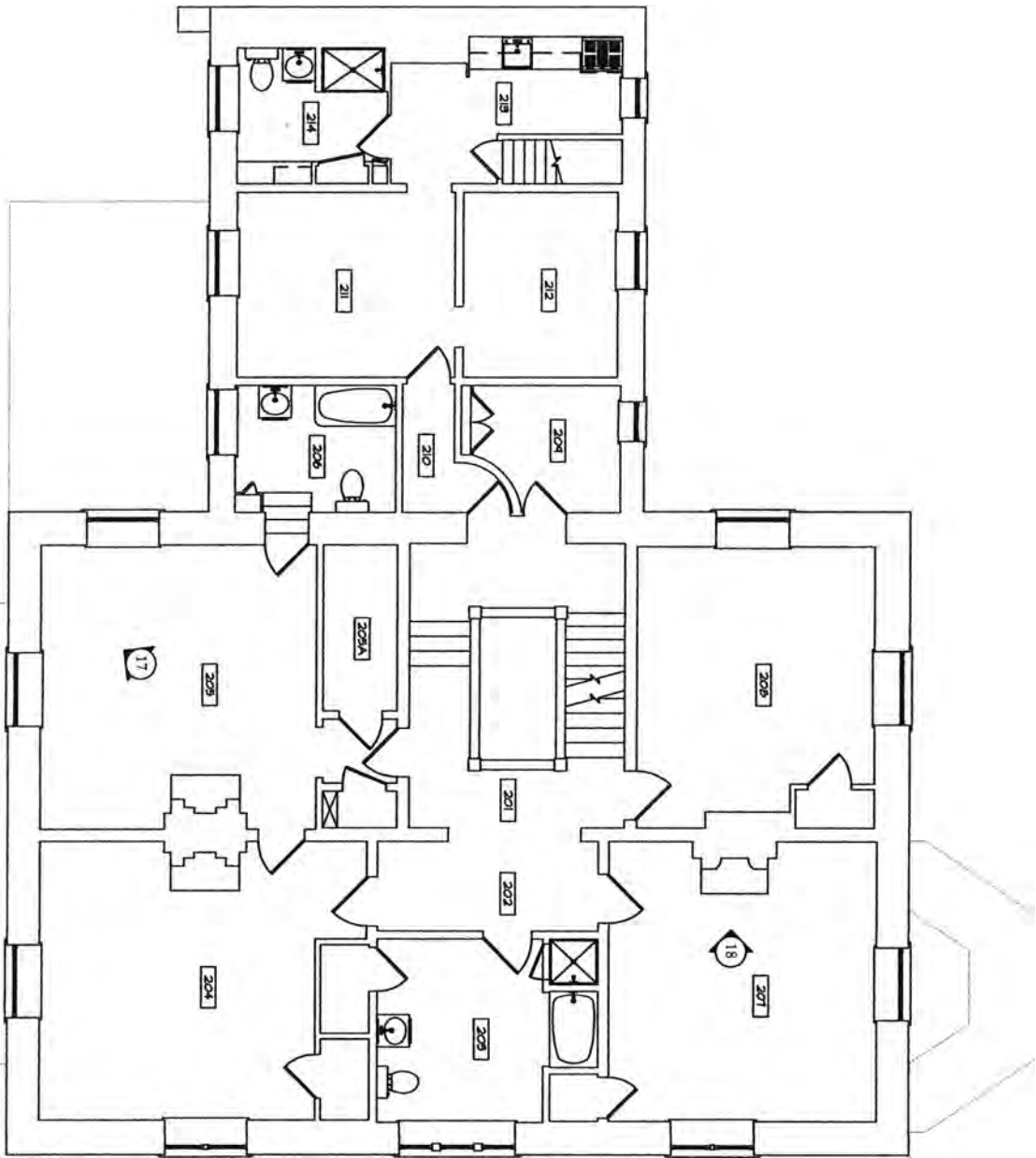


SCALE





| | | |
|--|--|--|
| NATIONAL REGISTER NOMINATION WILLOW HALL 330 SPEEDWELL AVENUE, MORRISTOWN, NJ | HMR ARCHITECTS <small>HOLT MORGAN RUSSELL ARCHITECTS, PA 871 Alexander Road, Princeton, NJ 08540 T 609 452 1072 F 609 452 1074</small> | <small>SCALE: NTS</small> <small>DRAWN BY: KL</small> <small>DATE: 7/19/10</small> |
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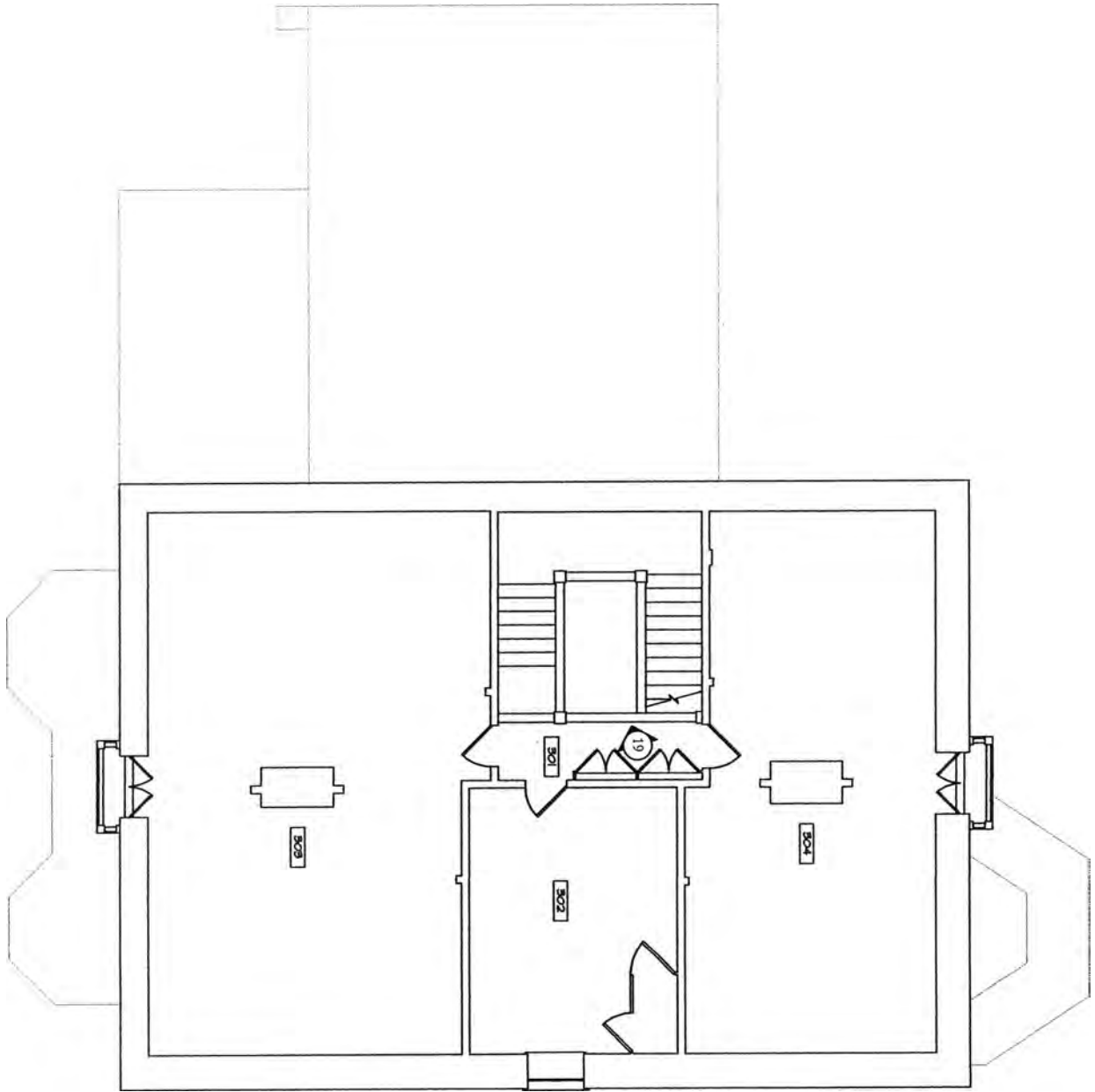


NATIONAL REGISTER NOMINATION
WILLOW HALL
 330 SPEEDWELL AVENUE, MORRISTOWN, NJ

HMR ARCHITECTS
 HOLT MORGAN RUSSELL ARCHITECTS, PA
 871 Alexander Road, Princeton, NJ 08540
 T 609.452.1070 F 609.452.1074

SECOND FLOOR PHOTO KEY

SCALE: NTS
 DRAWN BY: KL
 DATE: 7/19/10
PH-2



| | | |
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| NATIONAL REGISTER NOMINATION WILLOW HALL 330 SPEEDWELL AVENUE, MORRISTOWN, NJ | HMR ARCHITECTS <small>HOLT MORGAN RUSSELL ARCHITECTS, PA. 871 Alexander Road, Princeton, NJ 08540 T 609.432.1070 F 609.457.1074</small> | <small>SCALE: NTS</small> <small>DRAWN BY: KL</small> <small>DATE: 1/19/10</small> |
| | THIRD FLOOR PHOTO KEY | PH-3 |



Figure 1: Willow Hall, 1850 with original three-part piazza across the front and bay window on the side elevation.

