

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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 MacLeod-Rice House
other names/site number Croydon Hall (School); MacLeod, Donald W., Residence; Rice, Melvin A., Residence; Burdge Homestead

2. Location

street & number 900 Leonardville Road NA not for publication
city or town Middletown Township NA vicinity
state New Jersey code NJ county Monmouth code zip code 07748

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] DSHPO Asst. Commissioner 10/14/18
Signature of certifying official/Title Date
NJ DEP - Natural + Historic Resources
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

Date of Action

[Signature]

12/3/18

MacLeod-Rice House
Name of Property

Monmouth, New Jersey
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> 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: Single Dwelling

EDUCATION: School

Current Functions
(Enter categories from instructions)

VACANT: Not In Use

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials
(Enter categories from instructions)

foundation BRICK

walls WOOD: Shingle

roof ASPHALT

other GLASS

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

See Continuation Sheets for Section 7

MacLeod-Rice House

Name of Property

Monmouth, New Jersey

County and State

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.
[X] 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.) See Continuation Sheets for Section 8

9. Major Bibliographical References See Continuation Sheet Section 9

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)

ARCHITECTURE

Period of Significance

1894-1915

Significant Dates

1894

1915

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

L. Jerome Aimar

Thomas Emery (1860-1930)

Ernest A. Arend (1876-1950)

Primary location of additional data

- [X] State Historic Preservation Office
Other State agency
Federal agency
[X] Local government
University
Other

Name of repository:

MacLeod-Rice House
Name of Property

Monmouth, New Jersey
County and State

10. Geographical Data

Acreage of property 2.9

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 580188.1 4473865
Zone Easting Northing

3 18
Zone Easting Northing

4 18

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See continuation sheet for Verbal Boundary Description

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See continuation sheet for Boundary Justification

11. Form Prepared By

name/title Annabelle Radcliffe-Trenner

organization Historic Building Architects, LLC date 4/20/2018

street & number 312 West State telephone 609-393-3999
Street

city or town Trenton state New Jersey zip code 08618

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 MacLeod-Rice House

street & number 900 Leonardville Road telephone 732-615-2000

city or town Middletown Township state New Jersey zip code 07748

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.

7. Narrative Description - Continuation Sheet

Summary General Description

The MacLeod-Rice House is a large, rectangular, wood-framed Colonial Revival house. A 2-story curved entrance porch faces to the north. A small hyphen connects the library wing to the east, and a narrower wing extends to the south and includes the kitchen and a second-story sun porch. The house is approached from the north through stone entrance piers on Leonardville Road along a tree lined-drive largely surrounded by open space. The main block is symmetrically designed with a pyramidal, hipped roof flanked to the east and west by large decorative brick chimneys. The north façade has character-defining Colonial Revival details, including a broken pediment feature, paneled pilasters and 2-story columns capped with a mix of Ionic and stylized Composite capitals. The exterior Colonial Revival style finishes are largely intact under the contemporary siding, including the shingles and cornice moldings. The interior features include a large entrance hall with grand staircase, which flows south through to a paneled dining room and west into a large living room with a center fireplace adorned with Federal style details. The wood-paneled library and billiard rooms to the east have character defining Roman brick, arched fireplaces. The second floor holds the large formal bedrooms, including decorative plaster relief in the dressing room. Many of the 1915 bathrooms remain with their fixtures, accessories and tile finishes largely intact. The interior has had some alterations, however, the evidence of original fabric left undisturbed remains behind partitions and dropped ceilings. On the south (rear) side of the house are the low-ceilinged wrestling room addition and basement entrance, and on the east side of the south wing is the southeast addition (Figure 6). While these additions are not in keeping with the character of the house they are concealed from view at the front elevation.

Site

The MacLeod-Rice House is situated in a residential neighborhood in the Leonardo section of Middletown Township, just south of Atlantic Highlands and north of the Highlands of Navesink. Originally part of Drench Farms, the house is set approximately 600' deep into the property to the south of Leonardville Road. (Photograph 1) Smaller detached houses occupy the north side of the street facing the property. The original schist stone entry gate piers still exist along the Leonardville Road (Photograph 28), and the remains of similar stone entrance gate piers also exist off Bryant Avenue (Photograph 27), The site is entered along a paved driveway through an allée of small trees.

Outside the National Register boundary, the property surrounding the house has been developed by the Township for recreational activities to the south and east of the house. To the southwest of the house is a one-story school building with a playground and a parking lot beyond. Bryant Avenue enters the south end of the property to the southwest of the house and south of the road is a Senior Center. This building resembles closely the shape of the Drynoch Farm Cow Barn. The foundation remains of other farm buildings are also evident. Contemporary recreational facilities include a 1 ½ story Field House to the south of the house, all-weather sports field with bleachers to the southeast, and a softball field to the northeast. The view of the north façade of the house has been well-preserved.

Exterior Description

The MacLeod-Rice House is a three-story building in the Colonial Revival style. The house is currently clad in white vinyl siding except at the north facade, which has painted wood shingles and decorative Colonial Revival trim. Several recent probes have confirmed that the building's wood shingle siding and

7. Narrative Description - Continuation Sheet

decorative cornices are still intact, including the egg-and-dart detailing along the eaves (Photograph 30) The 1915 Colonial Revival house remains largely intact.

The north facade of the main block of the house retains the largest collection of period architectural details. The two-story portico bows out in a demi-lune curve, matched by the porch footprint and supported by six grand Tuscan square columns. Architectural features of the portico include a modillion style cornice with a simplified entablature finished with a meander frieze (Photograph 3 & 7). The portico ceiling is sheathed in beaded board and raised table relief and is subdivided into three bays with dropped paneled beams that terminate at a mutule finished with guttae at the façade wall (Photograph 9). The north facade wall of the house is clad in painted wood shingles. This façade is symmetrical except for the entrance French doors which are off-center to the east, ostensibly a remnant of the Queen Anne era of the house. Each of the first-floor openings are flanked by smaller Corinthian pilasters that support a small-scale, stylized modillion entablature with a broken pediment in the center and a slightly awkward shingle wall below (Photograph 8). Above this pediment at the second floor is an elliptical pivot window trimmed with a stylized voussoir casing and glazed with spider web coming (Photograph 8 & 26). In the center at the third floor façade wall is a casement window with diamond comes. On either side of these upper level central window openings are rectangular, double-hung, painted, wood, 6/1 windows with decorative casings finished with a row of guttae at the corners of the sills. The first-floor, wood windows are 4/4, double-hung sash, with two paneled bays below, designed to imitate the French doors. The north elevation of the library wing retains its original fenestration with a T-shaped opening to the east and a newer bay window in place of the original Chicago-style window in the west end (Photograph 2 and Figure 7). Two pedimented dormers supported by decorative brackets contain decorative round panels. The south elevation also features a bay window. At the hyphen, the 6/6, painted, wood windows are intact on both the north and south elevations.

The west elevation of the main block is symmetrically-designed with a large, stepped center brick and stucco chimney flanked by double hung windows on each side. These windows have, 8/8, double-hung, sash at the first floor and 8/1, double hung, sash at the second and third floors (Photograph 4). A decorative entablature divides the second and third floors. This comprised the original roof eaves cornice prior to the alterations completed in 1915. Based on building probes, the meander fretwork on the north porch is repeated on this entablature. The roof cornice above has egg and dart molding, also covered with contemporary vinyl panels. The south end of the main block steps back, and a single-story addition fills the L-plan of the main block. In the south addition, the sun room wall is filled with three pairs of double-hung, 6/1, sash windows.

The band of windows that extend the width of the sun room wall continue onto the south elevation and wrap around to the west elevation. Sandwiched between the south addition and the south wing of the main block is a tall chimney flanked on either side at the third floor with 6/1, double-hung, sash windows. This chimney serviced the kitchen and sun room fireplace below. The east elevation is similar to the west elevation except for the first-floor bay window in the dining room and the two-story, bay window above the hyphen (Photograph 6). An arched, double-hung, wood. sash window with latticed muntins is tucked into the north corner of the south elevation. Evidence suggests that the original casing is concealed behind the contemporary siding (Photograph 10).

7. Narrative Description - Continuation Sheet

Interior General Description

Plan Organization

While the north facade demonstrates the symmetry of the Colonial Revival style the interior entrance hall is asymmetrical. The main stairway extends upward to the south, and the hall fireplace is on the east wall. A small closet and powder room are tucked away in the north-east corner. The living room to the west is symmetrical with the ceiling divided into three bays and the fireplace centered on the west wall. The dining room to the south can be reached from both the living room and the entrance hall through pocketed French doors. The east wall of the dining room is filled with a large bay window and to the west is an addition that may have once been a screened porch. To the west of the entrance hall is the hyphen now divided into two office spaces. The library occupies the east end of this wing and a large fireplace separates the room to the west, which has been subdivided. Several contemporary partitions have broken up the billiard room space, but evidence suggests that original finishes remain. To the south of the Library is the wrestling wing addition and to the south of the main block are a series of contemporary finished offices and evidence of a previous kitchen. A small servant stair is located on the east wall south of the dining room.

Basement

There is a basement under the entire footprint of the building, except beneath the single-story porches on the south addition. The basement walls are brick throughout except at the wrestling wing addition where concrete masonry units were used. Basement floors are typically concrete or dirt. Beneath the library wing are locker rooms from the former school. Beneath the main block of the house, brick columns in cruciform shape support the floors above. A screened-in room for storage is placed beneath the hyphen. Beneath ground floor of the south addition is a central corridor with storage rooms and doors off to the side that open into a large room to the south. This area may have been part of the kitchen facilities. The entire basement currently contains high levels of moisture and hazardous materials. Access was limited.

First Floor

The first floor contains the public rooms on the north side of the house and the kitchen and related service spaces in the southern section. The main block is divided into three primary spaces: the entry hall with its English style woodwork, fireplace, and grand staircase on the west side (Photograph 11 and 12); a living room with fireplace (Photograph 13 and 14); and a paneled dining room connected to both previous spaces by pairs particularly the fireplace with its fawn-colored marble back and hearth and decorative wood mantel with pairs of fluted Egyptian-style capitals, and its swag and sunburst-relief mantel. Herringbone parquet floors are covered with carpet, and the ceiling is divided into four bays with decorative, relief, dropped beams. In the center of the room is a decorative, opaque glass bowl chandelier. The grand staircase is straight with three decorative turned balusters on each tread. The decorative nosing wraps the tread with rectangular panels set into the finished stringer. Spandrel paneling conceals an under-stair closet door. The carved mahogany handrail finishes in a curtail step with a decoratively carved newel post capped with a newel finial. The wall of the stair also has wood paneling. The living room has a decorative fireplace mantel with fluted column and three, arched sunburst carved into the mantel finished with a terminal meander frieze. The walls are all painted. Wood panels and the plaster cornice wrap the dropped ceiling beams creating three bays. A decorative wood floor may remain under the contemporary vinyl tile. The

7. Narrative Description - Continuation Sheet

west wall windows are 8/8, double hung sashes, while the north and south walls contain two pairs of 4/4, double-hung, sash windows. The dining room wood work is unpainted with full height wall panels divided into bays by a chair height panel, and dropped beams finished with a quarter round at the ceiling junction. A larger, deeper beam supported by pilasters separates the bay window at the east end of the room. The west wall is contemporary and opens into a later addition. Two, decorative, early 20th Century, bronze electric chandeliers remain. The library, which was originally the billiard room, has vertical, varnished, wood beaded boards that extend to the contemporary, paneled ceiling. The large, richly-colored Roman brick fireplace mantel on the west wall is the main architectural feature of the room, with its decorative, tapered, brick flue extending to the ceiling. Brick corbels are used to support the three-inch thick slate mantelshelf, above which is a wide band of richly-varnished wood paneling. The west facing fireplace mantel in the adjacent room (old library) is also made of Roman brick with two thick slate mantel shelves above a rectangular fireplace opening (Photograph 17 and 19). Other interesting features on the first floor include the cast iron radiators with decorative scrolled relief and the bathroom with its early ceramic fixtures including a decorative soap dish and glazed ceramic wall tile.

In the south addition beyond the dining room area are a series of spaces that most likely were a pantry, kitchen, and a service stair to the upper floors. This area has been refinished with contemporary finishes with the exception of the service stair. The south addition has doors to the exterior and contains several rooms including modern toilets.

Second Floor

The second floor of the main wing is accessed by the grand staircase in the entry hall. The stair is enclosed with contemporary partitions but used to be open to the third floor where there is still a stained-glass skylight designed to provide natural light. There are several important architectural features remaining, and it is likely that more will be revealed once the contemporary finishes have been removed. Currently several fireplace mantles are covered and older floors and ceilings concealed. The dressing room in the northeast corner of the second floor has some excellent examples of plaster relief work with coronet moldings above doors and plaster paneled festoons above the painted wood paneled walls and on closet doors (Photograph 21 and 22). Several bathrooms have retained their finishes fixtures and accessories which include herringbone floor tile, ceramic wall tile, ceramic sinks and toilets and even a glass towel rail (Photograph 25). The sun room has a stained, green, beaded board atrium ceiling, a Roman brick fireplace mantel; and one original framed screen (Photograph 23). The laundry pantry drawers and shelving all remain adjacent to the servant stairs. A large amount of fluted door casing and decorative window casings with guttae remain at original openings (Photograph 20). A survey of rooms from Arend's 1915 specifications calls out the Rice's bedroom, bathrooms for each of them, and Mrs. Rice's dressing room.

Third Floor

The stair to the third floor is less decorative and partially concealed by contemporary partitions. It retains the turned balusters and curtail but with a less-ornate, wood newel post, square in cross-section. The third floor of the main wing contains bed and bath rooms that were likely used by guests and children. At the top of the main staircase, the ceiling contains four stained glass panels that allow daylight to flow into the stairwell from a skylight in the attic above. In the corridor circling the stairwell is a niche containing a ladder to the attic above. There are four bedrooms in the main block, and two rooms to the north are

7. Narrative Description - Continuation Sheet

connected to a bathroom. The south addition has a central corridor off of which are more service rooms (Photograph 24). Access to the rear service stair is in the south addition. Evidence of 1915 bathrooms remain on this floor.

