

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED JAN 4 1980

DATE ENTERED

FEB 12 1980

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**HISTORIC  
The Sayre House

AND/OR COMMON

**LOCATION**STREET & NUMBER  
31 Ridgedale Avenue

\_\_\_NOT FOR PUBLICATION

CITY, TOWN  
MadisonCONGRESSIONAL DISTRICT  
5th

\_\_\_ VICINITY OF

STATE  
New JerseyCODE  
034COUNTY  
MorrisCODE  
027**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
___DISTRICT	___PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	___AGRICULTURE    ___MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	___UNOCCUPIED	___COMMERCIAL    ___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
___SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	___ENTERTAINMENT    ___RELIGIOUS
___OBJECT	___IN PROCESS	___YES: RESTRICTED	___GOVERNMENT    ___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL    ___TRANSPORTATION
		<input checked="" type="checkbox"/> NO	___MILITARY    ___OTHER:

**OWNER OF PROPERTY**NAME  
George G. , Jr. and Christie L. ZipfelSTREET & NUMBER  
31 Ridgedale AvenueCITY, TOWN  
Madison

\_\_\_ VICINITY OF

STATE  
New Jersey 07940**LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Morris County Courthouse, County Clerk

STREET &amp; NUMBER

CITY, TOWN  
MorristownSTATE  
New Jersey**6 REPRESENTATION IN EXISTING SURVEYS**TITLE  
Historic American Buildings Survey (HABS)DATE  
Dec. 1, 1936 FEDERAL    \_\_\_STATE    \_\_\_COUNTY    \_\_\_LOCALDEPOSITORY FOR  
SURVEY RECORDS    Library of CongressCITY, TOWN  
WashingtonSTATE  
DC

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Sayre House was built around 1745. It stands on the south side of a ridge close to Ridgedale Avenue in the front and looking down on the back of the stores and church steeples of Madison. The house has a stone foundation, brick-lined walls covered with wood shingles and a single gabled roof with inside brick chimneys on either side. Below is a description of the house as it is now with information about known alterations.

A photograph from 1894 shows clapboard siding indicating that the white-painted shingles must have been added since then. The clapboarding still underlies the shingles. The exterior walls and some of the interior walls are lined with soft, porous brick. Some walls showing layers of bricks interleaved with timbers are visible in the basement. The bricks provide thermal insulation. The roof was rebuilt completely and covered with cedar shakes in about 1965. The stone retaining wall in front of the house appears in the photo of 1894 but not in a sketch made in 1857. The wall collapsed in 1976 and was rebuilt using the original stones. The sketch shows the front porch with a flat roof instead of the peaked roof shown in the recent photos. The porch and door on the west side were added between 1857 and 1894. The back porch was rebuilt in 1965.

There are original sash windows with 12 over 8 small panes facing the road in each of the ground floor front rooms. Some of the original glass is still present. There are several other windows (two with 9 over 6 panes and four with 6 over 6) which are also believed to be original. The dormers were added in about 1930. Four remaining panes of original blue-green bullseye glass have been put in a door which goes from the living room to the back porch.

Heavy vertical beams forming the frame of the house as well as ceiling beams are exposed in the downstairs rooms. A large summer beam 9 x 12 inches runs the length of the house in the center hall. The alignments of ceiling beams in the various rooms give some clues to the house's construction. The kitchen beams are primitive and run from front to back, whereas the living room beams are nicely finished and beaded and run from side to side. This suggests that the kitchen was built some time before the rest of the house as a "survival house". Also, the inside walls of the kitchen and the room above it are lined with brick suggesting that at one time this part of the house stood alone.

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Sayre House, Morris County, New Jersey

CONTINUATION SHEET

ITEM NUMBER

PAGE

### Description (continued)

The interior walls are covered with plaster over lath. Much of the plaster is made of red clay, lime and hair. A lot of old woodwork remains in the house. The kitchen and dining room woodwork has been scraped back to the original colors. The woodwork in the dining room was originally blue-green. The floors in the dining room and living room are the original wide boards. The living room floorboards were turned over in about 1965. Several handmade batten doors and assorted old hardware remain on the first floor.