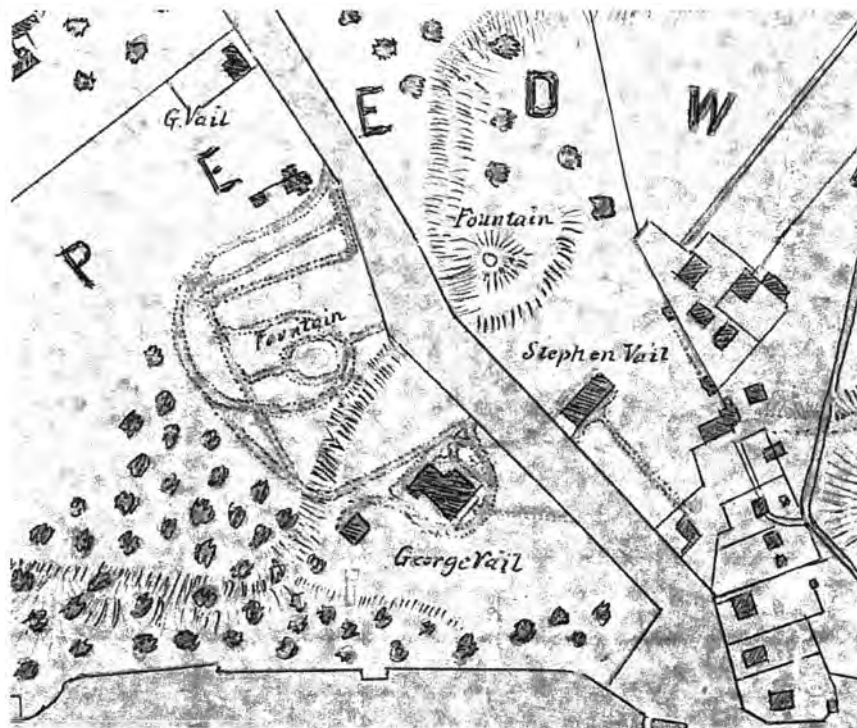


Figure 2: 1850 map.

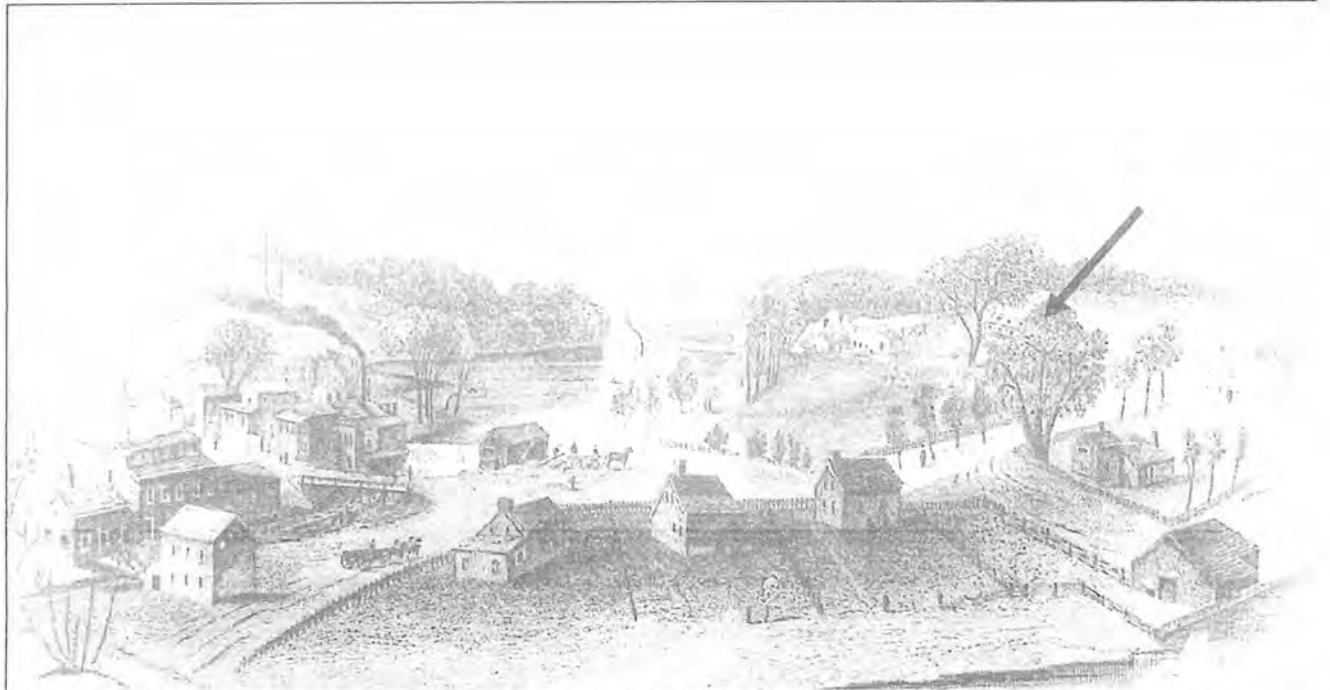


Figure 3: Willow Hall, 1852. Although the house is behind the trees, the barn and chicken house are visible to the west.



Figure 4: Willow Hall shown under the ownership of "G. Vail," 1853.



SPEEDWELL LAKE

Figure 5: Willow Hall, 1856. The boathouse is visible in the foreground.



Figure 6: "Geo Vail" 1861. The boathouse on Speedwell Lake is also indicated.



Figure 7: Willow Hall, 1868.



Figure 8: Willow Hall, 1874.



Figure 9: Willow Hall, 1887. The property is now owned by George Vail's daughter. The barn and chicken house are also depicted to the west of the house.

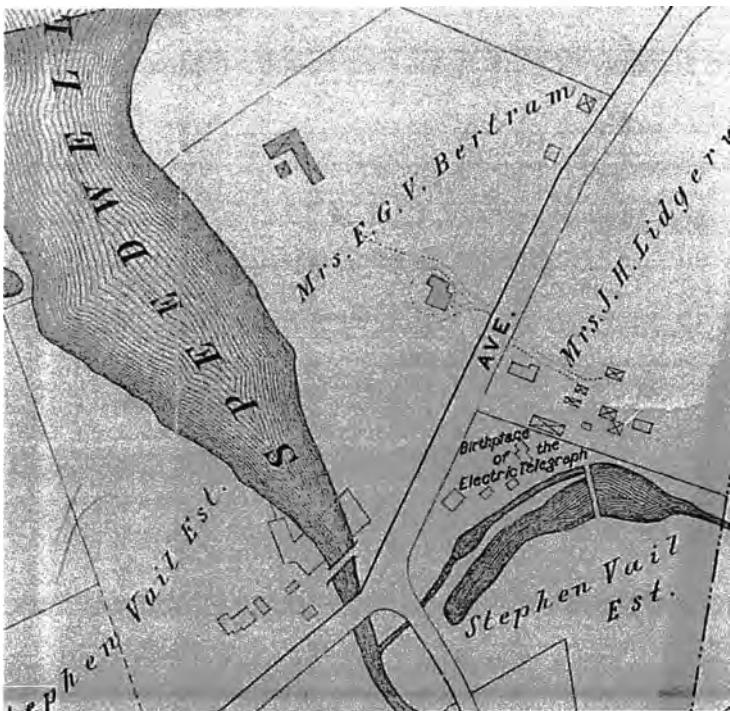


Figure 10: Willow Hall, 1895

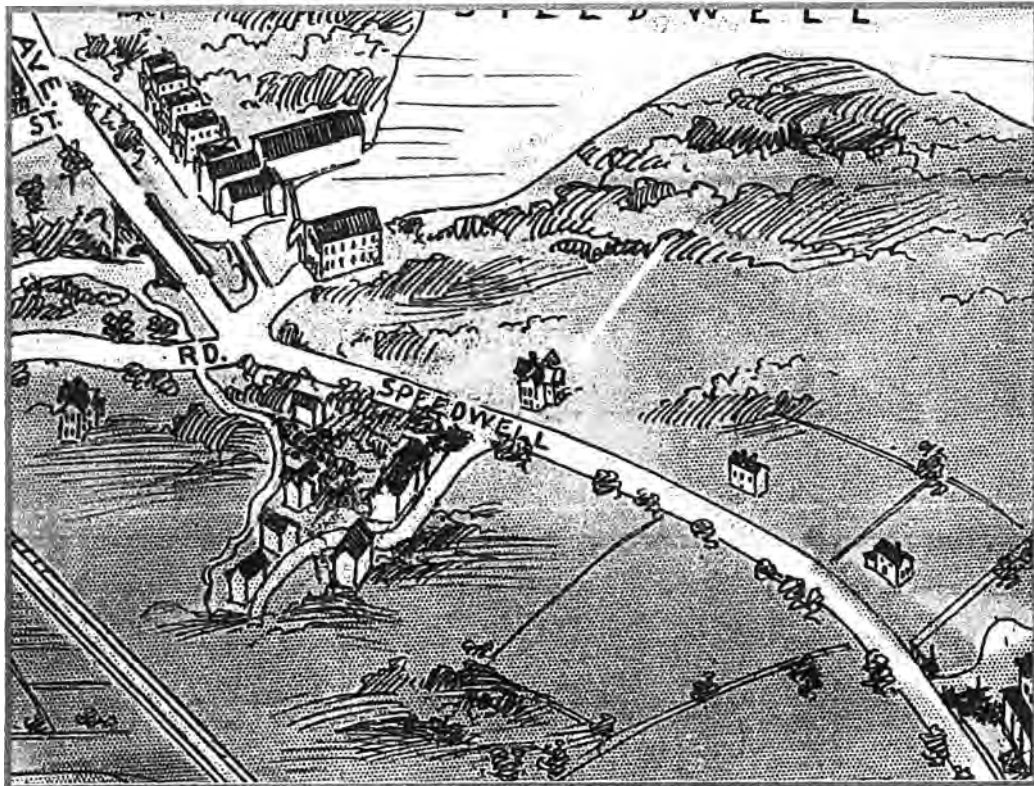


Figure 11: Willow Hall, 1899.