Building Evolution and Modifications

The house was originally designed by L. Jerome Aimar in 1894 as a square plan, three-story, Queen Anne house with north facing turrets (Figure 2). The north elevation was dominated by symmetrical turrets and a veranda which stretched across the façade to catch the sea breeze (Figure 7). The main entrance was slightly off-center to the east. Aimar later added the 2 ½-story, south wing addition with jerkinhead gables and dormers set in the steeply pitched roof (Figure 8). The library wing and hyphen were added in 1901 and the design is attributed to Architect Thomas Emery. Beneath the existing contemporary siding there is evidence that the main block and library wing were once clad in painted shakes with wood trim at the openings. In 1915 the house underwent a major transformation, designed by architect Ernest A. Arend, to the Colonial Revival style (Figure 16, Photograph 3, 4, & 6). To enact this transformation, Arend removed the turrets and north porches and replaced them with a large, 2-story curved portico. He added extensive Colonial Revival details such as a broken pediment with a modillion cornice and pilasters and columns at the entry (Photograph 8). Most significantly, the attic of the house was remodeled and the roof raised to create a full third floor (Figure 8). The eaves of the Queen Anne house are still visible on the exterior of the house by a string course with meander trim between the second and third floors. The new 1915 eaves received Colonial Revival detailing including an egg-and-dart molding at the top of the frieze (Photograph 30). In the 1960s, a low-ceilinged classroom addition, later used as a wrestling room, was added to the south of the library wing along with lean-to access to the basement. The single-story southeast addition was also constructed on the east side of the south wing (Figure 6, Photograph 5). These additions are contemporary and considered non-contributing. The building was converted into a school in the 1940s and known as the Croydon Hall Academy and interior alterations such as new partition walls and suspended ceilings were installed over the existing finishes. Original finishes were left largely undisturbed. Additionally, school bells, fire hose cabinets and other code and fire safety upgrades were added during this time.

Integrity

Despite alterations during the Croydon Academy period, the MacLeod-Rice House retains a high level of integrity from the 1915 Classical Revival period design of Ernest A. Arend. Recent investigations behind contemporary finishes have uncovered original historic fabric (Photograph 20, 29 & 30). For example, sheetrock partitions were used to enclose the banister railings in the grand staircase making the space much darker than intended by Arend, but also protecting the decorative elements. The south wing saw the addition of many partitions during the boarding school era, but the load-bearing walls and original spaces remain largely intact. The room list from the 1915 specifications by Arend can be compared with the existing floor plan, and almost every room can be found (See Figure 20). For example, the exposed rafters and beaded board ceiling of the sun room are hidden by a later particle board ceiling with teal stain applied. A corbeled brick fireplace is currently contained within a closet, but is in good condition. The finishes at the service stairs have been worn thin by decades of wear and tear but are otherwise intact with vertical beaded board walls and wood railings. There are several faux-painted wood doors on the interior, and most of the wood windows are original. Probes on the exterior suggest that beneath the modern siding, decorative moldings and the original wall siding remain.

8. Statement of Significance - Continuation Sheet

SUMMARY PARAGRAPH

The MacLeod-Rice House is significant because of architect Ernest A. Arend's redesign of the house in 1915. Arend reworked the large, Queen Anne style house on both the interior and exterior in the Colonial Revival Style, which had become popular around the turn of the 20th century. His redesign represents an excellent example of the eclectic early years of the Colonial Revival prior to World War I. On the exterior, he raised the roof and chimneys on the Main Block and South Wing to create a new third floor, added a two-story height curved front portico with elaborate amounts of decorative finishes in keeping with the Colonial Revival style. On the interior, he redecorated most of the rooms, and installed new bathrooms throughout and a kitchen. While the house itself has been wrapped in contemporary finishes, much of the original Colonial Revival detailing remains, concealed and in fair condition.

The house is also notable for the succession of remodelings that affected the house. In 1894, L. Jerome Aimar converted the original Burdge Homestead into a Queen Anne style house for Donald W. MacLeod. In 1901, Thomas J. Emery, a noted local architect, completed additions and alterations to the house including the library wing. Finally, in 1915, Ernest A. Arend, who had offices in Asbury Park and New York, was hired by Melvin Rice, who had acquired the property through his marriage to MacLeod's wife, Harriet Beatrice MacLeod, to complete the extensive upgrades.

Under Rice's ownership from 1903-1922, the house was surrounded by 300 acres of farmland, known as Drynoch Farms. Rice had Arend work on several of the Drynoch Farms buildings including a 4-ton refrigeration plant for the dairy. The farm was one of first to be recognized for sanitary dairy farming in NJ and the US, and one of the first to achieve the rigid requirements of the milk certification program in the United States. As President of the NJ State Board of Education, Rice wove his passion for science based dairy farming into his passion for the education of Normal school teachers, with a focus on hygiene and sanitation. Rice is worthy of note for his contributions to the production of safe dairy, education, and local politics.

CONTEXT FOR CRITERION C:

Burdge Homestead to MacLeod-Rice House

An initial redesign and significant alterations to the Burdge Homestead were planned by Atlantic Highlands architect L. Jerome Aimar and contracted by Donald W. MacLeod in 1894. The house was the first constructed for the Highland Park Improvement Company, an 1892 speculative development group hoping to capitalize on Monmouth County's new status as the new venue for elite country houses. Aimar's design for MacLeod was a square plan, three-story residence in the Queen Anne style with a first level porch and side turrets. (Figure 7)

In 1901, architect Thomas J. Emery was engaged to add a 2 ½ story addition to the 1894 building. (Figure 6) This is most likely the extension to the south, or rear, of the house. His specifications state that the existing dining room was to be demolished and rebuilt with a kitchen, pantry and laundry extension with rooms at upper levels. (Figure 8) This addition most likely brought about the existing rear service staircase and the sun room at the second level. Emery is also believed to have built the library wing east of the main house. (Figure 7) In a May 8, 1908 *New Jersey Standard* article on Rice, his house – in particular, the interior decoration – is described in detail. The extension to the east of the main house is described as

8. Statement of Significance - Continuation Sheet

containing a billiard room and library. According to the account, Rice decorated the billiard room with trophies he secured on multiple hunting and fishing trips he had made to “nearly every country where game or fish are to be found.”

Queen Anne to Colonial Revival

The Queen Anne style of the house that Rice inherited after his marriage was already becoming anachronistic as the style fell out of favor. Rice likely wanted to update the look of the house to be emblematic of his status and progressive ideals. In 1915, Rice hired architect Ernest A. Arend to modernize the look of his home. Arend was a well-known local architect with offices in Asbury Park and New York. He had served on the board of the Red Bank Department of Health, suggesting that Rice and Arend were similar in their interests in civic engagement and progressivism. Arend received several commissions, due possibly to his connection with Rice, including several schools in the communities near the house and projects on Drynoch Farms, such as the design of refrigeration units in 1917. In an effort to transform the MacLeod-Rice House into a form that better suited its owner, Arend chose the Colonial Revival style, which had become quite popular before 1915. The style had become associated with wealth, status, education, and national pride. It evoked the craftsmanship of past decades, the values of formal living, refined taste, and nationalistic aspirations, harkening back to the founding of the United States.

The 1876 Centennial Exhibition, hosted in Philadelphia’s Fairmount Park, is often credited as the moment at which an interest in colonial architecture began sweeping across the United States.¹ The exhibition, which celebrated the 100th anniversary of the signing of the Declaration of Independence in Independence Hall, was a display of immense national pride. In this moment of nationalistic fervor, the ongoing debate over an appropriate “National Style” took a turn inward towards the study of Colonial and Federal Architecture. Famously in 1877, the well-known architects Charles Follen McKim, William Rutherford Mead, and Stanford White (who were still in the formative years of their partnership, White only joining later in 1879) took a widely-publicized tour around New England to study and document the Georgian and Adamesque architecture that in the United States are better known as the Colonial and Federal styles.² With their newfound repertoire of forms and decorations, McKim, Mead, and White began folding elements of the Colonial style into their still eclectic designs as early as the 1880s.³ With the help of these prominent designers and their elite clientele, the Colonial Revival style continued to grow in popularity. The work of these and other taste makers in American architecture was aptly timed, coinciding with the entrance of the United States onto the world stage with favorable conclusions to the Spanish American War in 1898, and the Philippine-American War in 1902. As the growing nation extended its reach and grew in power, the need for a truly American architectural style became increasingly important, and the Colonial and its revival seemed to strike the right cord, meeting “society’s need to stabilize nationalistic values, ideals, and class distinctions by turning to historic precedents and roots...”⁴ The Colonial Revival was a reference to the earliest and most ideologically formative days of the United States. A home or office building constructed in that style spoke to the nationalistic and moral character of the occupants.

¹ McAlester, Virginia; and McAlester Lee, *A Field Guide to American Houses* (Alfred A. Knopf, 1984), 326.

² Whiffen, Marcus; and Koeper, Frederick, *American Architecture: Volume 2: 1860-1976* (The MIT Press, 1983), 269.

³ McAlester, Virginia; and McAlester Lee, *A Field Guide to American Houses* (Alfred A. Knopf, 1984), 326.

⁴ Wolf, Jean Kessler, *The Residential Architecture of Walter K. Durham in Lower Merion Township, 1925-1968: Typological Analysis and Conservation Guidelines* (Thesis, University of Pennsylvania, Graduate Program in Historic Preservation, 1993), 21.

8. Statement of Significance - Continuation Sheet

As early as 1876, architects began producing and distributing measured drawings and photographs of Colonial buildings around the country through professional journals and magazines like *American Architecture*.⁵ The majority of publications came later, in the wake of the First World War once the position of the United States as a World Power had been fully secured. However, several important publications were produced in the years leading up to the war, and the Colonial Revival style was in common use during the first decade-and-a-half of the 20th century. In 1900, Joseph Everett Chandler published *The Colonial Architecture of Maryland, Pennsylvania, and Virginia*.⁶ The book was a collection of black and white plates showing important Colonial buildings from the named states, including exterior perspective views, and exterior and interior details. Chandler would go on to publish *The Colonial House* in 1916, which was a more exhaustive study of Colonial architecture with deeper analysis and extensive criticism.⁷ In the book, Chandler breaks Colonial architecture into three periods; the first period represents the smallest and most idyllic and vernacular of buildings; the second, examples of Georgian classicism; and the third, the result of further refinement of classical forms and motifs into the delicate style often known as Adamesque in Britain and Federal in the United States (the latter being the result of the former's inspiration). In 1915, the *White Pine Series of Architectural Monographs* and *Colonial Architecture for Those About to Build* were both published.⁸ The first, published by the White Pine Bureau, was meant to provide architects with a collection of colonial details which could be used in the design of new homes, illustrating the various uses of white pine as an architectural cladding and ornamental material. *Colonial Architecture*, presented "the best examples" of Colonial architecture, organized based on size, setting, and region with over two-hundred photographs.⁹ By the beginning of World War I, a great number of books and periodicals had begun illustrating and discussing Colonial architecture and its revival, making the style eminently accessible to any architect in the country.

In updating the MacLeod Rice House, Arend seems to have largely modeled his design after the formality and flat, delicate detailing of what Chandler calls the Third Period. He made efforts to symmetrize the main façade by installing the grand double-height porch and matching the moldings of the door and windows under the porch. The walls are largely plain except for simple window surrounds, a deep molded string course between the second and third floors, and a deep cornice. The string course between the upper floors marks where Arend converted the attic level of the old house into a full third floor, giving the house a grander, square appearance (Figure 8). The cornice at the porch is the most elaborate, with carved modillions supporting the cornice and a meander along the top of the frieze. One of the most striking features is the large, double-height porch on the main elevation of the house. Chandler might suggest that this is a reference to later, neoclassical revival architecture, but the square columns seem to reference the famous colonial example of Mt. Vernon. However, the curved central portion of the porch defies this reference. Arend may have been mimicking the form of many smaller single-story Georgian porches, which are often fully or partially round, or he could have been looking

⁵ Rhoads, William B., *The Colonial Revival* (Garland Publishing, 1977), 77-81. Rhoads provides several other early publications as well.

⁶ Chandler, Joseph Everett, *The Colonial Architecture of Maryland, Pennsylvania, and Virginia* (Bates & Guild Company, 1900).

⁷ Chandler, Joseph Everett, *The Colonial House* (Robert M. McBride & Company, 1916).

⁸ The White Pine Bureau, *The White Pine Series of Architectural Monographs: Volumes I and II* (Ruffell F. White Head, 1915).

⁹ Chandler, Joseph Everett, *The Colonial Architecture of Maryland, Pennsylvania, and Virginia* (Bates & Guild Company, 1900).

8. Statement of Significance - Continuation Sheet

beyond to the neoclassical revival, which was also becoming popular. In either case, the exterior of the house represents the still eclectic nature of the early Colonial Revival where different forms and periods were more readily mixed and matched. At the level of details, the house further represents this mixing and matching of details with the deep modillion cornice of the porch and the flat pilasters and broken pediment of the main door surround. The is true of the interior as well, where several rooms are finished in floor to ceiling plasterwork meant to mimic fielded paneling, which could be at home on any Georgian interior, while several mantels were replaced with ones that have clear Adamesque antecedents.