The kitchen fireplace and crane are intact. At one time there was a brick oven beside the fireplace. When this was removed at some later date and a window put in its place, the brick chimney was weakened. In 1976 this chimney was rebuilt with a modern interior leaving the visible part of the fireplace untouched. Wallboard surrounding the fireplace was ripped out and the remains of an old brick wall were discovered underneath. The brick wall around the fireplace was restored using clues found in the old brickwork. A wooden beam found imbedded in the bricks had apparently been used for hanging pots above the fireplace. This beam (sometimes called a bressemer) was used in the restoration.

Early accounts say that the living room was originally two rooms each with a corner fireplace. The living room now has one large fireplace which was apparently built in place of the original two at some unknown date.

The center staircase is known to be of later construction than the house because the wall behind it covers another much older wall and baseboard. It looks as if the original access to the upstairs was something like an enclosed spiral staircase.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES built in about 1745

BUILDER/ARCHITECT

Unknown

## STATEMENT OF SIGNIFICANCE

### Architecture

The Sayre House is a representative example of colonial architecture in New Jersey which was influenced by Long Island and New England origins. It is a typical mid-18th century, 1 1/2 story Morris County dwelling with its architectural precedents emanating from South Hampton, Long Island. Built in 1745 by Daniel Sayre, born in South Hampton in 1702, the structure has a vague salt-box form and a high knee-wall-characteristic of Long Island - but the chimneys are in the gable ends, typical of New Jersey buildings.

The story has always been told locally that the Sayre House was the headquarters of General Anthony Wayne during one of the winter encampments of the Revolutionary Army in Morristown area.

The Sayre House played another role in the Revolution. The Rev. James Caldwell of Elizabethtown and Springfield, a fiery patriot and leader, was a close friend of Ephraim Sayre, the owner of the house. It is said that he often preached rebellion to the troops from this house.

Even without its Revolutionary history, the Sayre House should be preserved as a relic of early settlement. It was one of the earliest houses built in Madison (then Bottle Hill) and is one of the two oldest still standing. It is a well-preserved and relatively unaltered example of early Eighteenth Century architecture.

Most of the books and articles which mention Anthony Wayne's stay in the Sayre House do not give primary sources. However, there is an article published in 1871 in the Historical Magazine which does give an eye-witness account. Samuel Tuttle was a local historian who before 1855 had collected anecdotes from people who had been children in Madison at the time of the Revolution. He wrote these down in 1855 as the text for a Fourth of July speech. This text was published in 1871 (Reference 4 of the Bibliography) by his brother. The Madison Historical Society has the original manuscript.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

**UTM NOT VERIFIED**

## 10 GEOGRAPHICAL DATA

**ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 1.05

QUADRANGLE NAME Morristown Quadrangle, NJ QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	<u>18</u>	<u>549280</u>	<u>4512310</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION Beginning at a point and corner in the Southeasterly side line of Ridgedale Avenue distant northeasterly and along same 212.25 feet from its point of intersection with the northeasterly side line of Cook Avenue, and running  
(Continued)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE  
George G. Zipfel and Christie L. Zipfel

ORGANIZATION  
owners

STREET & NUMBER  
31 Ridgedale Avenue

CITY OR TOWN  
Madison

DATE  
May 3, 1979

TELEPHONE  
(201) 822-3280

STATE  
New Jersey

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy  
STATE HISTORIC PRESERVATION OFFICER SIGNATURE [Signature] DATE 12-12-79

TITLE Deputy Commissioner, Dept. of Environmental Protection

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature] DATE 2/2-80

KEEPER OF THE NATIONAL REGISTER

ATTEST: [Signature] DATE 2/12/80

CLERK OF REGISTRATION

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Sayre House, Morris County, New Jersey

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CONTINUATION SHEET

ITEM NUMBER

PAGE

Significance (continued)

Tuttle spoke with Ephraim Sayre's daughter Sarah Sayre Richards who was 8 in 1780. He relates the following:

"1780-81, General Wayne's headquarters at the time were in the house of Deacon Ephraim Sayre in this village. That house is still standing and is occupied by Deacon Sayre's daughters. The General's life guards were stationed in the kitchen in the rear of the main house while the room occupied by the General was the front room on the North end of the house. A small mulatto servant accompanied him to wait upon him and in order to encourage in him the martial spirit he was fully armed and equipped with a keen wooden sword which the boy of course took great pride in flourishing on all proper occasions.