Figure 12: Willow Hall, 1910. The cottage and root cellar have been constructed to the north of the house. Speedwell Lake has been reduced to a river.

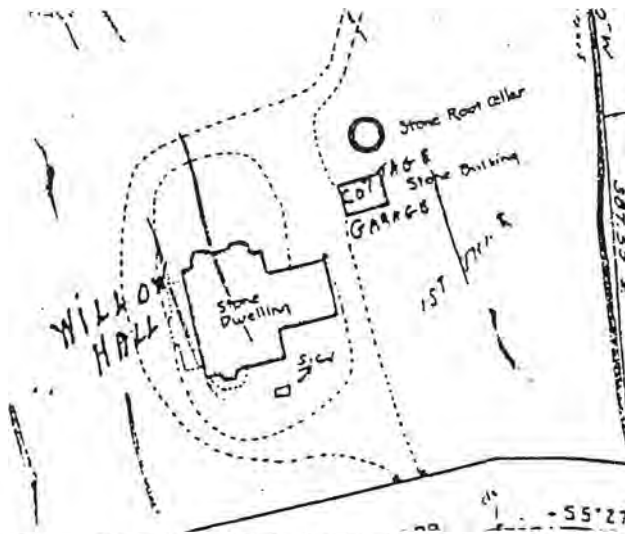


Figure 13: Willow Hall, 1945. Note the full piazza across the façade.

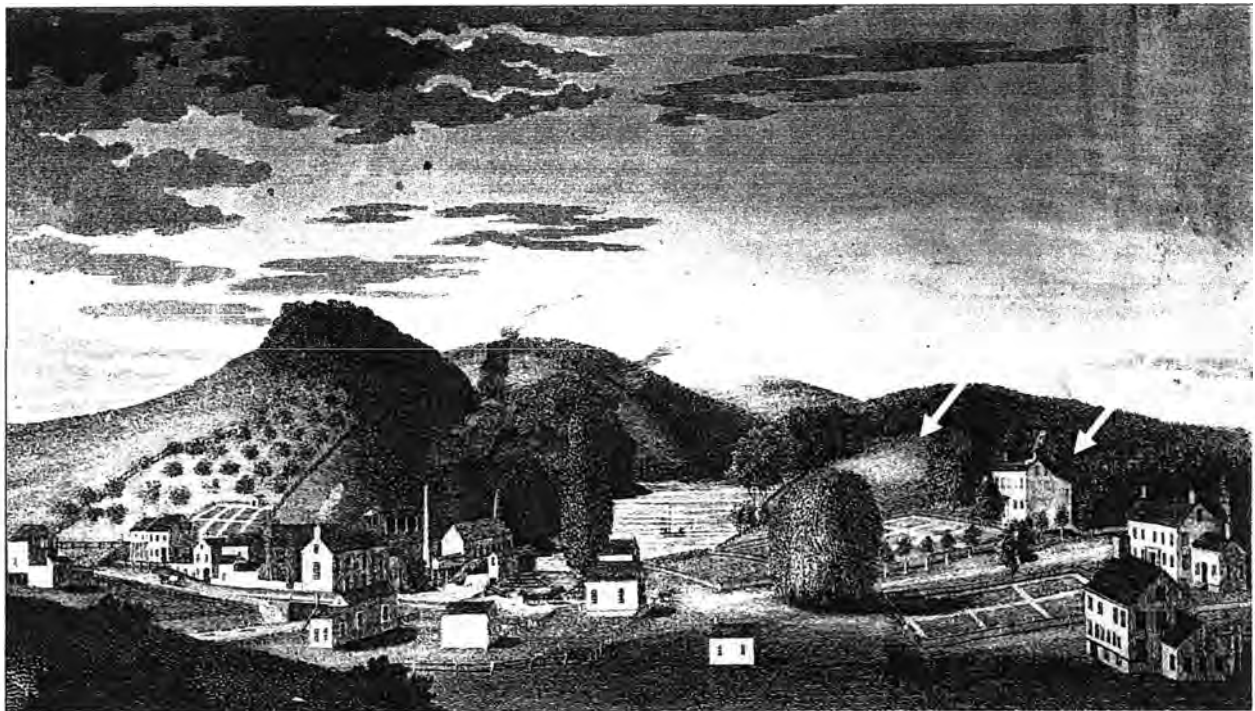


Figure 14: Speedwell Iron Works, 1837 showing the property before the regrading of the site and the construction of Willow Hall. Presumably, George Vail and his wife lived in this frame house between 1830 and 1844 when it was demolished for the construction of Willow Hall. Note the steep hill to the west of the house. This was removed in 1840 by George Vail to create a large flat area for his house and outbuildings (see Figure 3).

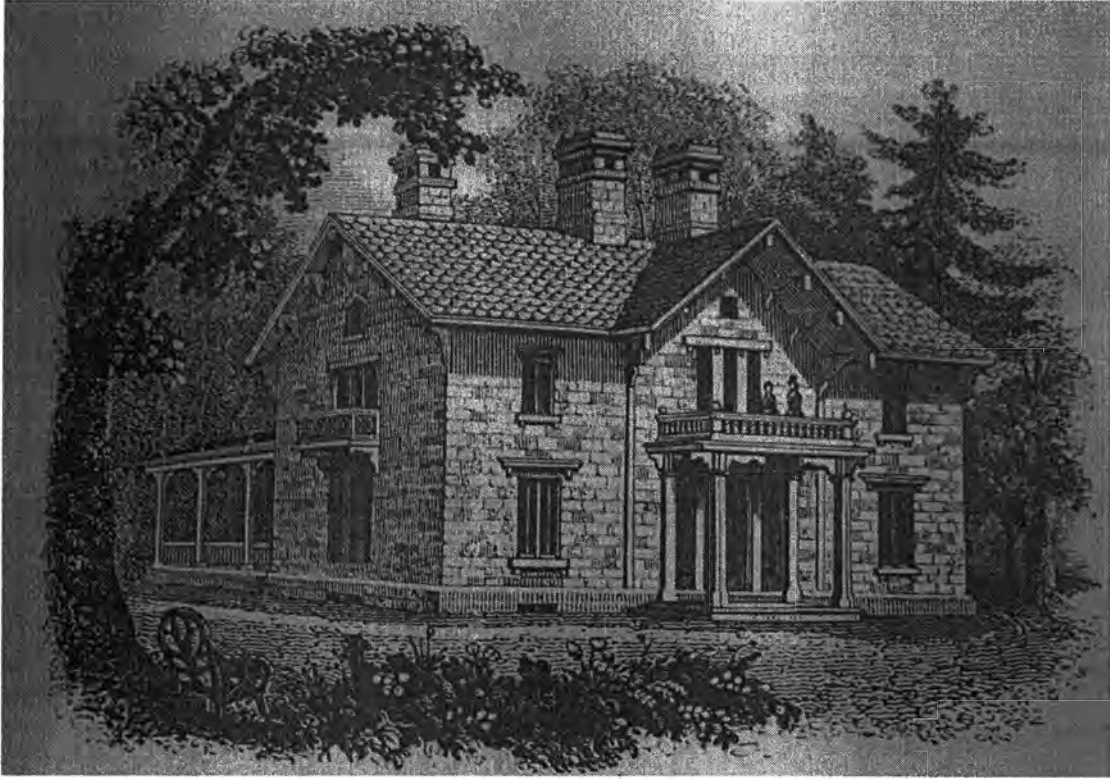


Figure 15: Design V "A Villa in the Bracketed Mode" from Andrew Jackson Downing's 1842 *Cottage Residences, Rural Architecture and Landscape Gardening*, the design that inspired Willow Hall.