MELVIN RICE

Melvin Augustus Rice was born to Lizzie and Melvin A. Rice, Sr. on August 13, 1871, in Ossining, Westchester County, New York. According to the federal census of 1875, the family was living in Cortlandville, New York, and included young Melvin, an eight year old sister Pearl, and two teenage half-sisters, all living in a wood frame house.¹⁰ Melvin Sr. is listed as a boot maker in 1875 and in the 1880 census, he is listed as working in a wagon shop while his wife is listed as a teacher.¹¹ Although not much is known about Rice's childhood, he attended Cortland Normal School (now SUNY Cortland), graduating from its Classical Course in 1890. (Figure 4)

Early Years in Brooklyn

By 1892, after graduating from Cortland Normal School, Rice moved to Brooklyn and worked as a bookkeeper.¹² Three years later he married Emma Frances Martin at the Simpson Methodist Episcopal Church in Brooklyn in a ceremony that was described in chirpy detail by the New York Times.¹³ The timeline and details of their meeting is not known, however, it should be noted that Emma was the daughter of George Martin, Superintendent of Street Repairs in the Department of City Works. At the time of Rice's marriage in 1895, he was the cashier of the Department of City Works.¹⁴ The young couple set up house at 562 Macon Street in the Bedford-Stuyvesant section of the city where by 1900 they were joined by his widowed mother and a servant.¹⁵

At some point after his marriage in 1895, Rice was appointed as the chief clerk in the Board of Elections upon the recommendation of two high ranking officials at the board.¹⁶ This move likely had political

¹⁰ 1875 US census, Cortland County, New York, First Election District east of Church Street, p. 20, dwelling 201, family 229, Daniel Baker enumerator; Original Data: New York State Archives, Albany; sourced via Ancestry.com at New Jersey State Archives, Trenton (accessed June 28, 2017).

¹¹ 1880 US census, Cortland County, New York, p. 81A, Enumeration District 121, dwelling 168, family 221, William D. Lord enumerator; Original Data: New York State Archives, Albany; sourced via Ancestry.com at New Jersey State Archives, Trenton (accessed June 28, 2017).

¹² 1880 US census, Kings County, New York, p. 14, 3rd Election District, 9th Ward, Joseph Strasberg enumerator; Original Data: New York State Archives, Albany; sourced via Ancestry.com at New Jersey State Archives, Trenton (accessed June 29, 2017).

¹³ *The New York Times*, 25 April 1895, "A Day's Wedding." Sourced via Newspapers.com (accessed July 6, 2017).

¹⁴ *Ibid.*

¹⁵ 1900 US census, Kings County, New York, p. 20B, Enumeration District 435, Ward 25, Alfred Francis enumerator; Original Data: New York State Archives, Albany, sourced via Ancestry.com at New Jersey State Archives, Trenton (accessed June 29, 2017).

¹⁶ *The New York Times*, 14 June 1895, "James A. Meany Removed." Sourced via Newspapers.com (accessed September 11, 2017).

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origins due to Rice's participation as a delegate to a New York Democratic convention earlier in the year.¹⁷

In 1897, while working at the Board of Elections, Rice was described as a Shepard Democrat with a salary of \$2,000 after two and a half years of service.¹⁸ Shepard Democrats were named for Edward Shepard, Chairman of the Brooklyn Civil Service Board and an anti-Tammany Hall Democrat. Shepard was disgraced and on the receiving end of insults from Mark Twain after being defeated by Twain's candidate Seth Low in the Democratic primary for New York City Mayor in 1901. Perhaps in response to his association with the recently tarnished Shepard, Rice scrambled to assemble friends and form a social club to test political waters for himself.

Among Rice's colleagues at the Board of Elections were Samuel H. Andrews and J. Wesley Hamer.¹⁹ These men were among several friends who in 1900 formed what was described as "probably the most unique social organization in Brooklyn and indicates the possibility of popularity in a young man," the Melvin A. Rice Association, with a membership of 521.²⁰ The group was predicted to have great success based on the energy and progressiveness of its members.²¹ However, aside from the association's inaugural outing to Coney Island for music and dancing at Feltman's pavilion, not much else was reported on the association.²²

The MacLeod Connection

The obscurity into which the Melvin A. Rice Association seems to have quickly faded could be in large part due to the timing of Rice's reported dalliance with a married woman. At some point around 1900, the same year his daughter Marion was born, Rice began having an affair with the wife of Donald W. MacLeod, a Brooklyn-based linen merchant whose eponymous company was successful enough to allow him to engage in a real estate venture in nearby Monmouth County. Harriet Beatrice MacLeod, née Bush, was born in Keyport, Monmouth County, New Jersey and despite a nearly 30-year age difference, had been married to her husband for approximately 11 years before her marital indiscretions.

In 1892, Donald W. MacLeod was a partner in the Highland Park Improvement Company, a speculative real estate development located immediately to the south of Atlantic Highlands in what would become the Leonardo section of Monmouth County.²³ (Figure 1 and 2) The Highland Park Improvement Company included the land that eventually became the Beacon Hill Country Club, originally purchased by MacLeod's partner Isaac T. Meyer. The site of MacLeod's country house is immediately adjacent to Meyer's, south of Leonardville Road.

Capitalizing on the success of the nearby community of Atlantic Highlands in the wake of a railroad

¹⁷ *Ibid.*

¹⁸ *The Brooklyn Daily Eagle*, 7 December 1897, "Election Clerks Anxious." Sourced via Newspapers.com (accessed September 11, 2017).

¹⁹ *Ibid.*

²⁰ *The Brooklyn Daily Eagle*, 20 July 1900, "Melvin A. Rice Association." Sourced via Newspapers.com (accessed September 11, 2017).

²¹ *Ibid.*

²² *The New York Times*, 21 July 1900, "Melvin A. Rice Association." Sourced via Newspapers.com (accessed September 11, 2017).

²³ Certificate of Organization, Highland Park Improvement Company, 1892. Monmouth County Archives, Book B, p. 379, 1892.

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extension from New York City, Highland Park had as its mission to provide upscale speculative housing to wealthy investors. MacLeod was the first in the group to purchase property, the Burdge Homestead, which was converted into a Queen Anne style house designed by L. Jerome Aimar and completed in 1894.²⁴ (Figure 3) Aimar was an Atlantic Highlands-based architect who specialized in seaside bungalows and whose designs were highlighted in several publications of the day, including articles he penned himself.²⁵ The MacLeod architectural commission may well have been his largest. The Highland Park Improvement Company survived as an entity until at least 1914, twelve years after MacLeod's death.²⁶ However, the real estate venture was never able to capitalize on the same country house development initiatives that were successful in other parts of Monmouth County.

By the time of his wife's affair with Melvin Rice in late 1900, MacLeod was an invalid and housebound at his Park Slope mansion at 786 Carroll Street.²⁷ Interestingly, improvements at his Monmouth County house were being undertaken in February 1901 by architect Thomas J. Emery.²⁸ According to the specifications that were included in the contract, the scope of work included the demolition of the existing dining room, kitchen, and laundry in favor of a 2 ½ story addition, most likely to the south of the main block. Early photographs show a 2 ½ story addition at the rear of the house (Figure 1). In addition, the library wing was also added to the east. It seems plausible that, secure in the knowledge of MacLeod's imminent death and in his relationship with Mrs. MacLeod, Rice played a role in the improvements to the Monmouth County property he would soon inherit.

Meanwhile, in April 1901, Rice's wife served him with divorce papers, six years to the day from their marriage detailing an exhaustive list of dates at which he was presumed to be in the company of Mrs. MacLeod. Mr. MacLeod died at his Brooklyn home in December 1901, naming his widow Harriet as his main beneficiary and leaving a few monetary gifts to relatives, although family strife, delayed settlement of the estate for several years.²⁹ The estate was worth half a million dollars and the MacLeods had no children.³⁰ On February 10, 1902, Rice and Mrs. MacLeod married in Denver, Colorado, although the newlyweds managed to keep this fact out of the newspapers, causing speculation in which Rice himself seemed to delight and encourage.³¹

Business

Upon his marriage to Harriet MacLeod, Rice became president of the Donald W. MacLeod Company, a linen importing firm with headquarters on Church Street in Brooklyn. Rice quickly moved the company's main office to 690 Broadway in Manhattan. City Directories from the period list Rice as President with James Gilmore, Edward Gallagher and Henry Gauthier as other officers.

²⁴ Building Contract, Highlands, File 3437, 1894. Sourced at Monmouth County Archives.

²⁵ *The Building Age*, March 1916, "The Bungalow We Built by the Sea." By L Jerome Aimar

²⁶ Certificate of Incorporation, The Highland Park Company, 1914. Monmouth County Archives, Book H, p. 195.

²⁷ *The Brooklyn Daily Eagle*, 25 April 1901, "Wife Sues for Divorce on Wedding Anniversary." Sourced via Newspapers.com (accessed June 28, 2017).

²⁸ Building Contract, Atlantic Highlands, 1901. Sourced at Monmouth County Archives.

²⁹ *The Brooklyn Daily Eagle*, 9 September 1903, Public Notice for heirs to appear in Surrogate's Court. Sourced via Newspapers.com (accessed September 25, 2017).

³⁰ *New-York Tribune*, 12 December 1901, "Relatives to Share Estate." Sourced via Newspapers.com (accessed September 25, 2017).

³¹ *The Brooklyn Daily Eagle*, 23 May 1902, "Rice Won't Admit He's Married." Sourced via Newspapers.com (accessed September 25, 2017).

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In the period between 1906 and 1922, Rice engaged in a regular amount of international travel. According to news articles appearing in the local papers, it was usually a mix of business and pleasure. Rice's company owned several mills in Courtrai, Belgium, and he traveled there often, even during World War I when he had to ensure that the mills would remain open and operable. The Germans managed to seize his factories, the Austrians interfered with his business in Central Europe, and Irish factories began creating Irish linens for the British Army, yet somehow Rice was able to turn his fortunes around through multiple visits.

Drynoch Farm

Rice wasted little time stepping into the role of President of the Donald W. MacLeod Company, occupant of the elegant brownstone on Carroll Street in New York City, and farmer in Middletown Township. At the beginning of Rice's residency in 1902, the site was approximately four acres. Rice appears to have established a farm on the site of his new Monmouth County home in either 1903 or 1904. No records can be found that demonstrate the existence of a farm while Mr. MacLeod was in residence. Rice quickly moved to buy up adjacent property from the Highland Park company to expand his operations.³² In 1904, Rice contracted with Brooklyn architect Charles H. Heck for a two-story Gardener's Cottage at the south side of Bryant Avenue.³³ The farm's growth seems to have been gradual but steady. In the 1910 and 1920 census reports, Rice is listed as a farmer.³⁴ (Figure 13)

The small road with its large house was originally hemmed in by property belonging to the Highland Park Company. The first thing Rice did was to buy this property and extend his grounds to the main road. He also bought other property from the Highland Park Company, extending back to the highest point of the land on the property thereby creating the farmland needed for farming operations, 45 acres of ground from William J. Leonard, the entire farm of E. Welling Leonard, and a part of the farm of Thomas H. Leonard, including the large farmhouse (Figure 3). The house on the E. Welling Leonard farm was occupied by his foreman, John McLaughlin. At its peak, the farm was more than 300 acres in size. "He has on the place every outbuilding that any possible need could suggest and all are as modern as architects have yet devised."³⁵

The farm remained unnamed until around 1909-10 when Rice christened Drynoch. By this time, the farm was receiving local and national attention for the progressive sanitary methods Rice employed. Rice sold his milk and eggs locally and advertisements for these farm products can be found in the local press at the time. (Figures 14 and 15)

³² *New Jersey Standard*, 8 May 1908, "Melvin A. Rice as a Citizen and Public Man." Sourced via Monmouth County Historical Association.

³³ Building Contract, Atlantic Highlands, 1904. Sourced at Monmouth County Archives.

³⁴ 1910 US census, Monmouth County, New Jersey, p. 16A, Enumeration District 93, Middletown Township, William Naylor enumerator; and 1920 US census, Monmouth County, New Jersey, p. 13A, Enumeration District 128, Middletown Township, William Ahern enumerator. Original Data: New Jersey State Archives, Trenton, sourced via Ancestry.com at New Jersey State Archives, Trenton (accessed June 29, 2017).

³⁵ "Melvin A. Rice as a Citizen and Public Man." *New Jersey Standard*. May 8, 1908.

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Sanitation and Certified Milk

In the early 1900s food poisoning was at its height in the United States.³⁶ Contaminated foods were causing typhoid fever, tuberculosis, botulism, and scarlet fever, and according to the Centers for Disease Control & Prevention in 1900, the instance of typhoid fever was approximately 100 per 100,000 population. However, by 1920 it had decreased to 33.8 per 100,000 population. The decrease was influenced by breakthroughs in the understanding of bacteria growth, hand washing, sanitation, and the invention and implementation of pasteurization for milk products.³⁷

Henry L. Coit, MD, of Newark, Essex County, NJ was a pioneer in the development of hygiene standards and “certification of milk” and established the Medical Milk Commission in Essex County in 1892, and then in June of 1907 he was founder of the Medical Milk Commission of United States.³⁸ Dr. Coit developed the first agreement for the production of certified milk in America.³⁹ The contract was with the Medical Milk Commission of Essex County, NJ and set the standard nationally for milk production. The standards address the building design, provisions for the dairy cows, the surroundings, the water supply, the housing and care of the dairy cows, their feeding and collecting and handling, as well as the preparation of milk for shipment and transportation and delivery. By 1909, the New Jersey Governor signed into law a provision for the incorporation of Medical Milk Commission throughout NJ.⁴⁰ These commissions were given the power to establish standards of milk purity and to protect the term ‘certified milk.’⁴¹ It was this legislation that Melvin Rice embraced at Drynoch Farms for his state-of-the-art cow barn that was built based on these certified milk scientific guidelines in 1909. The purpose of certified milk was to keep germs and all impurities out instead of killing them after they got in. Guidelines included a detailed description of the milk room separated from the cows with strict instructions for men who worked with the cows not to enter the milk room. In addition, the daily cleaning of the cows and the problems of flies were addressed in the standards.