Sarah Richards goes on to say that armed sentinels constantly patrolled back and forth in front of the house and that the winter storms were so intense that they often had to be relieved every hour. She also tells of seeing the army on its way from Chatham to Kimball's Hill on December 13, 1779. There were tents along the road and smoke from fires. A large number of officers ate breakfast at the Sayre house. There were 6 or 7 sittings. She says that Caldwell often stayed in the Sayre House and preached in the south front room during the Revolution.

Some authors since about 1900 have assumed that Wayne was in the house in 1777, and in fact, the Daughters of the American Revolution have a plaque on the house using this date. Tuttle's article is the earliest account that we are aware of and it places Wayne here in the winter of 1780-81. From what we can tell, the 1777 date is wrong and was only a guess by someone who wasn't aware of Tuttle's article.

Some aspects of the story which are told locally are not contained in Tuttle's article. Here is a passage from Reference 5, p. 103:

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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Sayre House, Morris County, New Jersey

CONTINUATION SHEET

ITEM NUMBER

PAGE

Significance (continued)

"Billeted at Deacon Ephraim Sayre's on Bottle Hill, at what is now Madison, Anthony enjoyed a happy social life. He gave gossip and social parties; his quarters resembled a fashionable officers' club. He was invariably bubbling with good stories; his mulatto servant, whom he had given a wooden sword to wear, mixed the best rum punches in the camp. At dinner parties, where sound port and good Madeira flowed, boon companions laughed and sang, to the horror of his host. The Deacon would have much preferred another billeting, but when he gently asked if Wayne could not be transferred to a less straight-laced house, he was reminded that during the larger portion of the winter the Sayre House had not been requisitioned for the army, and that in any case he would not be burdened long."

The author, Harry Emerson Wildes gives as his source for this section manuscripts at the Historical Society of Pennsylvania. We have not verified this part of the story.

Reference 6 gives the following passage from a Morristown journal (unidentified) of September 29, 1890:

"The house was the headquarters of General Anthony Wayne for a considerable part of the time that the army was in this neighborhood (the winter of 1780-81). The room occupied by the General was the front room in the north end, and in it many conferences took place between 'Mad Anthony' and the other illustrious commanders. . . .General Washington and his staff were frequently in the house."

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Sayre House, Morris County, New Jersey

CONTINUATION SHEET

ITEM NUMBER

PAGE

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### 9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Tuttle, William Parkhurst. Bottle Hill and Madison, Madison: Madison Eagle Press, 1916.
2. Sayre, Mortimer F. Brown and Sayre Ancestry, Three Centuries in Northern New Jersey, Spahr and Glenn, Columbus, Ohio, 1971.
3. Sayre, Harrison M. Descendants of Ephraim Sayre, Columbus, Ohio, 1942. (In Madison, NJ library)
4. Tuttle, Samuel. Historical Magazine, Vol. IX, p. 330, 1871.
5. Wildes, Harry Emerson. Anthony Wayne, Trouble Shooter of the American Revolution. Harcourt, Brace and Co., New York, 1941.
6. Banta, Theodore M. The Sayre Family, 1901, p. 138.



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(11/78)