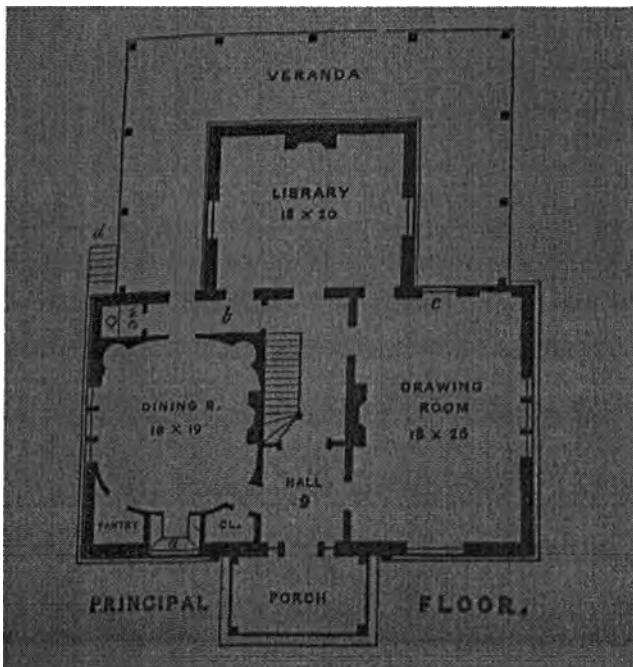


Figure 16: Floor plan of Design V

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Willow Hall
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW JERSEY, Morris

DATE RECEIVED: 12/02/10 DATE OF PENDING LIST: 1/04/11
DATE OF 16TH DAY: 1/19/11 DATE OF 45TH DAY: 1/17/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001146

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1/18/11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



NJ-MORRIS COUNTY-WILLOW HALL-0001



NJ - MORRIS COUNTY - WILLOW HALL - 0002



NJ-MORRIS COUNTY-WILLOW HALL-0003



NJ-MORRIS COUNTY- WILLOW HALL- 0004



NJ-MORRIS COUNTY- WILLOW HALL-0005

15 - MOORESCOUNTY - WILLOWHILL - 006





NJ - WILLOW HALL - MORRIS COUNTY - 0007



NJ-MORRIS COUNTY-WILLOW HALL-0008

NJ - Moore's Laundry - Willow Hall - 0609





NJ-MORRIS COUNTY-WILLOW HALL-0010



NJ-MORRIS COUNTY-WILLIAM HALL-0011



NJ-MORRIS COUNTY - WILLOW HALL - 0012



NJ-MORRIS COUNTY- WILLOW HALL-0013



NJ. MORRIS COUNTY - WILLOW HALL - 0014



NJ - MORRIS COUNTY - WILLOW HALL - 0015



NJ - MORRIS COUNTY - WILLOW HALL - 0016



N) - MORRIS COUNTY - WILLOW HALL - 0017



NJ - MORRIS COUNTY - WILLOW HALL - 0018



NJ-MORRIS COUNTY- WILLOW HALL- 0019



NJ - MORRIS COUNTY - WILLOW HALL - 0020



NJ-MORRIS COUNTY-WILLOW HALL-0021



NJ-MORRIS COUNTY-WILLOW HALL-0022



NJ MORRIS COUNTY - WILLOW HALL_0023



NJ - MORRIS COUNTY - WILLOW HALL - 0024



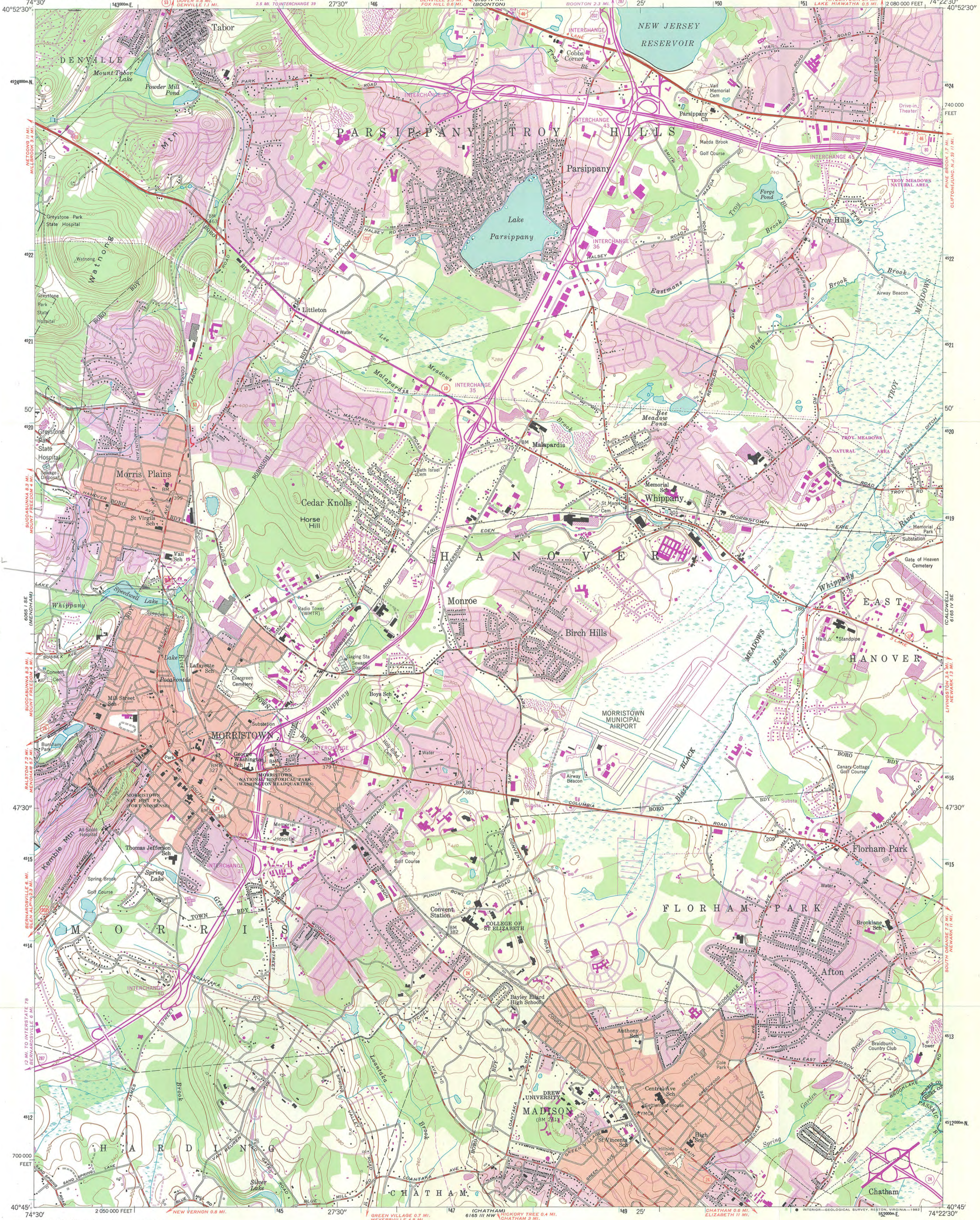
NJ - MORRIS COUNTY - WILLOW HILL - 0025



NJ_MORRIS COUNTY-WILLOW HALL-0026

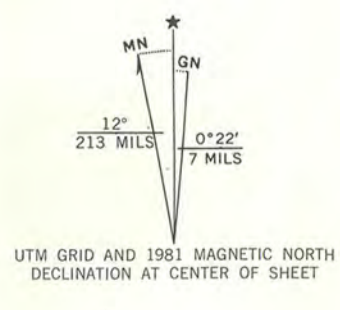


NJ-MORRIS COUNTY-WILLOW HALL-0027



WILLOW HALL
Z=18
Easting:
543690
Northing:
4578260

Mapped by the Defense Mapping Agency
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and New Jersey Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1951
Culture revised by the Geological Survey 1954
Polyconic projection. 10,000-foot grid ticks based on New Jersey
coordinate system. 1000-meter Universal Transverse Mercator
grid ticks, zone 18, shown in blue. 1927 North American
Datum. To place on the predicted North American Datum
1983 move the projection lines 6 meters south and
34 meters west as shown by dashed corner ticks.
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