Rice was familiar with the new sanitation guidelines and a new state-of-the-art facility. The *American Agriculturist* complimented Rice on his farm, indicating that it set the pace for New Jersey.⁴² The article details the cow barn, noting the number of stalls, the concrete floor finish, and the cleanliness of the spaces provided, as well as the strict separation between the milk room and the cow barn area.⁴³ Rice was also involved in the County fairs and many of his cows received awards for the high quality of the milk produced. Rice knew all his cows by name, was an avid reader of the latest scientific and technological thinking, and worked to keep the farm well ahead of other sanitary dairy production facilities in other parts of the US. Drynoch Farms eventually became the headquarters for the enlargement and placements of the credited dairy herds, which would provide replacement cows that met State Certification requirements. During the 25 years that Mr. Rice operated Drynoch Farms, it became the most significant

³⁶ “One Hundred Years Later - Milk Safety Revised.” By Frank R. Greer. *Pediatric Research Magazine*, April 1, 1999.

³⁷ Food Safety Changes Through the Ages.

<http://www.eatright.org/resource/homefoodsafety/safety-tips/food-poisoning/food-safety-changes-through-the-ages>

³⁸ Henry L. Coit, MD, “*Proceedings of the First Conference of the Medical Milk Commissions*”, p. 10, Cincinnati 1908, p.10.

³⁹ C.O. Jensen, *Essentials of Milk Hygiene*, (Philadelphia J.B. Lippincott Company, 1907) Appendix V, p. 259.

⁴⁰ *The Journal of the Medical Society of New Jersey*, “A Law Providing for the Incorporation of Medical Milk Commissions,” Vol VI, June 1909, p. 52.

⁴¹ *The Journal of the Medical Society of New Jersey*, “*American Association of Medical Milk Commissions*,” Vol VI, June 1910-May 1910, p. 87, June 1909.

⁴² “Noted Farm Sets Pace for New Jersey.” *American Agriculturist*, Vol. 88, No. 20. November 11, 1911.

⁴³ “Noted Farm Sets Pace for New Jersey.” *American Agriculturist*, Vol. 88, No. 20. November 11, 1911.

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dairy farm in Monmouth County and possibly in New Jersey meeting and exceeding the quality control standards for certified milk in New Jersey.

In May of 1908, an article appeared in the *New Jersey Standard* introducing Rice and his agricultural pursuits in the wake of his winning bid to be a delegate to the National Democratic Convention. The article insisted that Rice is more interested in his farm than in politics; additionally, the article mentions that Rice sells “one hundred, dozen-pound boxes of honey,” butter at 60 cents a pound, and prized eggs hatched by hens in a separate enclosure.⁴⁴ In 1909, the farm was noted for “employing more up-to-date methods in farming than anyone in Monmouth County” and that it had facilities for milk pasteurization that met the very rigid hygiene requirements of the New York City Board of Health as well as the US Department of Agriculture’s strict rules for the production of certified milk.⁴⁵

Drynoch Farm was described in a 1911 article in the *American Agriculturist* as an “attractive farm of 300 acres, free from stones with fertile soil that is easy to work. Rice’s farm was noted to be one of the more advanced and progressive farms in the state. Crop rotation, fruit trees, large corn acreage, Brown Swiss cattle for their productivity, and numerous hogs and poultry were among the features of the farm.”⁴⁶

The *American Agriculturist* article put Drynoch Farm and Rice’s diverse farming skills on the map in New Jersey, elevating this farm to one of the best in the state. It noted that Rice employed the most up-to-date farming and construction methods, with a cow barn that is a “model for cleanliness and convenience,” with separate concrete troughs for water and waste. The milk room was reported as only accessible by the dairyman with no visible wood or anything “to which dirt or dust may cling.” The design met rigid certification standards as required by the county medical society including “600 cubic feet of air and 6 square feet of windows for each cow.” Rice was also instrumental in securing permanent fair grounds for the farming community. (Figure 11)

In 1917, Rice contracted with the architect Ernest A. Arend to design a four-ton refrigerating plant for the basement of the Pump House and in the dairy barn extension, thus extending his commitment to sanitary dairy practices.⁴⁷ Arend was the architect who had remodeled Rice’s house on the property into a fashionable Colonial Revival house, including new plumbing and radiation systems.

The farm’s production was diverse and plentiful enough to merit inclusion in several county and regional fairs. Articles from local papers such as the *Red Bank Register* are replete with commentary on the various categories such as poultry and vegetables and ribbons awarded. Rice raised cows, hogs, and poultry and even had a couple of bears on the property for two years.⁴⁸ He was in particularly fond of Brown Swiss cows for their hardiness and good, protein-rich milk. White Wyandottes and White Leghorns were his preferred poultry.⁴⁹

⁴⁴ *New Jersey Standard*, 8 May 1908, “Melvin A. Rice as a Citizen and Public Man.” Sourced via Monmouth County Historical Association.

⁴⁵ *New Jersey Standard*, 20 August 1909, “Cow Barn Built on Scientific Plans.” Sourced via Monmouth County Historical Association.

⁴⁶ *American Agriculturist*, 11 November 1911, p. 471, “Noted Farm Sets Pace for New Jersey.” Sourced from Monmouth County Historical Association, Melvin A. Rice vertical folder.

⁴⁷ Building contract, Middletown (Leonardo), 1917. Sourced at Monmouth County Archives. The estimated cost of the work was \$2,630.00 and was undertaken by S.H. Brown of Asbury Park.

⁴⁸ “Two Big Bears Killed.” *Red Bank Register*. December 22, 1915.

⁴⁹ *American Agriculturist*, 11 November 1911, p. 471, “Noted Farm Sets Pace for New Jersey.” Sourced from Monmouth

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In 1922, with Rice's health having become a concern, it was reported that Drynoch Farm would become a site for the enlargement and replacement of accredited dairy herds.⁵⁰ The superintendent of the farm, Arden M. Ellis, entered into an agreement with Rice to lease the property for a "term of years." Rice had decided to liquidate his farm, selling all animals and equipment at a discount in a public sale.⁵¹

Woodrow Wilson and Democratic Politics

Aside from stepping into the spaces created by his wife's first husband, Rice brought his political interests with him to Monmouth County. He was involved in local Democratic politics, winning bids in 1908 and 1912 to be a New Jersey delegate to the National Democratic Convention. It is through these channels where he likely met Woodrow Wilson, the Democratic Governor. Despite Wilson's Ivy League credentials and Rice's working-class background, the two seemed to forge a genuine friendship, perhaps due a shared interest in education and teaching. (Figures 9 and 10)

Rice was no longer associated with the Brooklyn Civil Service School after 1910, around which time he began serving on the Middletown Board of Education. In 1908, he became President of the Minnesink Realty Company on whose board he served as an officer with Monmouth County neighbors such as J. Amory Haskell, a DuPont executive and gentleman farmer at Oak Hill Farm, and Charles Halsey of Rumson. Minnesink was a speculative development on the north shore of the Shrewsbury River near Red Bank, with offices in New York City.

During the summer of 1912, Gov. Wilson had been nominated on the Democratic ballot for the Presidency. When the ensuing press flurry was too difficult to handle, Wilson called on his friend to give him temporary shelter. Letters Wilson wrote to friend Mary Allen Hulbert in New England reference the asylum taken at "good friend" Rice's Drynock [sic] Farm, "where he lives in a lonely state with his wife (no children)."⁵² (Figure 12) The atmosphere Wilson describes at Drynoch is idyllic, especially compared to the turmoil swirling around the Presidential candidate.

"He insisted that I take asylum with him whenever the hunt harassed me beyond endurance. Last evening, therefore, after an intolerable day, in desperation, I telephoned him I was coming. At six I got in a motor, at seven thirty was here; had a delightful dinner and a quiet chat (ah, what a luxury!) on the lawn under the trees, and at half after nine turned in... The morning was overcast. Just after I got down, at 1:15 a violent thunderstorm broke, and now we are shut in by a steady, cool, friendly rain which makes our chat doubly secure."⁵³

Wilson was sufficiently impressed by Rice and his views on the education of young people that in 1911,

County Historical Association, Melvin A. Rice vertical folder.

⁵⁰ "A New Cattle Industry." *Red Bank Register*, November 29, 1922, p. 1. Sourced via online *Red Bank Register* Archives (accessed August 2, 2017).

⁵¹ *Asbury Park Press*, 9 December 1922, Advertisement, p. 16. Sourced via Newspapers.com (accessed March 20, 2017).

⁵² Letter from Woodrow Wilson to Mary Allen Hulbert, July 14, 1912. Sourced from the collections of the Seeley G. Mudd Manuscript Library, Princeton, NJ.

⁵³ Letter from Woodrow Wilson to Mary Allen Hulbert, July 14, 1912. Sourced from the collections of the Seeley G. Mudd Manuscript Library, Princeton, NJ.

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the Governor appointed Rice to the State Board of Education for the longest term possible, eight years. Wilson also visited Rice as his guest to the Monmouth County Fair, an organization where Rice served as President. By 1912, Rice focused his energies on his inherited linen business, local philanthropy, and agricultural interests, primarily through the growth and development of Drynoch Farm, finally giving the enterprise a name and allowing it to be a place where his interest in progressive agricultural ideas and pedagogy could be manifest. However, he never entirely gave up his taste for politics. He was a delegate to the June 1912 Democratic Convention in Baltimore where he was able to watch Woodrow Wilson's acceptance in person.⁵⁴

In 1915, Rice traveled to Europe three times and found himself at the center of a small international scandal between the Wilson administration and Berlin. While on a visit to his linen mills, Rice claimed to be not only an intimate friend of President Wilson, but also a representative of his administration. Carrying a letter of introduction from the President, Rice arrived in Berlin and presented his credentials causing no small amount of confusion in diplomatic circles and at the American embassy. The White House had to quickly issue a formal denial that President Wilson had not sent Rice to Europe at the insistence of Baroness Alice Mabel Schench zu Schweinberg, calling such an accusation "ridiculous."⁵⁵ The accusation that Rice was sent with Colonel E. M. House of New York and Texas to discuss means of bringing peace to Europe with German government officials was flatly denied by the White House, although Rice reportedly visited Wilson in Washington to request a letter of identification for use on a business trip.⁵⁶ However, the kerfuffle did not stop Rice from returning to Europe that summer armed with affidavits stating that his Belgian mills were wholly American owned, operated by Belgians, with none of the products or profits going to German sources, all in an attempt to raise the embargo on flax.⁵⁷ (Figure 5)

Board of Education

Rice's early interest in education and pedagogy, demonstrated by his coursework at Cortland Normal School, never waned. After his graduation and while still living in Brooklyn, he was involved for several years in the Brooklyn Civil Service School, a training ground for those wishing to sit for civic examinations to become public servants, including firefighters.

After his marriage to Harriet MacLeod and his subsequent move to Monmouth County, New Jersey, he was involved in the Middletown Township Board of Education. In 1911, as President of the Board of Education for Middletown, Rice donated to the Township the site of the new high school building and \$1,000 towards its construction, as well as funds for the completion of the school greenhouse, the first one for a New Jersey school.⁵⁸

Rice was appointed to the State Board of Education by Governor Woodrow Wilson in 1911 for an eight-year term, an appointment that was extended for the same amount of time by the next governor. He served as Chairman of the Committee for Normal Schools and Teachers. He became Vice President of the board

⁵⁴ *Red Bank Register*, 26 June 1912, "Monmouth Men at Baltimore." Sourced from Monmouth County Historical Association.

⁵⁵ *The Los Angeles Times*, 21 March 1915, p. 5, "American Peace Mission Regarded as Premature." Sourced via Newspapers.com (accessed July 6, 2017).

⁵⁶ *The New York Times*, 22 March 1915, "Not President's Envoy." Sourced via nytimes.com (accessed June 30, 2017).

⁵⁷ *Asbury Park Press*, 5 June 1915, p. 6, "Rice Makes Third Trip to War Zone." Sourced via newspapers.com (accessed July 6, 2017).

⁵⁸ "The History of the High School," 1947. Sourced from the Monmouth County Historical Association.

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in 1916 and President in 1917 serving in that capacity until his death in 1924. During his time at the state board, he promoted a progressive agenda, presiding over the Board during a time that saw staff pay increases and an uptick in school construction projects.

In 1918-19, Drynoch Farm was the site of state normal school training of rural teachers, a convenient arrangement as Rice was then the President of the New Jersey State Board of Education and Chairman of the Normal Schools Committee. Young women were invited to stay in a cottage on the farm and work: plowing, planting, cultivating, and harvesting the crops, and understanding the practical application of equipment and scientific principles. According to the State Normal School Annual Report, the emphasis was “on agriculture and domestic science and arts, the purpose of which was professional growth rather than financial gain,” with the success of the enterprise attributed to the generosity of Rice and his partners, including the Rumson Garden Club which supplied furniture, fertilizers, and a gas engine.⁵⁹

Regarding his educational agenda as a member of the board, Rice worked with board staff on reform measures such as home visits, and supported the establishment of evening courses for foreign-born residents. Among his administrative initiatives, he moved for salary increases for Normal School teachers, created janitorial appointments at the Normal Schools, and attempted to simplify bookkeeping practices.

Rice attempted to bring his deep interest in hygiene to the schools of New Jersey. In 1914, he unsuccessfully promoted the establishment of a course of lectures on sex hygiene in the State normal schools.⁶⁰ This overture found him without any support from his fellow board members and generated news reports in locations as far away as Des Moines, Iowa. In 1921, in his capacity as President of the Board, Rice presented diplomas to the first graduates of the Child Hygiene Course at the Trenton Normal School, an initiative he was undoubtedly proud to support.⁶¹

Additionally, he partnered with local boy’s and girl’s clubs and local schools to bring field days and fairs to students. He offered trophies to the winning schools at local track and field meets, some of which were held at Minnesink Park.⁶²

Rice’s Legacy: Sophisticated, Local Philanthropist

In 1917, the childless Rice couple, as Woodrow Wilson described them, adopted the five-year-old daughter of Rice’s former secretary, the widowed, late Charles F. Mahoney.⁶³ Charlotte Agnes Mahoney was rechristened Mary Ogden Rice. A few months later, the couple adopted a three-year-old girl who had been living in a New York institution.⁶⁴ Mildred Challis was renamed Margaret Ogden Rice. Both girls were given the middle name Ogden which was the maiden name of Mrs. Rice’s mother. As they grew into young women, the girls were described as charming. In 1921, they were treated to a birthday party on the

⁵⁹ “Training of Rural Teachers.” State Normal School Report, New Jersey Board of Education, 1918.