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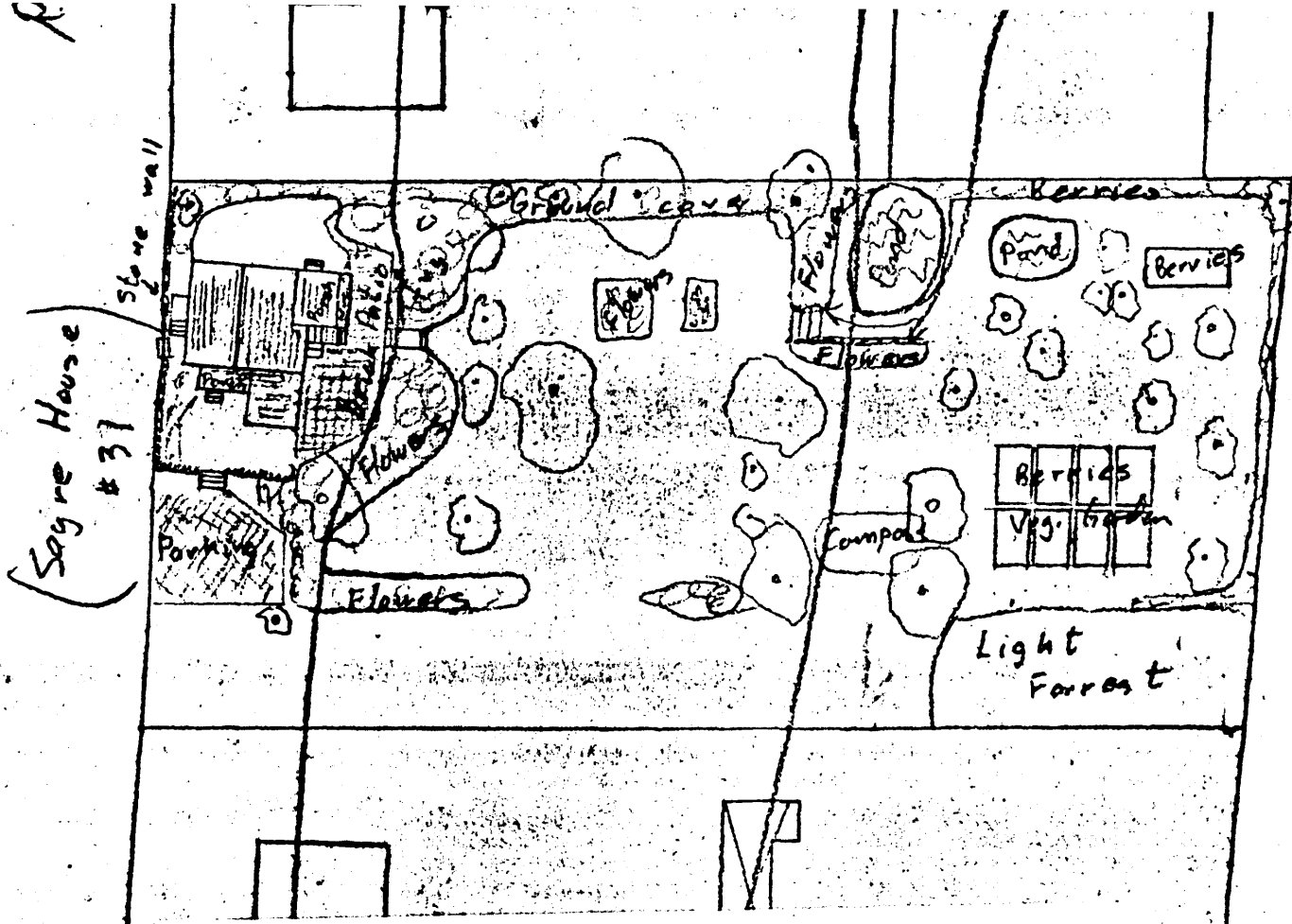
Sayre House, Morris County, New Jersey

CONTINUATION SHEET Geographical Data ITEM NUMBER 10 PAGE

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### Verbal Boundary Description Continued

thence (1) N 65 deg 42 min 10 sec E 153.00 feet along the southeasterly side line of Ridgedale Avenue; thence (2) S 27 deg 41 min E 192.08 feet; thence (3) S 27 deg 34 min 30 sec E 107.95 feet; thence (4) S 65 deg 42 min 10 sec W 152.80 feet; thence (5) N 27 deg 41 min W 300.00 feet to the Southeasterly side line of Ridgedale Ave. and the point and place of beginning.



Sayre House  
# 37

New Jersey

The Sayre House, Madison, Morris County

Site Plan

Scale 1" = 50'



Cook Ave.