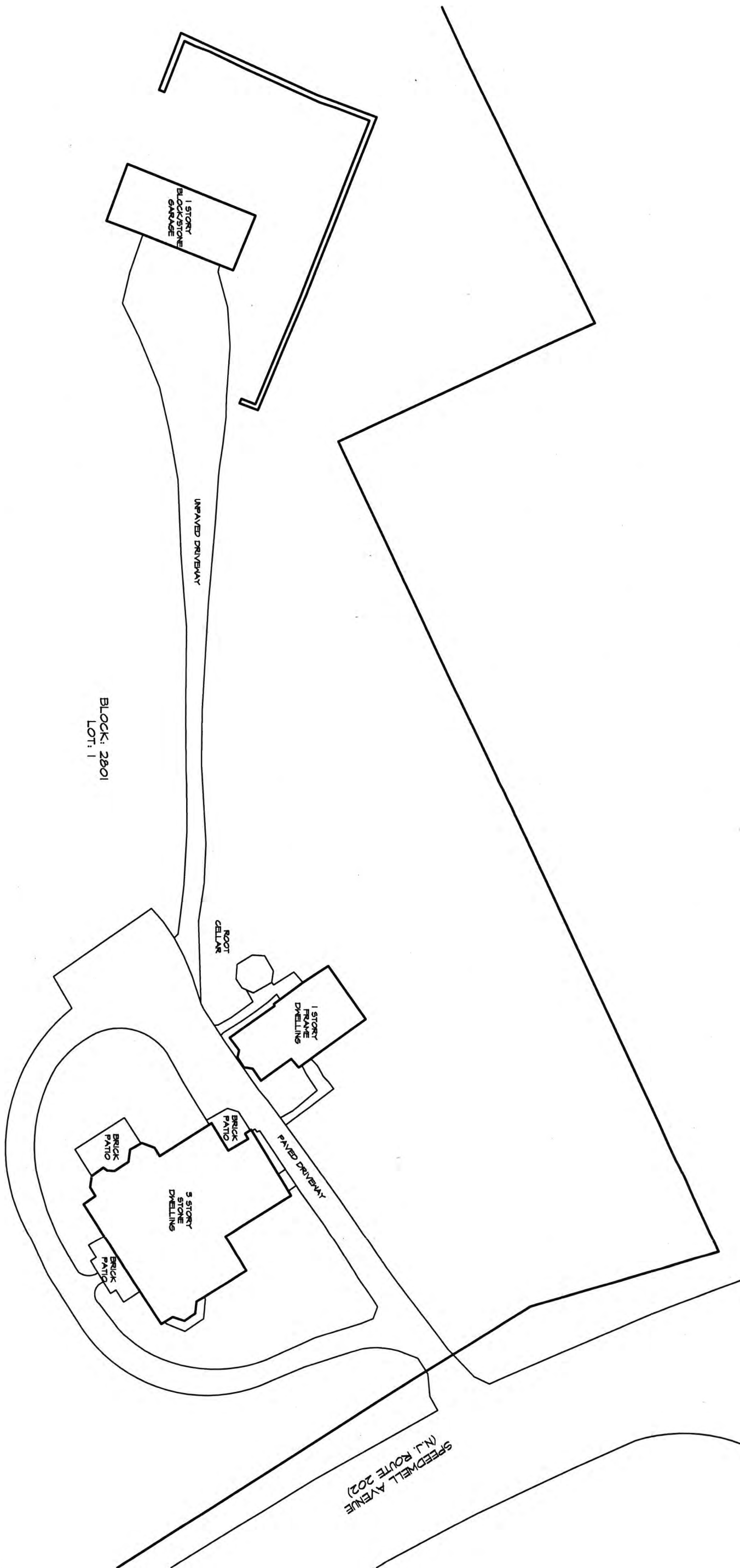


SCALE 1:24000
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
1 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 2 KILOMETER
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - - -
U. S. Route ——— State Route ———
Interstate Route ———
QUADRANGLE LOCATION
MORRISTOWN, N. J.
N4045-W7422.5/7.5
1954
PHOTOREVISED 1981
DMA 6165 IV SW-SERIES V822
Revisions shown in purple compiled by the Geological Survey
from aerial photographs taken 1976 and other sources
This information not field checked. Map edited 1981
Purple tint indicates extension of urban areas

1
SP
SITE PLAN

SCALE: 1" = 40'-0"

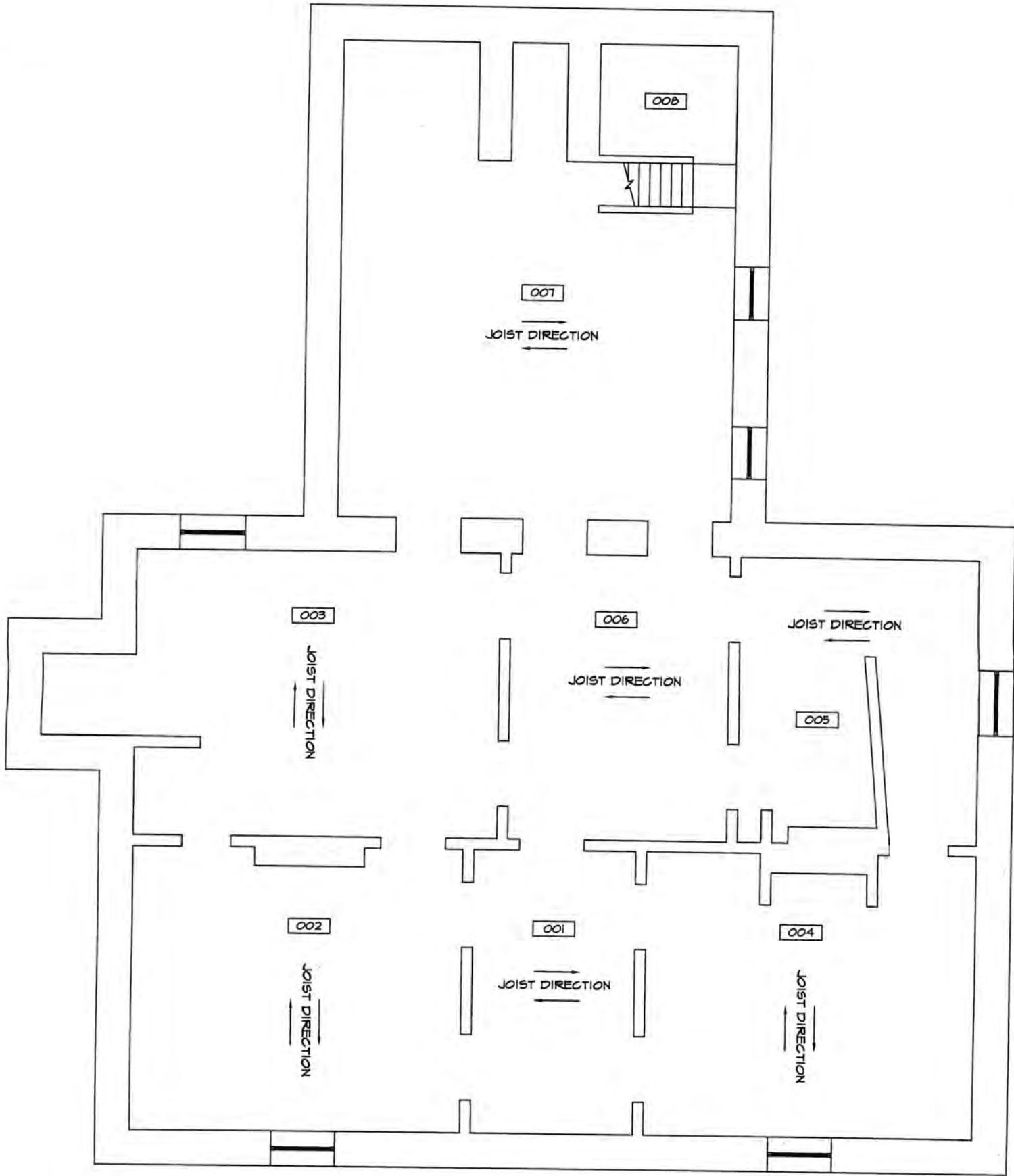


SURVEY INFORMATION FROM:
SCHOOOR DEPALMA
GLEN J. LLOYD
PROFESSIONAL LAND SURVEYOR,
(N.J. LIC. NO. 6537598)

EX-1

BASEMENT PLAN

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
 PASSAIC RIVER COALITION
 330 SPEEDWELL AVENUE

HMR ARCHITECTS

HOLT MORGAN RUSSELL ARCHITECTS, PA
 821 Alexander Road, Princeton, NJ 08540
 T 609.452.1070 F 609.452.1074