⁶⁰ *The Des Moines Register*, 18 July 1914, “Sex Hygiene Talk Barred by State Board.” Sourced via Newspapers.com (accessed July 6, 2017).

⁶¹ *Annual Report*, New Jersey Department of Public Health, vol. 44, 1921, p. 160. Accessed October 3, 2017.

⁶² *Red Bank Register*, 31 May 1911, “The School League Track Meet.” Sourced via *Red Bank Register*’s online newspaper archives (accessed September 8, 2017).

⁶³ *Asbury Park Press*, 21 September 1917, p. 2, “Melvin Rice Adopts Secretary’s Child.” Sourced via Newspapers.com (accessed July 6, 2017).

⁶⁴ *The Courier-News* (Bridgewater, NJ), 5 February 1918, p. 11, “State Board Head Adopts a Child.” Sourced via Newspapers.com (accessed July 6, 2017).

8. Statement of Significance - Continuation Sheet

lawn of Drynoch Farm “near the children’s playhouse” with forty guests and several activities including a magician brought in from New York.⁶⁵

By the time of Rice’s death, he had sold the Brooklyn brownstone on Carroll Street and purchased an apartment at 2345 Broadway on the Upper West Side of Manhattan. This allowed him easier access to the MacLeod Company offices further down Broadway at W. 4th Street. It also likely facilitated his increasing involvement in the social activities of New York’s wealthy society class. From 1919, Rice was an Annual Member of the Metropolitan Museum of Art. Many of his business associates at the time were men also splitting their time between New York and Monmouth County, New Jersey. In 1923, on a visit to schools in the northern part of the county, Rice took ill such that he was initially thought to have died.⁶⁶ While eventually able to resume his business activities, he never recovered from a kidney ailment in early 1924. Rice’s duties as President of the State Board of Education were taken over by a fellow board member for more than a year.⁶⁷ He died at his New York City home on New Year’s Eve 1924 at age 53.

Rice’s obituaries celebrate him as one of the state’s leading businessmen, philanthropists, and educators. In an editorial appreciation of Rice, one paper said, he “was wealthy, but unspoiled by his wealth. He tried to make life easier for those whose fate compelled them to tread a thorny path. The good work he did will live after him and be as a lamp to guide the feet of other men along the path they trod.”⁶⁸ Then-Governor Silzer immediately sent a telegram to Mrs. Rice stating, “Called to his final reward while still in the prime of life, he has left a record of unselfishness, patriotism and loyalty to state and nation that will ever remain a monument to his memory. What he did as a member and president of our state board of education to place New Jersey in the fore in the moral and mental training of our youth during the past thirteen years, is known to all and is equaled only by his activities and the zeal he displayed as one of the closest personal advisors and helpmates of our late President Woodrow Wilson during the dark days of the world war.”⁶⁹

ARCHITECTS/BUILDERS

Ernest Augustus Arend 1876-1950

Ernest A. Arend was a prominent local architect and designer for many buildings in New Jersey, especially in Asbury Park. Among these were the Boardwalk Casino, the Asbury Park Press Building, the Convention Hall, and the Asbury Park High School. In addition, he designed many public buildings elsewhere in New Jersey. Arend initially practiced in Philadelphia with the firm of Brouse & Arend. He relocated to Asbury Park around 1900 leaving the office of Samuel Brouse, which had relocated from Philadelphia to Trenton, New Jersey. Among architectural styles in which he worked was Colonial Revival as exemplified in the North Asbury Park Engine & Hose Company building, one of his earliest buildings. His municipal and school contracts were extensive and included the Asbury Park High School & Stadium in the 1920s and the Bangs Avenue School, a segregated educational building in 1913. Close to the MacLeod-Rice House he expanded the Leonardo High School in Middletown, which was funded by Rice. Other important schools include the Neptune High School located on the east side of Route 71,

⁶⁵ *Red Bank Register*, 31 August 1921, “Lawn Birthday Party.” Sourced via Newspapers.com (accessed March 20, 2017).

⁶⁶ *Red Bank Register*, 7 January 1925, obituary. Sourced at Monmouth County Historical Association.

⁶⁷ *Plainfield Courier-News*, 17 December 1924, “Dr. Van Dyke Resigns from State Board Education.” Sourced via Newspapers.com (accessed October 10, 2017).

⁶⁸ *Red Bank Register*, 7 January 1925, “Town Talk.” Sourced at Monmouth County Historical Association.

⁶⁹ *Red Bank Register*, 7 January 1925, obituary. Sourced at Monmouth County Archives.

8. Statement of Significance - Continuation Sheet

a building now known as the Jersey Shore Arts Center. He also completed a number of residential projects, including the Colonial Revival house referred to as Blossom Cove in Middletown, New Jersey (Figure 17). He founded the Monmouth County Society of Architects and was the first President. He was a member of the State Board of Architects.

L. Jerome Aimar 1860-1933

Aimar was born in South Carolina in 1860 and by 1900 he was living in Staten Island, New York and working as an architect and builder. By 1910, he had moved to Middletown, New Jersey and was involved in the development of Atlantic Highlands. Although he designed several public buildings including the Chapel of St. Mary's, his designs were predominately for houses and the offices for Snyder & Roberts, Attorneys At Law on 1st Avenue in Atlantic Highlands. He is best known for his seaside bungalow cottages, several of which were published in *Building Age* and *Architects' and Builders' Magazine* (Figure 18).⁷⁰ Many of these were designed in the Queen Anne style with porch verandas and jerkinhead dormers.⁷¹ His detailed descriptions of finishes and furnishings in his own bungalow home by the sea echoes the Queen Anne alterations designed to the Burdge Homestead for Donald W. MacLeod in 1894.⁷²

Thomas J. Emery 1860-1930

Thomas J. Emery was born in Ocean County, New Jersey and died in Atlantic Highlands, Monmouth County. He was a member of the Atlantic Highlands Methodist Church, the Monmouth Lodge of Masons. Emery, who is responsible for designing the additions in 1905 to MacLeod-Rice House designed a number of houses in Atlantic Highlands and along the shoreline. These included the John C. Lovett House (1898), the Unz House, and the How-Kola House. The latter was originally the clubhouse for the Pavonia Yacht Club. He remodeled the yacht club in 1905, the same year he designed the addition for the MacLeod-Rice House. Emery designed a number of public buildings, including a Richardsonian-style building for the Atlantic Highland Bank, which echoes the large decorative Richardsonian style fireplace mantel in the library at the MacLeod-Rice House (Figure 19). Emery was a leading architect in Atlantic Highlands and also one of the first real estate agents. He sold insurance and ran a local bicycle shop and was an official member of the League of American Wheelmen.

⁷⁰ "A Modern Cottage on the Jersey Coast." *The Building Age*. March 1914.

⁷¹ "Three Summer Bungalows at Navesink, Highlands, NJ." *Architects' and Builders' Magazine*. New York, 1910.

⁷² "The Bungalow We Built by the Sea." By Jerome Aimar. *The Building Age*. March 1916.

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MacLeod-Rice House

Name of Property

Monmouth, New Jersey

County and State

10. Geographical Data - Continuation Sheet

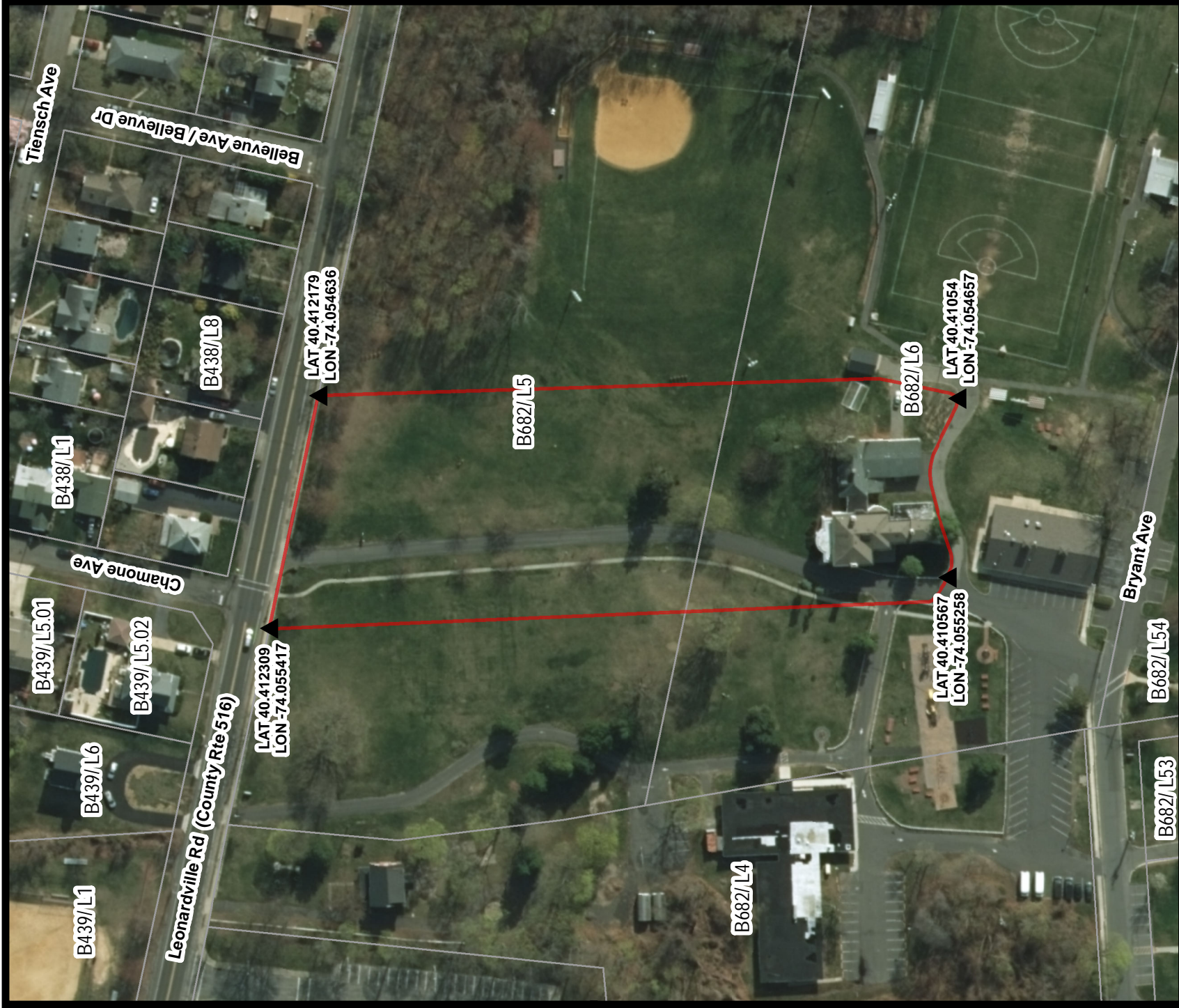
Verbal Boundary Description (Describe the boundaries of the property.)

The boundary comprises of Block 1278 Lot 1 (partial) as shown on the Composite Survey. The boundary is shown on the Composite Survey.

Boundary Justification (Explain why the chosen boundaries are the most appropriate.)

The boundaries of the property are indicated on the accompanying site map.

Determination of the boundary was based on the view of the house from Leonardville Road, which has remained relatively unchanged since 1915, when Ernest A. Arend completed the alterations to the house transforming it into a Colonial Revival façade. The boundary is offset 50 feet from the eastern property line of Lot 2 and wraps around the south (rear) side of the house following the drive. It then returns travelling approximately 616 feet north running parallel to the western boundary edge and terminating back at Leonardville Road. This boundary creates a rectangular parcel of land with approximately 222 feet of street frontage on Leonardville Road located between two residential streets Bellevue Avenue and Chamone Avenue on the north side of the road. See Boundary Map.