SCALE: 1/8" = 1'-0"
 DRAWN BY: MA
 DATE: 1/7/2010

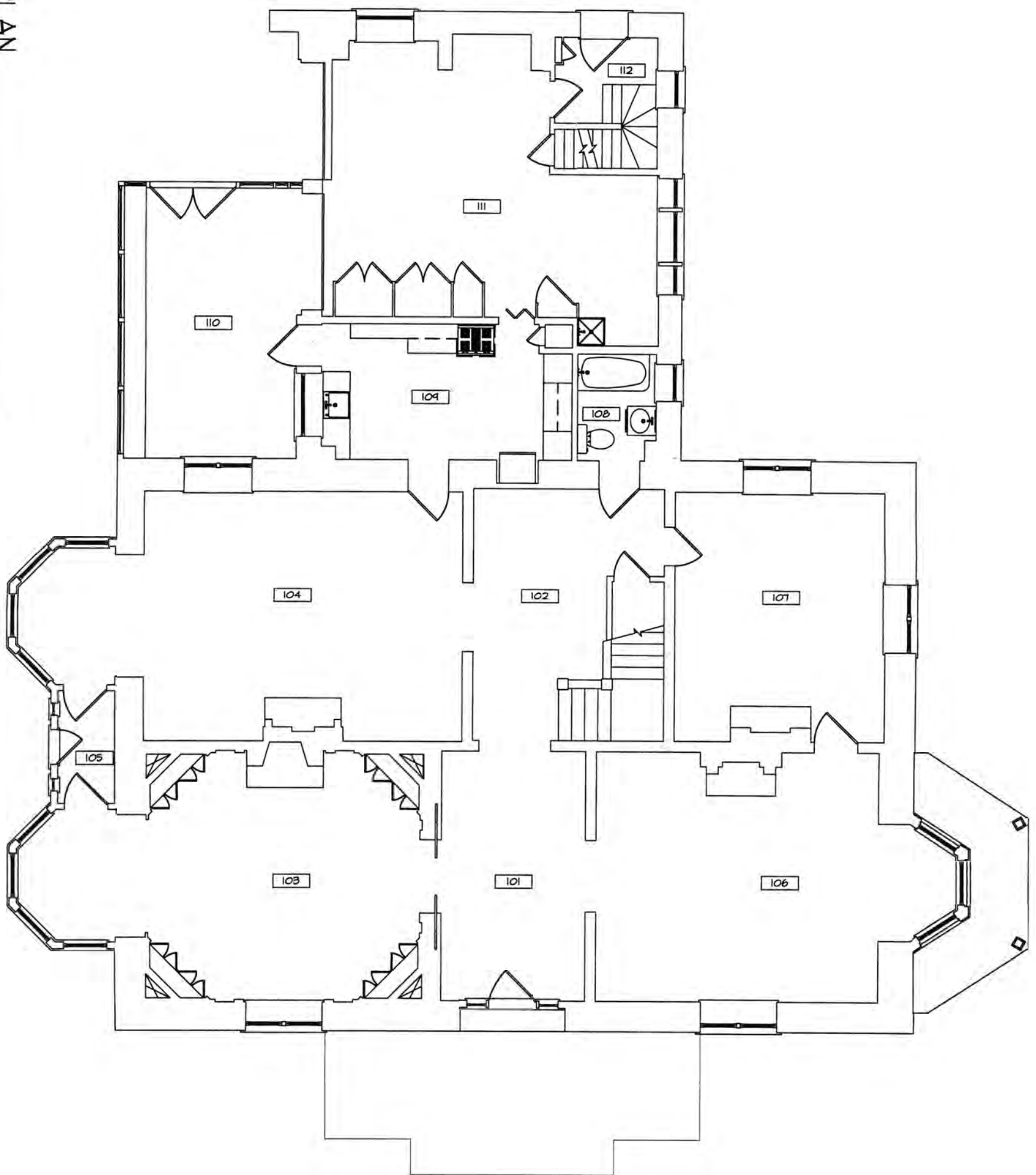
BASEMENT PLAN

EX-1

EX-2

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
PASSAIC RIVER COALITION
330 SPEEDWELL AVENUE

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FIRST FLOOR PLAN

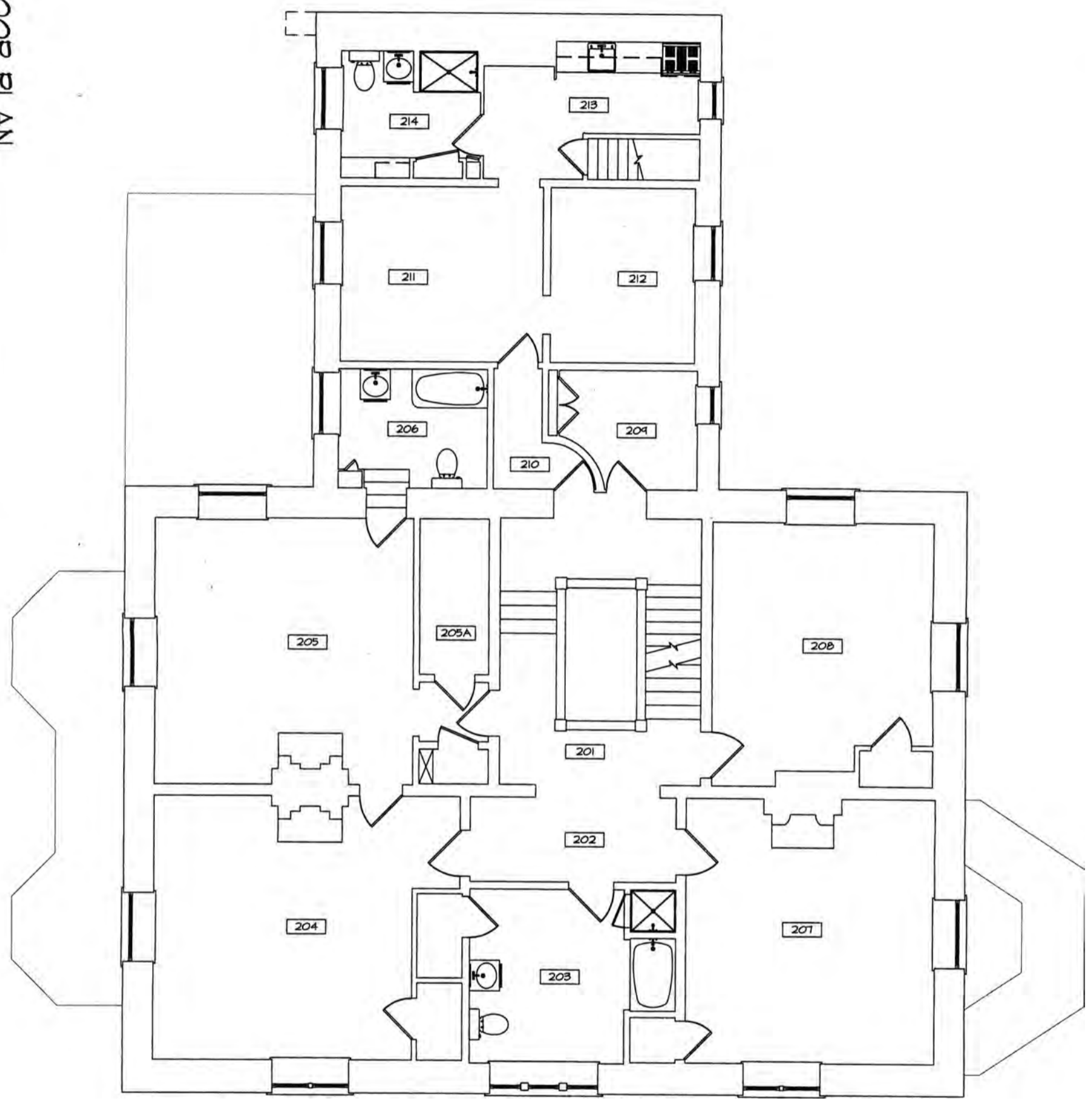
SCALE: 1/8" = 1'-0"
DRAWN BY: MA
DATE: 1/1/2010

EX-2

EX-3

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
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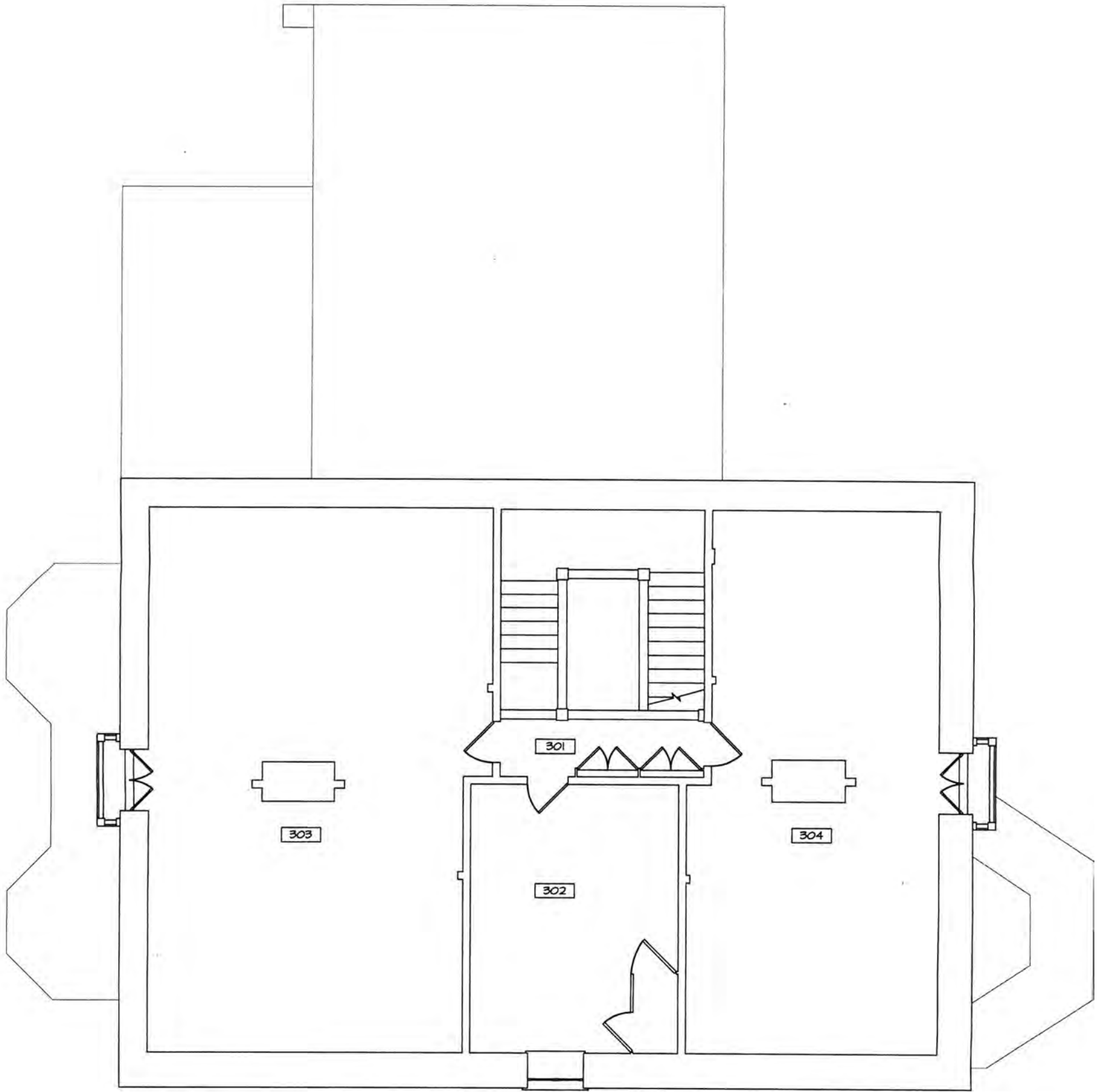
SECOND FLOOR PLAN