MacLeod-Rice House

New Jersey and National Registers Nomination
 900 Leonardville Road
 Middletown Township
 Monmouth County, New Jersey

Scale: 1:1,500



Legend

- NJ & NR Boundary
- Coordinates
- Tax Parcels



2.95 Acres

NJDEP,
 Historic Preservation Office
 April 2018

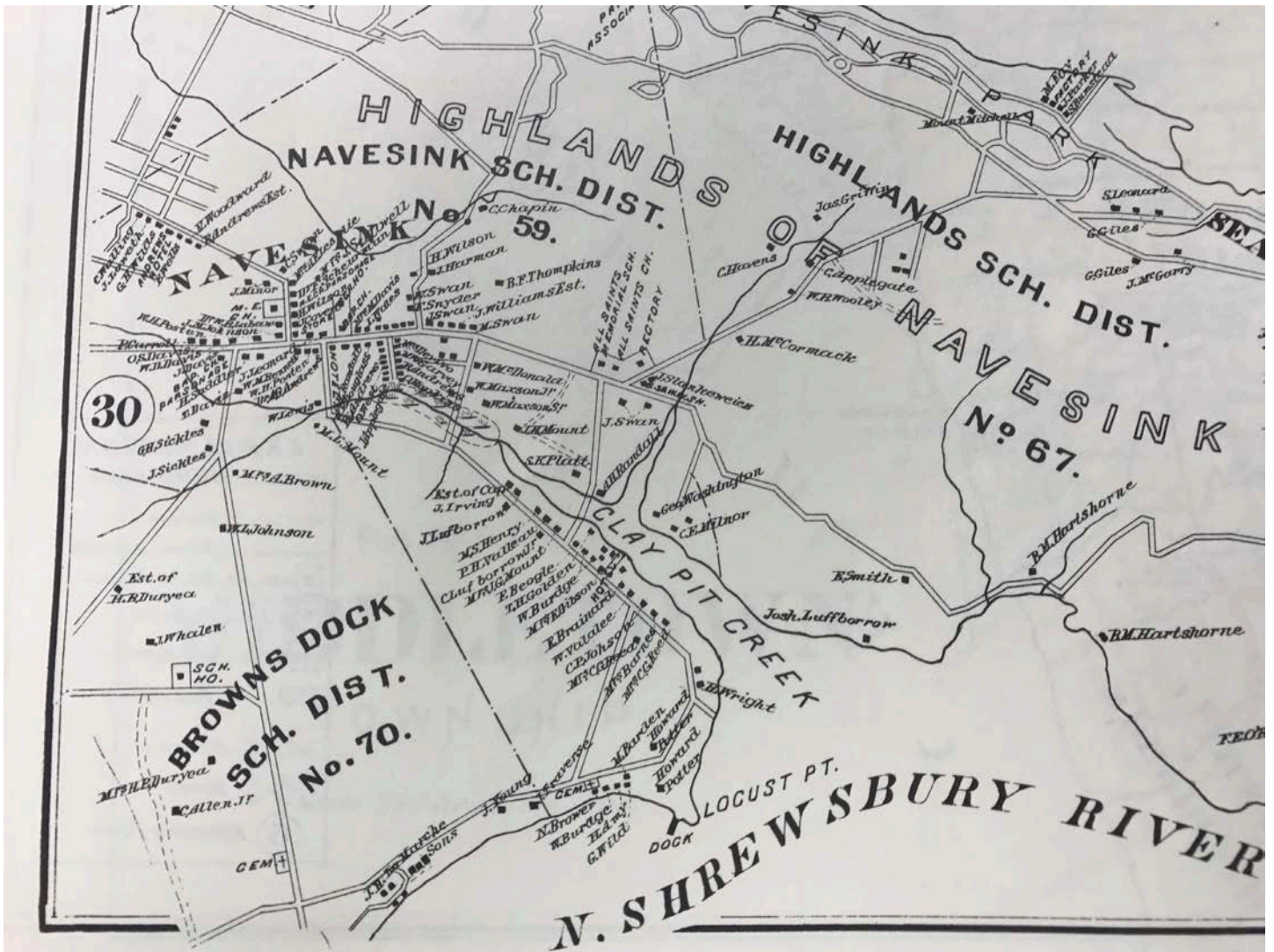


Figure 1 of 20:

Wolverson's 1889 *Atlas of Monmouth County*. At the time of the publication of this atlas, the highlands above Raritan Bay were beginning their transformation from a rural, agricultural area to one of wealthy suburban development. The farming component never subsided but small, subsistence farming gave way to the lighter agricultural pursuits of newly minted gentleman farmers who were also important men of business and industry.

Note: The Location of the MacLeod-Rice House is not actually shown on this map, but the house is located just north-west of Navesink.

Certificate of the Organization
of The Highland Park
Improvement Company } This is to certify that we Isaac T Meyer
Andrew Little Jacob Wertheim John E
Foster D W Hart Donald W MacLeod
and E L Spellman do hereby associate
ourselves into a company under and by virtue of the provisions of an act
of the Legislature of the State of New Jersey entitled, "An act concerning
corporations approved April 7th 1875 and the several supplements thereto
for the purposes hereinafter mentioned and to that end we do by this our
certificate set forth. First, That the name which we have assumed to
designate such Company and to be used in its business and dealings is
"The Highland Park Improvement Company". Second, That the places
in this State where the business of such Company is to be conducted is
in and near Atlantic Highlands in the Township of Middletown in the
County of Monmouth and State of New Jersey and elsewhere in the State
of New Jersey. Third, The principal part of the business of said Company

Figure 2 of 20:

The 1892 Certificate of Organization for The Highland Park Improvement Company, a real estate venture on whose Board of Directors Donald W. MacLeod and Isaac T. Meyer, among others, served. The company's objective was "to purchase, acquire, hold, own, and exchange lands and real estate from time to time at and near Atlantic Highlands and elsewhere in the County of Monmouth, New Jersey, to improve such lands as may be deemed best for the interests of the company to erect Cottages, Buildings, and other structures on said lands to purchase, build, furnish, rent, and own hotels, boarding houses, and other necessary buildings connected thereon said lands to lay out and grade all necessary streets and roads and alleyways on said lands." Isaac T. Meyer owned the land which today is part of the Beacon Hill Country Club, his residence having been transformed into their clubhouse after Melvin A. Rice bought the Meyer property in 1914, developed it into a golf course, and leased it to the club. The club, then known as the Monmouth County Country Club, rewarded Rice with a mahogany clock at a grand dinner in May 1916. In attendance at this dinner was the son of John E. Foster, one of the original directors of The Highland Park Improvement Company, who described Rice as the club's and the community's "angel."



Figure 3 of 20:

1889 Wolverson Atlas. This shows the development of Atlantic Highlands to the south of Leonardville. The T. Burdige Homestead is also depicted on the map to the west of what is now Leonardville Road.



Figure 4 of 20:

Melvin A. Rice in 1890 at the time of his graduation from Cortland Normal School.



Figure 5 of 20:

A photograph of Melvin A. Rice from his 1922 passport application. As President of the Donald W. MacLeod Company, linen importers, Rice frequently traveled overseas to visit his mills in Courtrai, Belgium. He was also a prolific traveler for sporting and pleasure trips, including to Tampico, Mexico; Cairo, Egypt; and St. Petersburg, Russia. Rice applied regularly for passports from 1906 until 1922.

MacLeod-Rice House
Monmouth, New Jersey

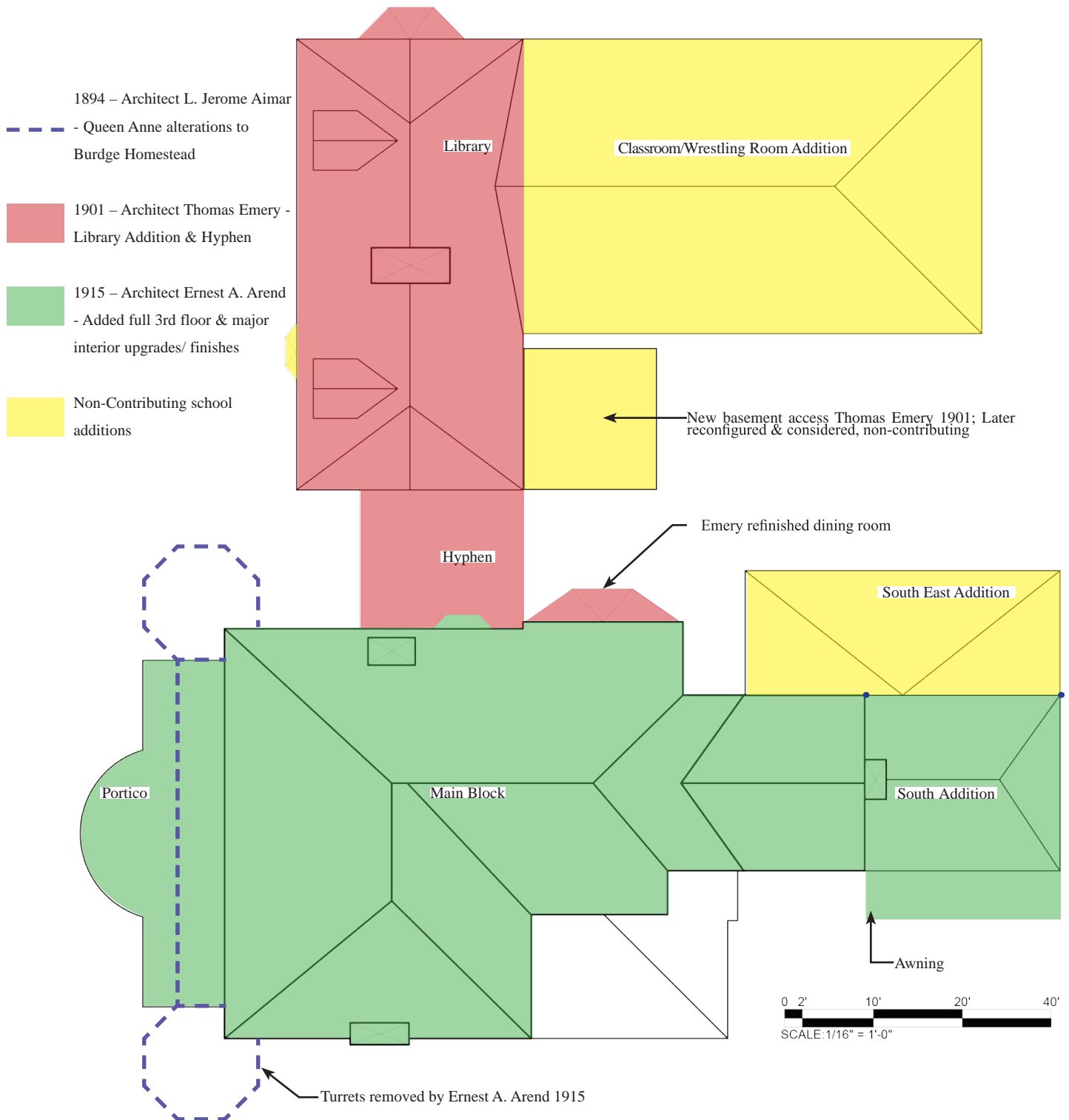


Figure 6 of 20:

Roof Plan showing the known periods of construction and alterations to the MacLeod-Rice House. The original Burdge homestead was completely reconfigured in 1894 by Jerome L. Aimar. The September 4th, 1894 contract between Donald MacLeod and Jerome L. Aimar describe the entire roof to be removed and the second story to be raised and the construction of a veranda between the new 3-story turrets.



Figure 7 of 20:

The MacLeod-Rice House in a post-1901 photograph showing the Library Wing addition designed by Thomas Emery to the east (left) of the main house and the sunken gardens that once existed to the north of the house. The original Burdge Homestead was initially reconfigured into a Queen Anne style house in 1894 by local architect L. Jerome Aimar for Donald W. MacLeod. The house was to be part of the newly created The Highland Park Improvement Company, a speculative real estate venture. Aimar designed the main house in a muted Queen Anne style, more of a larger version of his more typical bungalow designs. The north elevation pictured has a central entry door, regular window openings at the upper floors, and two faceted turrets at each corner with a first level porch enclosure and third level open veranda spanning between the turrets.



Figure 8 of 20:

An undated photograph of the rear of the MacLeod-Rice house taken from the southwest near Bryant Avenue. It should be noted that the caption declares the property to be in Atlantic Highlands. The large drive turning circle in the foreground of the photo is today the parking lot north of the Senior Center on Bryant Avenue. The house is in its Queen Anne style, prior to the 1915 Ernest A. Arend remodeling of the house into the Colonial Revival style seen today. The house here is a 2 1/2 story structure with large jerkinhead gables at the chimney south elevation. The hip dormers were removed when walls were extended above the original cornice to align with the same eaves at the south elevation. The two story wing further to the south includes the Sun Room with its multiple windows and a large awning. The roof in this photo was removed by Arend in 1915 in favor of the raised walls at the third level and a new, lower-pitched roof. (See current insert photograph depicting the line of the roof prior to alterations in 1915.) The wind-powered water tower was likely a farm innovation from some time after Rice moved onto the property in 1902.



Figure 9 of 20:

From left to right, Melvin A. Rice, Governor Woodrow Wilson, and J. Amory Haskell at the 1912 Monmouth County Fair. Rice was president of the fair association and he and Haskell were both farmers in Middletown Township. They were both friendly with Governor, then-President Wilson, as well as executive directors of the Minnesink Realty Company which sold land to the Monmouth County Fair Association for permanent fair-grounds.



Figure 10 of 20:

Woodrow Wilson (center front) is surrounded by members of the Democratic National Committee who came to congratulate him on receiving the party's nomination for the presidency. The group includes Melvin A. Rice who was a delegate to the national convention in Baltimore in June 1912. This photograph was taken at Sea Girt, New Jersey, on July 4, 1912 at the Monmouth County gubernatorial retreat south of Asbury Park.

FAIR GROUNDS BOUGHT.

THE DEED FOR THE "UNCLE JOSEY FIELD" FARM
TRANSFERRED ON MONDAY.

Melvin A. Rice Chosen as President of the Minnesink Realty Company, Which Will Take Over All Parts of the Field Farm Not Needed by the Fair Association—J. Amory Haskell Elected President of the Fair Association.

The deed for the Uncle Josey Field farm in Middletown township, about three-fourths of a mile from Red Bank, was transferred on Monday to the Monmouth County Agricultural Fair Association. Ever since the fair association was organized three years ago the directors have been seeking a site for permanent fair grounds. It

tails of the plan being left in charge of Mr. Halsey, the treasurer of the fair association, Edgar A. Sloc, the fair secretary, and William Pintard, the counsel for the association. Several meetings were held with the chancellor in regard to the terms of sale and these were finally arranged to the satisfaction of all parties. A payment



MELVIN A. RICE,
President of the Minnesink Realty Company and one of the Vice Presidents of
the Monmouth County Fair Association.

Figure 11 of 20:

Melvin A. Rice was adept at finding outlets that combined his interests in real estate development, agricultural pursuits, and sporting events. As president of the Minnesink Realty Company and Vice President of the Monmouth County Fair Association, Rice was able to purchase land and divide it such that both Minnesink and the fair would benefit from the real estate transaction. Rice's fellow officers at both entities included Charles Halsey of Rumson and J. Amory Haskell, Oak Hill farm Middletown and a director at both the DuPont Corporation and General Motors. Both Rice and Haskell were friendly with Woodrow Wilson who was often their guest at Monmouth County fairs.

Not a moment am I left free to do what I would. I thought last night that I should go crazy with the strain and confusion of it,—and so I ran away! I am not at Sea Girt. I am just outside the little village of Atlantic Highlands by Sandy Hook. A good friend here, Mr. Melvin Rice, has a big place (“Drynock Farms”) where he lives in lonely state with his wife (no children). He saw my distress, beset and helpless at the Governor’s Cottage and took pity on me. He insisted that I take asylum with him whenever the hunt harassed me beyond endurance. Last evening, therefore, after an intolerable day, in desperation, I telephoned him I was coming. At six I got in a motor, at seven thirty was here; had a delightful dinner and a quiet chat (ah, what a luxury!) on the lawn under the trees, and at half after nine turned in. I slept till noon to-day, like a tired boy, and now (how much better than a chat on the lawn!) am opening all my mind to my dear friend who is never again going to distress me with a note like that. If I ever change it will never be at the heart! The morning (I awoke long enough to see) was overcast. Just after I got down, at 1.15 a violent thunderstorm broke, and now we are shut in by a steady, cool, friendly rain which makes our chat doubly secure.

Figure 12 of 20:

An excerpt from the July 14, 1912 letter from Governor Woodrow Wilson to Mary Allen Hulbert. Sourced from the collections of the Seeley G. Mudd Manuscript Library at Princeton University. Wilson became the presidential candidate on the Democratic party ticket at the national convention in Baltimore, MD in June 1912. On July 4, 1912 he was at Sea Girt, the New Jersey governor’s retreat in Monmouth County, where he received members of the Democratic National Committee which included Melvin A. Rice. Wilson describes in this letter how just a few days later, he escaped media scrutiny by ringing up Rice to arrange for a visit to his house in Atlantic Highlands, a visit that he describes in quite pleasant terms. The MacLeod-Rice House was part of the 300 acres Drynock Farms where Rice focused his efforts on the production of Certified Milk developed as part of the Sanitary Dairy Farm movement of which he was a leader in Monmouth County.



Figure 13 of 20:

An aerial photograph of Rice's property in 1931. Rice died in 1924 leaving his estate to his widow Harriet. She lived on the property until after 1940 when she sold it to Harold Hauser. Drynoch Farms included both the MacLeod-Rice House reached from Leonardville Road along a tree lined drive and the farm of more than 300 acres. The farm buildings no longer exist but can still be seen south of Bryant Avenue.

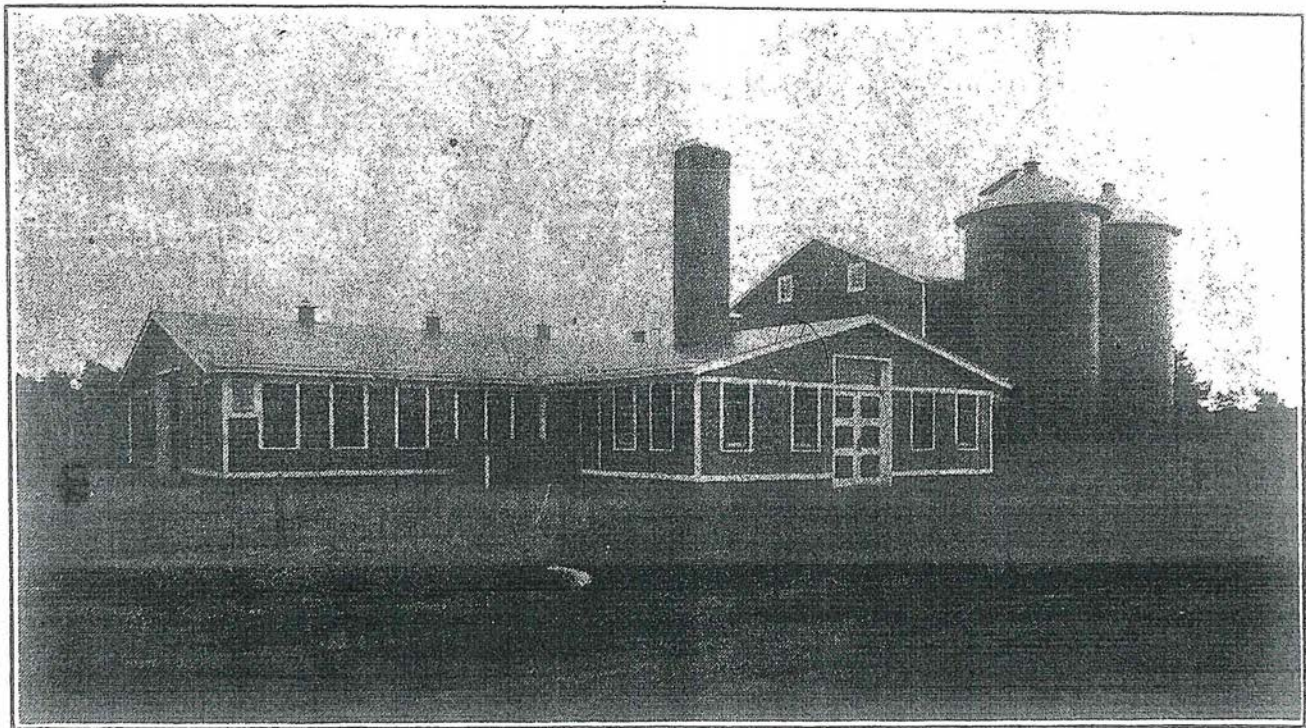


Photo by Foxwell. M. A. Rice's Cow Barn.

Figure 14 of 20:

The Cow Barn is constructed in 1909 to “Scientific Plans” as reported in the *New Jersey Standard*. The article indicated that Rice has “more up to date methods in Farming than Anyone else in Monmouth County.”

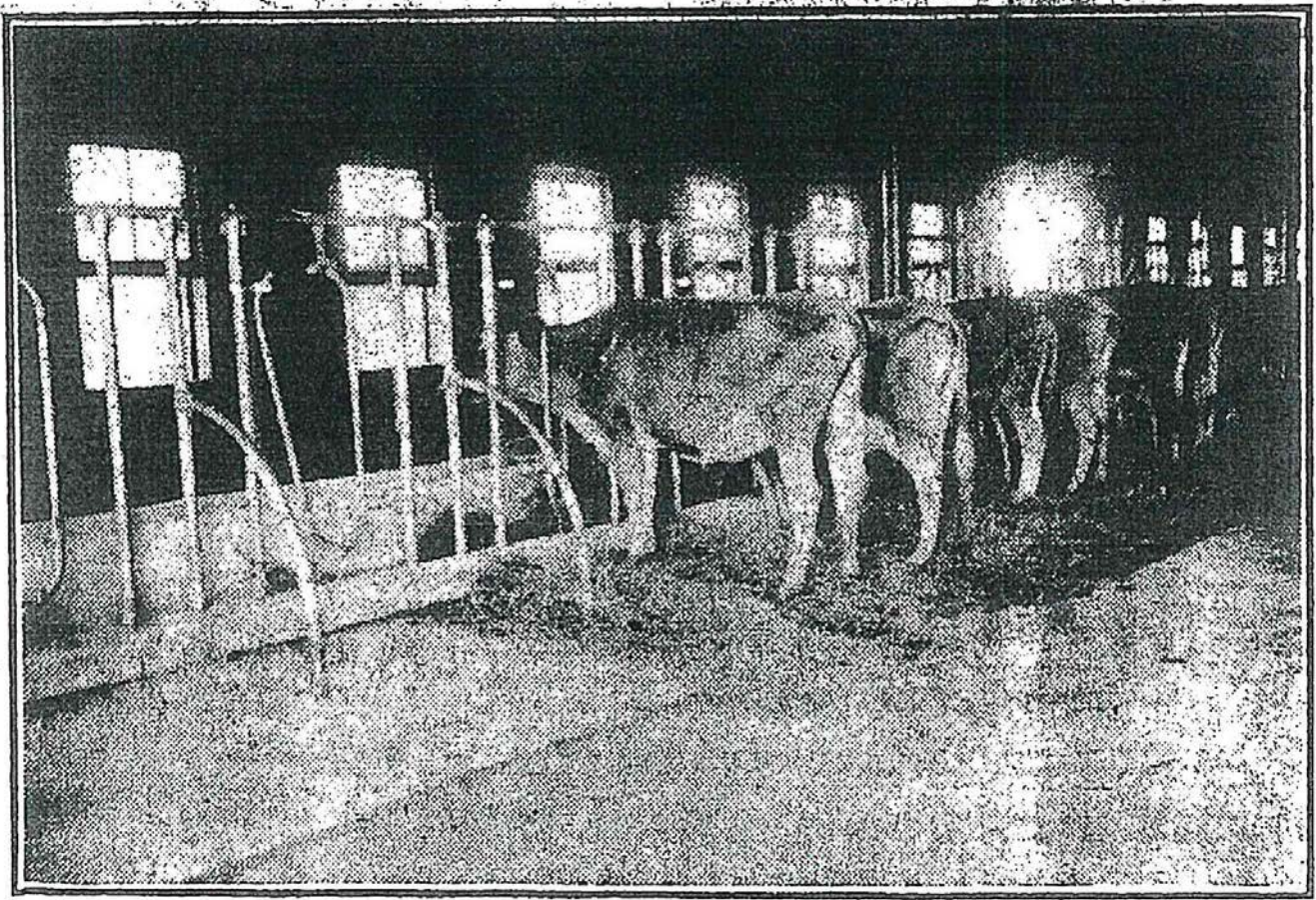


Photo by Foxwell.

View Showing Section of Stalls.

1911

Figure 15 of 20:

In American Agricultural, November 11, 1911 publication on Drynoch Farms is referred to as “Noted Farm Sets Pace for New Jersey.” Further details of the cow barn interior go on to describe it as a “Model of cleanliness & convenience” and designed to meet the standards of certification milk required by the New York County Medical Society. Interestingly it does not refer to the NJ Medical Milk Commission established in 1909. The reference to New York may have been because the certified milk was being shipped across the Hudson to NY City, but this has not been confirmed.


Arend Dies; Architect Made Plans for Many Buildings Here

Ernest Augustus Arend, prominent local architect and designer of many local buildings, including the Casino, Asbury Park Press building, Convention Hall, and Asbury Park high school, and many others, and former consulting architect for the city of Asbury Park, died yesterday in Fitkin hospital, after a long illness. He was 74.

Mr. Arend lived at 101 Cedar avenue, Allenhurst, and had offices at 603 Mattison avenue. Before coming to this city more than 50 years ago, he had been in business in Trenton. He was a former member of the state board of architects, having been appointed by former Gov. A. Harry Moore. He was architect in the construction of Long Branch high school.

Mr. Arend was born in Trenton, son of the late Ernest A. and Mary Whiteley Arend. He was a member of Asbury lodge, F. and A.M., the Red Barn Elks, New York Athletic club and St. Petersburg, Fla., Yacht club. He was vice president of the Monmouth County Organization for Social Service, a former director of the Asbury Park National Bank and Trust company and a former director of the Jersey Central Power and Light company.

Surviving are his wife, Mrs. Mae J. Arend; a son, Ernest A. Arend,



ERNEST A. AREND

jr., at home; a daughter, Mrs. Donald W. Russell, Shrewsbury; two sisters, Misses Christine and Clara Arend, both of Trenton, and a brother, E. C. Arend, Haddonfield. Arrangements will be in charge of the Joseph R. Ely funeral home.

Figure 16 of 20:

The August 28, 1950, *Asbury Park Press* obituary for Ernest A. Arend, noted architect in Monmouth County. Arend was responsible for the 1915 Classical Revival remodeling of Melvin A. Rice's property near Atlantic Highlands. Arend spent most of his career in Asbury Park and is accredited with the designs for several boardwalk structures including the Convention Hall and Boardwalk Casino and several New Jersey public schools, including Plainfield High School. Arend was President of the Red Bank Board of Health, an appointment that may have brought him in favorable contact with Rice, who himself was responsible for several health and hygiene initiatives while at the State Board of Education. The two men were also Monmouth County-based Masons.



Figure 17 of 20:

An undated photograph of “Blossom Cove,” designed by Ernest A. Arend in the Renaissance Revival style, near Red Bank in Monmouth County. This stucco-clad house was an excellent example of classical design, with symmetry, scale and fenestration all acting as components in a well-balanced composition. Constructed in 1913 for Everett Brown, the house was later occupied by Olivia Wrightson Switz, the great-granddaughter of the founder of A&P grocery stores. Arend utilized classical revival detailing and forms in several of his commissions, including the Neptune High School, now the Jersey Shore Arts Center, just south of Asbury Park. Further commissions that may have had the involvement of Melvin Rice include the expansion of the Leonardo High School in 1920, and the Leonardo Elementary School in 1930 on land that was once owned by Rice.



NEW YORK, MARCH, 1916

The Bungalow We Built by the Sea

How an Architect Expended \$1,500 in Constructing a Home of the Cozy-Cottage Type

By L. JEROME AIMAR

SINCE the publication in these columns of the "Reminiscences of a Bungalower" the writer has been in receipt of numerous letters requesting a further description of the little home building there was not an item of materials used that is not carried in stock by local yards of any pretensions throughout the country. No moldings of any character were used except in the case



Exterior View of the Cozy Cottage Which a New Jersey Architect Built By the Sea

mentioned in that article, and these have led him to believe that other readers of THE BUILDING AGE might be equally interested in the subject. I wish to say at the start that in the construction of the of the porch railings, the turned balusters for which I had on hand and which required a molding to correspond. It may be interesting at the outset to say some-

Figure 18 of 20:

L. Jerome Aimar was an architect, builder, and real estate developer who originally redesigned the Burdge Homestead into a Queen Anne style house in 1894. He wrote several articles about Bungalows and residential design by the sea. He was actively involved in the design of the Woodland Park section of Atlantic Highlands.