FX-3

EX-4

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
PASSAIC RIVER COALITION
330 SPEEDWELL AVENUE

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821 Alexander Road, Princeton, NJ 08540
T 609.452.1070 F 609.452.1074

THIRD FLOOR PLAN

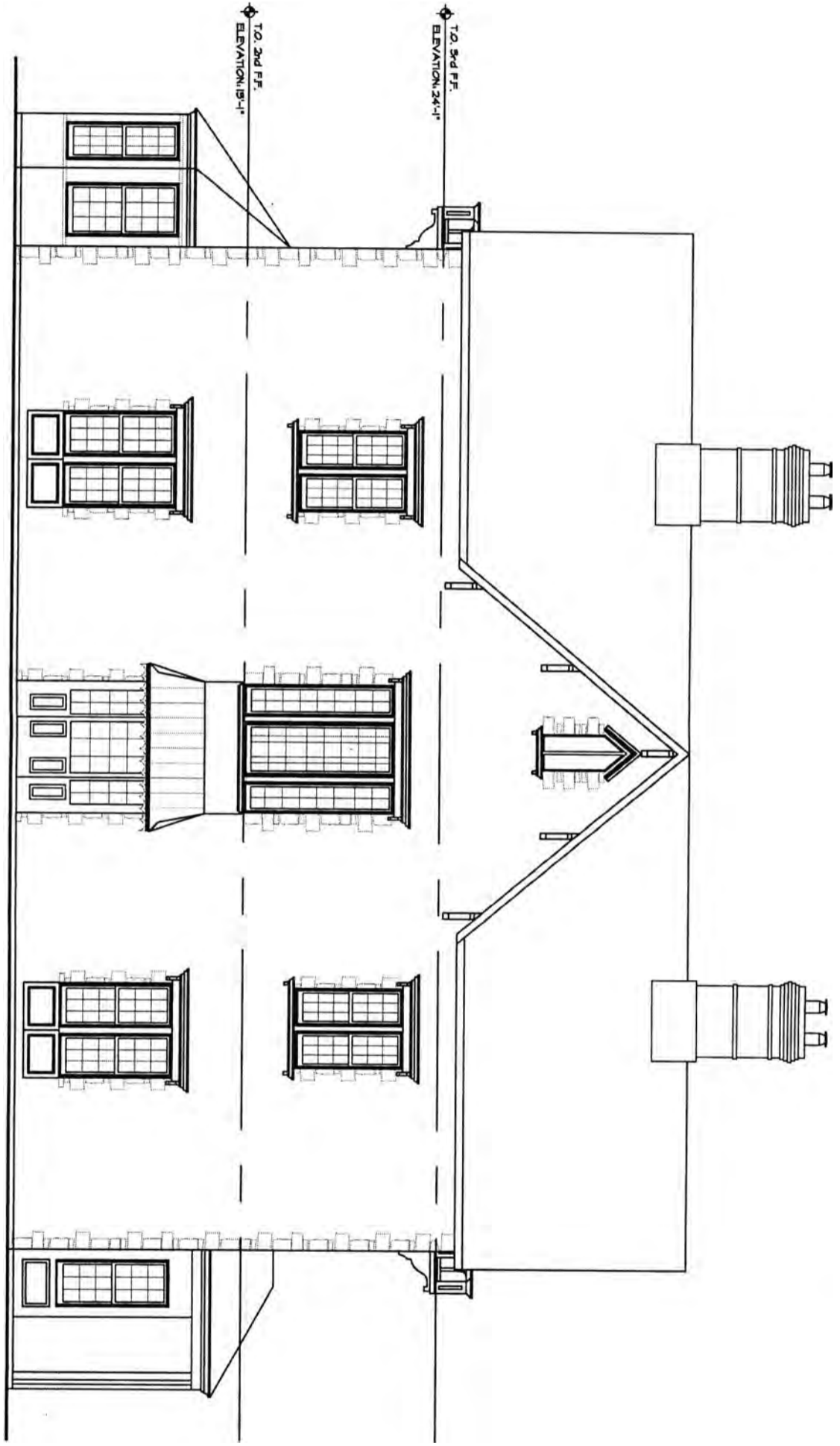
SCALE: 1/8" = 1'-0"
DRAWN BY: MA
DATE: 1/1/2010

EX-4

EX-5

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
 PASSAIC RIVER COALITION
 220 GREENE ST. WILLOW HALL

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SCALE: 1/8" = 1'-0"
 DRAWN BY: MA
 DATE: 1/1/2010

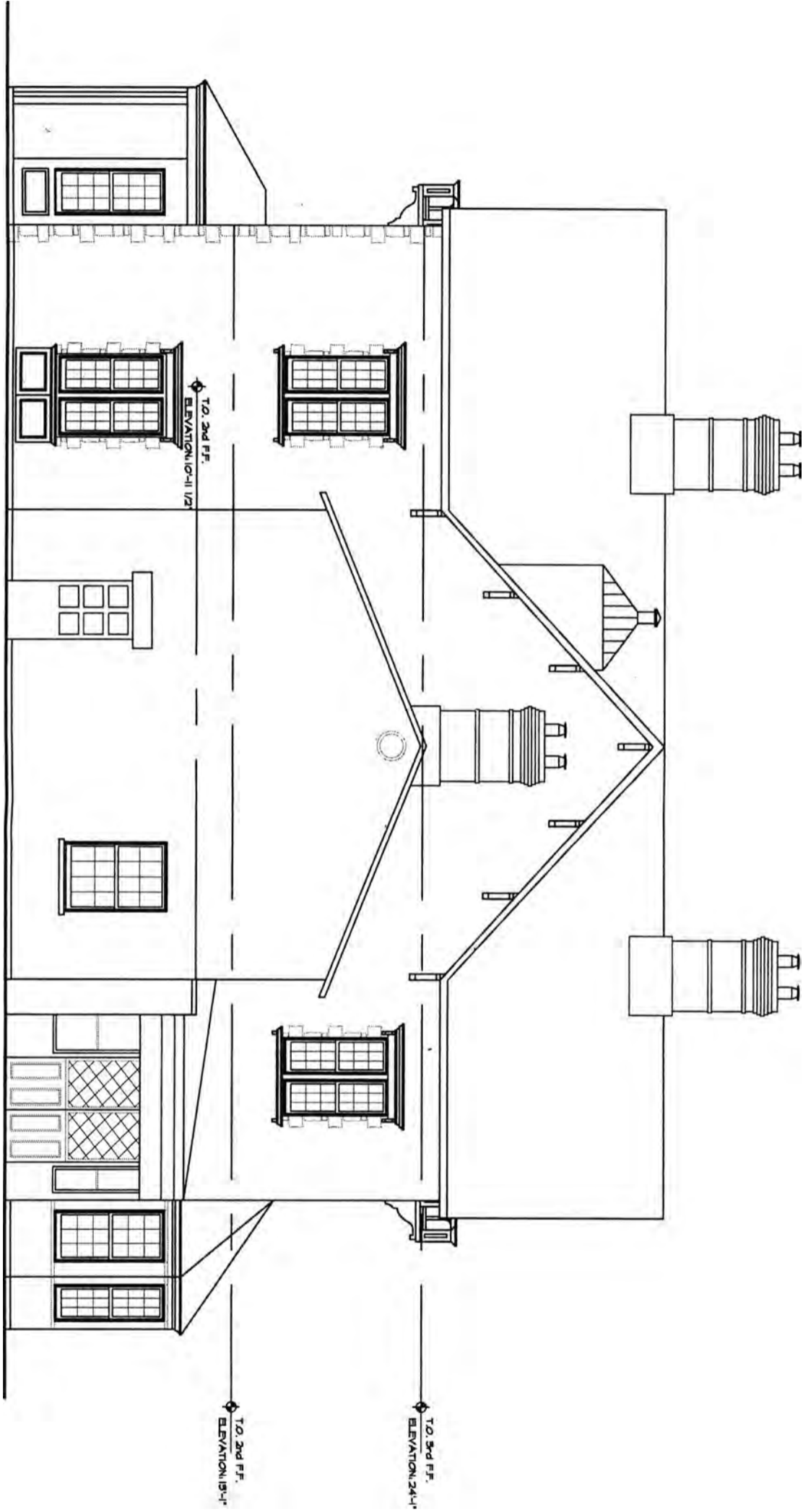
SOUTH ELEVATION

EX-5

EX-6

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
 PASSAIC RIVER COALITION
 330 SPEEDWELL AVENUE

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 DRAWN BY: MA
 DATE: 1/1/2010

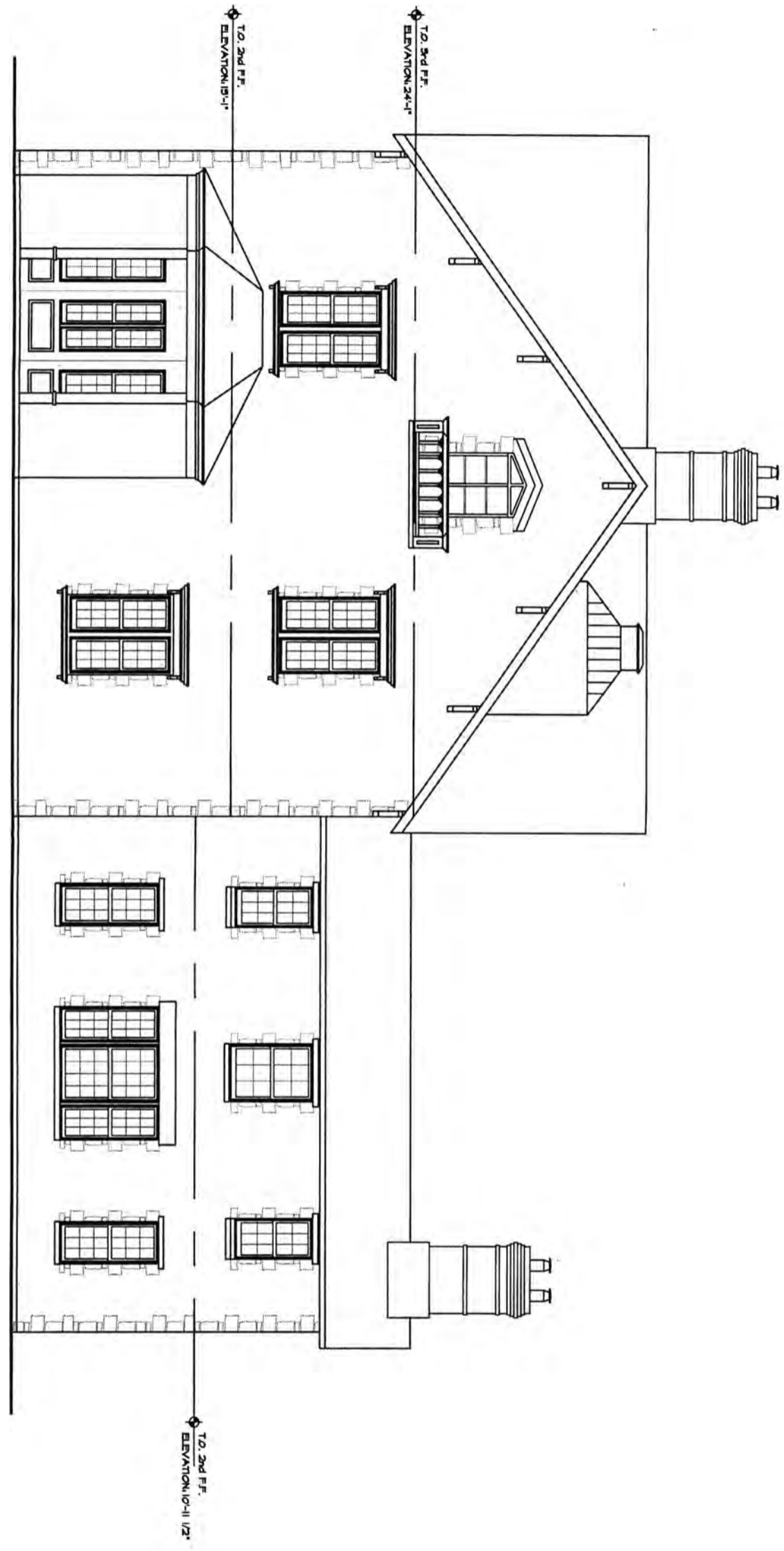
NORTH ELEVATION

EX-6

EX-7

EAST ELEVATION

SCALE: 1/8" = 1'-0"



NATIONAL REGISTER NOMINATION
WILLOW HALL
 PASSAIC RIVER COALITION
 330 SPEEDWELL AVENUE

HMR ARCHITECTS

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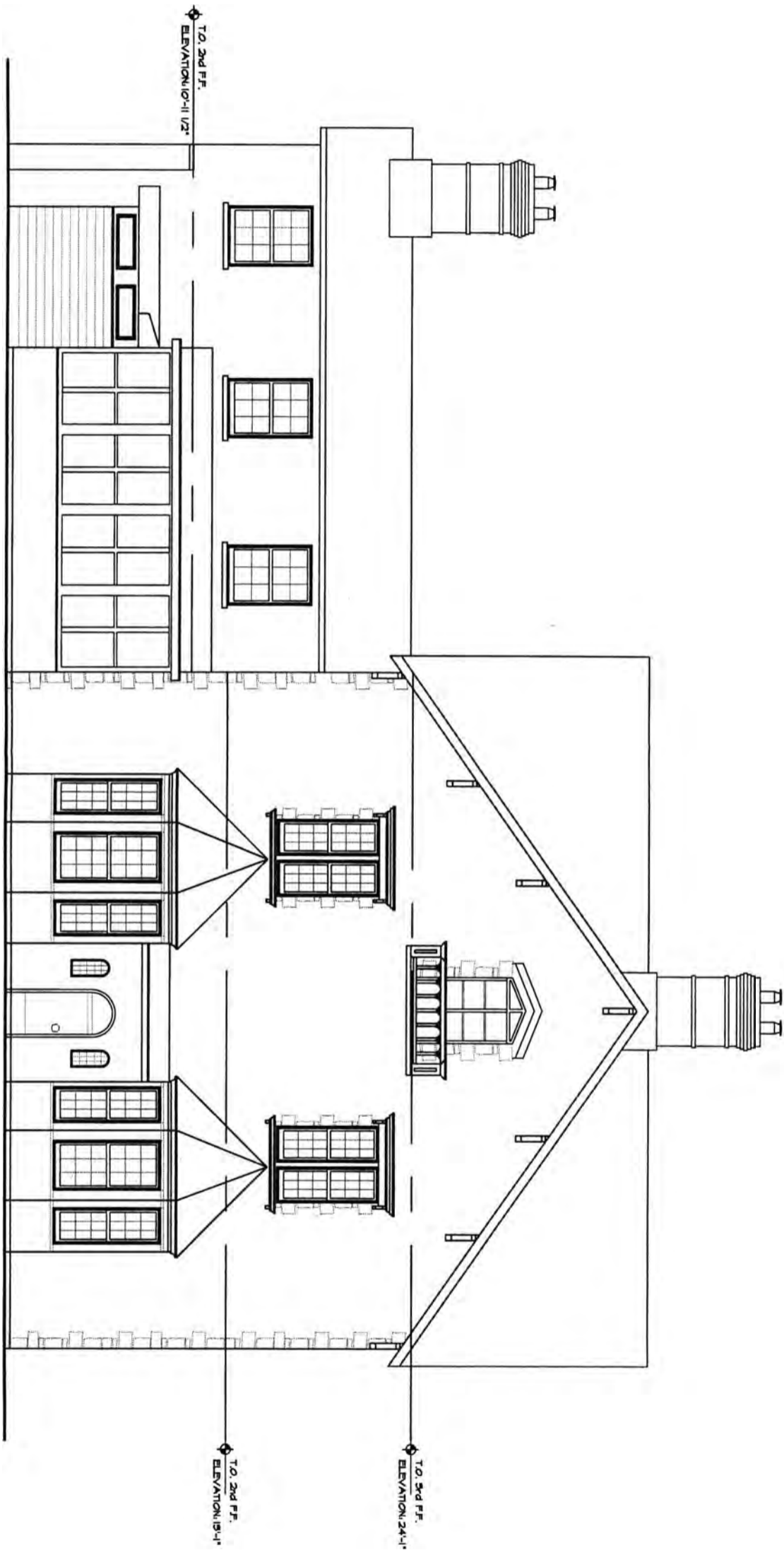
SCALE: 1/8" = 1'-0"
 DRAWN BY: MA
 DATE: 1/7/2010

EAST ELEVATION

EX-7

WEST ELEVATION

SCALE: 1/8" = 1'-0"





State of New Jersey

MAIL CODE 501-03A

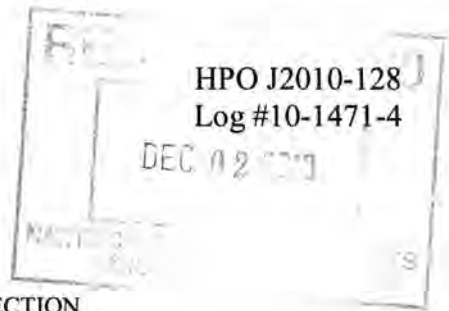
DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES
OFFICE OF THE ASSISTANT COMMISSIONER

P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 292-3541 FAX (609) 984-0836



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Paul Loether, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Loether:

I am pleased to submit the nomination for Willow Hall, Morris County, New Jersey, for National Register consideration.

This nomination has received majority approval from the New Jersey State Review Board for Historic Sites. All procedures were followed in accordance with regulations published in the Federal Register.

Should you want any further information concerning this application, please feel free to contact Daniel D. Saunders, Acting Administrator, New Jersey Historic Preservation Office, Mail code 501-04B, P.O. Box 420, Trenton, New Jersey 08625-0420, or call him at (609) 633-2397.

Sincerely,

Amy Cradic
Deputy State Historic
Preservation Officer