Figure 19 of 20:

Thomas Jefferson Emery, architect and resident of Atlantic Highlands, was responsible for designing the Library and Billiard Room Addition to the MacLeod-Rice House in 1905. His Richardsonian design for the Atlantic Highlands Bank in 1910 helps explain the Richardsonian style fireplace details in the Library and Billiards Room he added to the MacLeod-Rice House. He designed and altered many houses in Atlantic Highlands, including the How-Kola House and the Unz House.

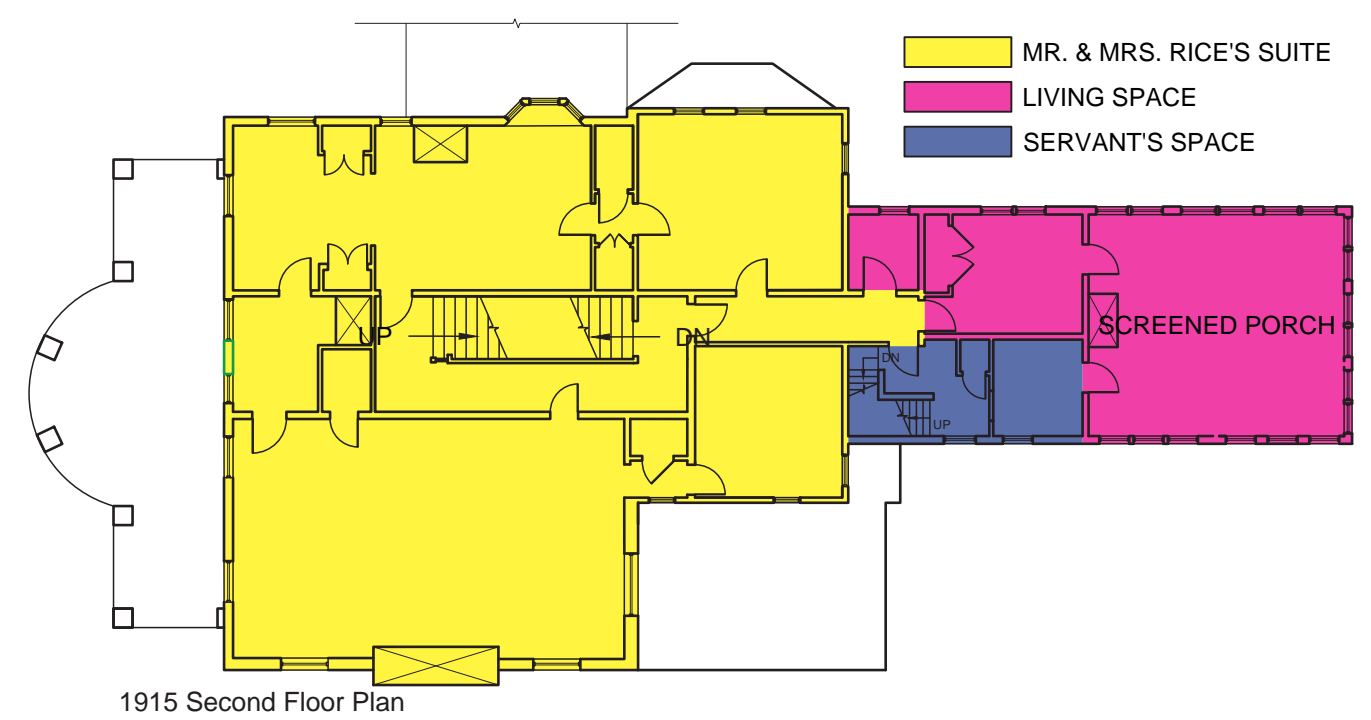
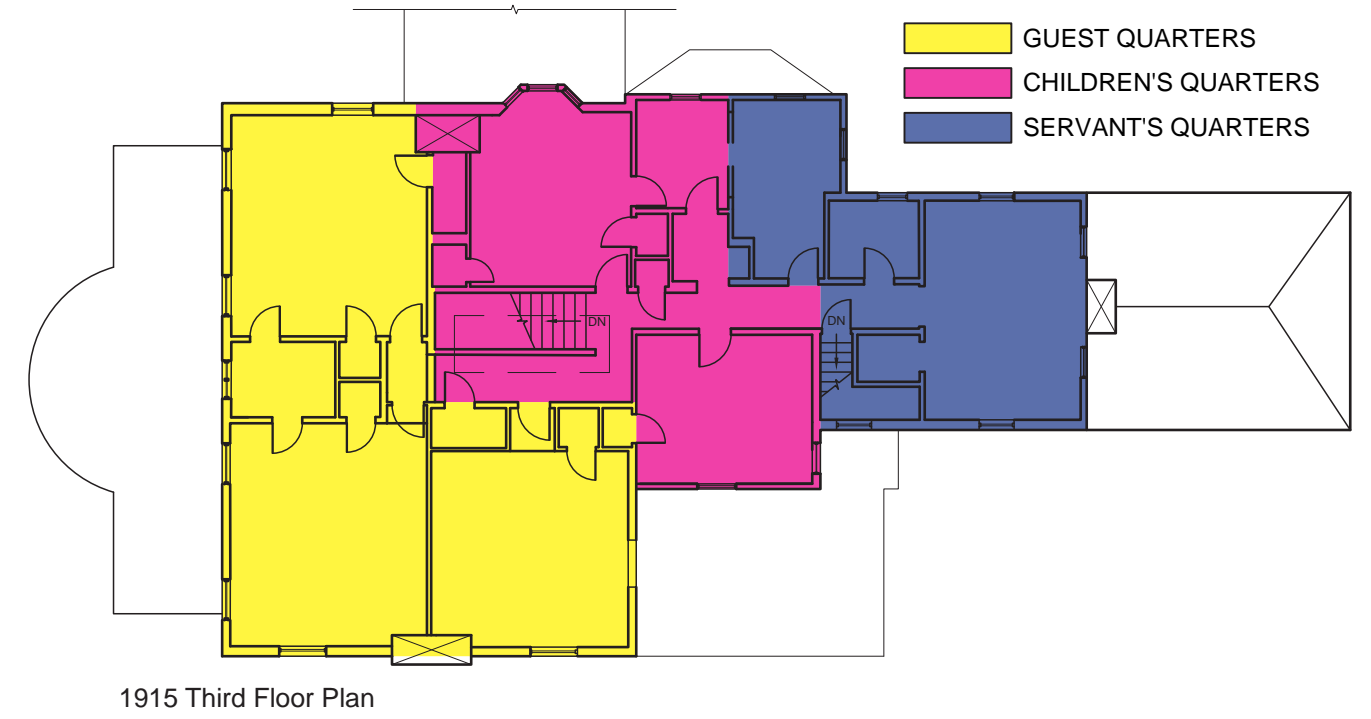
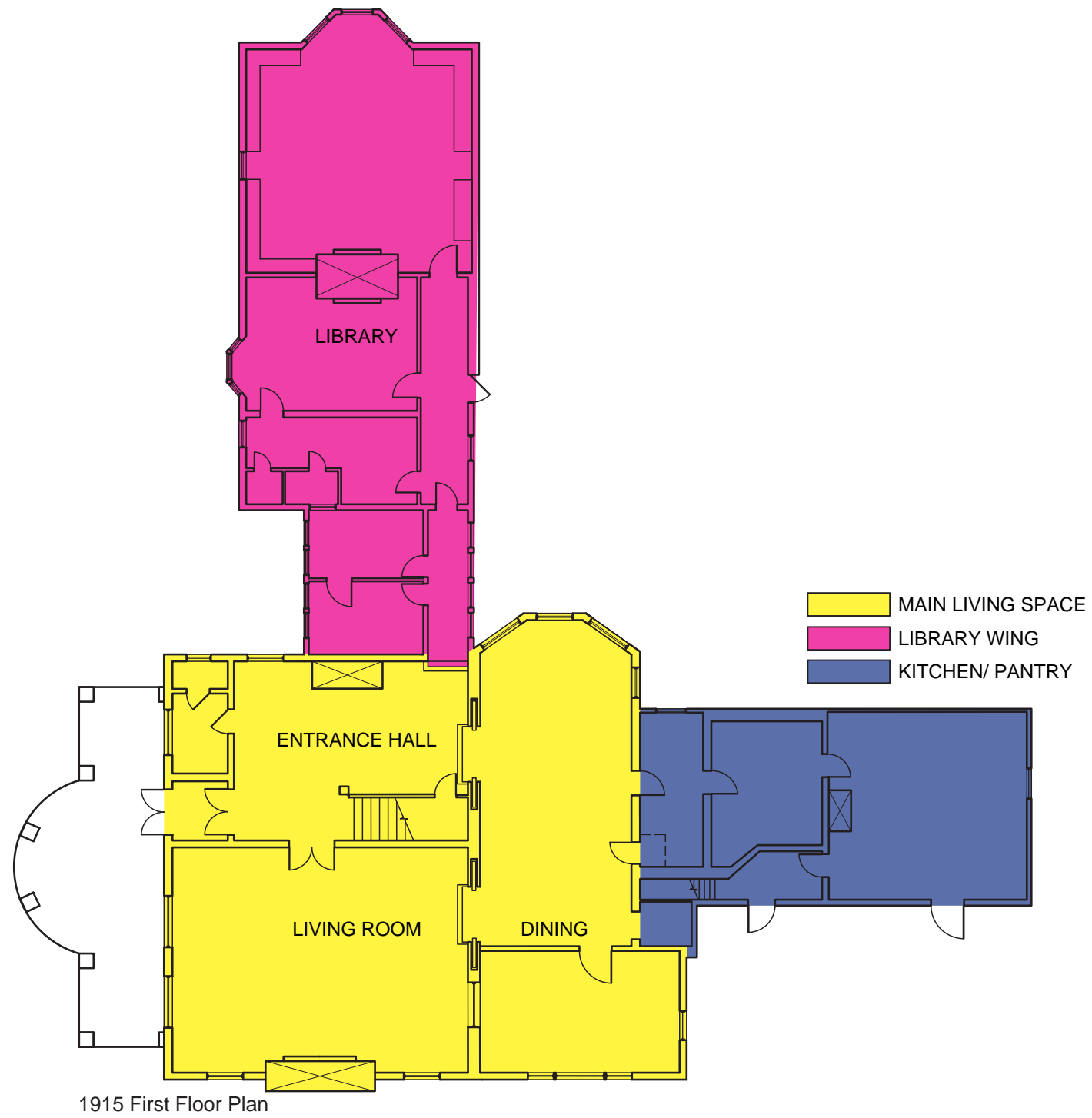
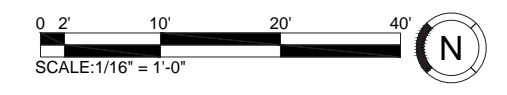


Figure 20 of 20



United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

MacLeod-Rice House, Leonardville Road, Middletown, NJ
Historic District

Monmouth County, NJ

Section Additional Page 1
number Documentation:
Photographs _____

City or Vicinity: Middletown
Photographer: As indicated on table below.

County: Monmouth
Dates Photographed: As indicated on table below.

Number	Description	Photographer	Date
1	Exterior: View looking south up the drive towards the House from the stone entrance on Leonardville Road.	Amy Lambert	5/5/2017
2	Exterior: North Elevation West Wing, originally the Library & Billiards Room added to the house in 1901.	Amy Lambert	9/5/2017
3	Exterior: North Elevation of the Entrance Portico using Small Unmanned Aircraft System (sUAS) showing the portico and the front of the house. This represents the house in 1915.	Ronnie Cameron	2/5/2017
4	Exterior: West Elevation showing the main section of the house with the Ell Wing to the rear on the right	Amy Lambert	2/5/2017
5	Exterior: South-east Elevation. The screened porch is in the south (lower section of the rear) of the building. The east single story side wing in the forefront is a non-contributing addition.	Ronnie Cameron	2/5/2017
6	Exterior: Aerial view of East Elevation using sUAS showing the original main house and the additions to the south.	Ronnie Cameron	2/5/2017
7	Exterior: A close up of the portico woodwork at the cornice.	Amy Lambert	2/5/2017
8	Exterior: North Elevation showing the architectural details.	Amy Lambert	12/5/2017
9	Exterior: North Elevation showing the decorative bays at the portico ceiling.	Amy Lambert	12/5/2017
10	Exterior: East Elevation original arched window with intersecting tracery. The aluminum siding covers the original wood trim.	Amy Lambert	10/5/2017
11	Interior: Main Entrance looking south-east showing the dropped ceiling bays and fireplace under the grand staircase to the west. Under the carpet is the original parquet wood floor.	Amy Lambert	4/5/2017
12	Interior: Close up detail of the East Elevation of the decorative grand staircase.	Amy Lambert	4/5/2017
13	Interior: East Elevation of the main Reception Room with decorative finishes largely intact.	Amy Lambert	10/5/2017
14	Interior: Main Reception Room close up of the carved woodwork at the fireplace mantel.	Amy Lambert	7/5/2017
15	Interior: Dining Room showing the Butler's door and wood paneling on the South Elevation.	Amy Lambert	4/5/2017
16	Interior: Decorative ceiling chandelier in the Dining Room.	Amy Lambert	3/5/2017
17	Interior: Richardsonian fireplace mantel on the West Elevation of the Billiards Room.	Amy Lambert	6/5/2017
18	Interior: Decorative radiator in the window bay on the West Elevation of the Billiards Room.	Amy Lambert	4/5/2017

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

MacLeod-Rice House, Leonardville Road, Middletown, NJ
Historic District

Monmouth County, NJ

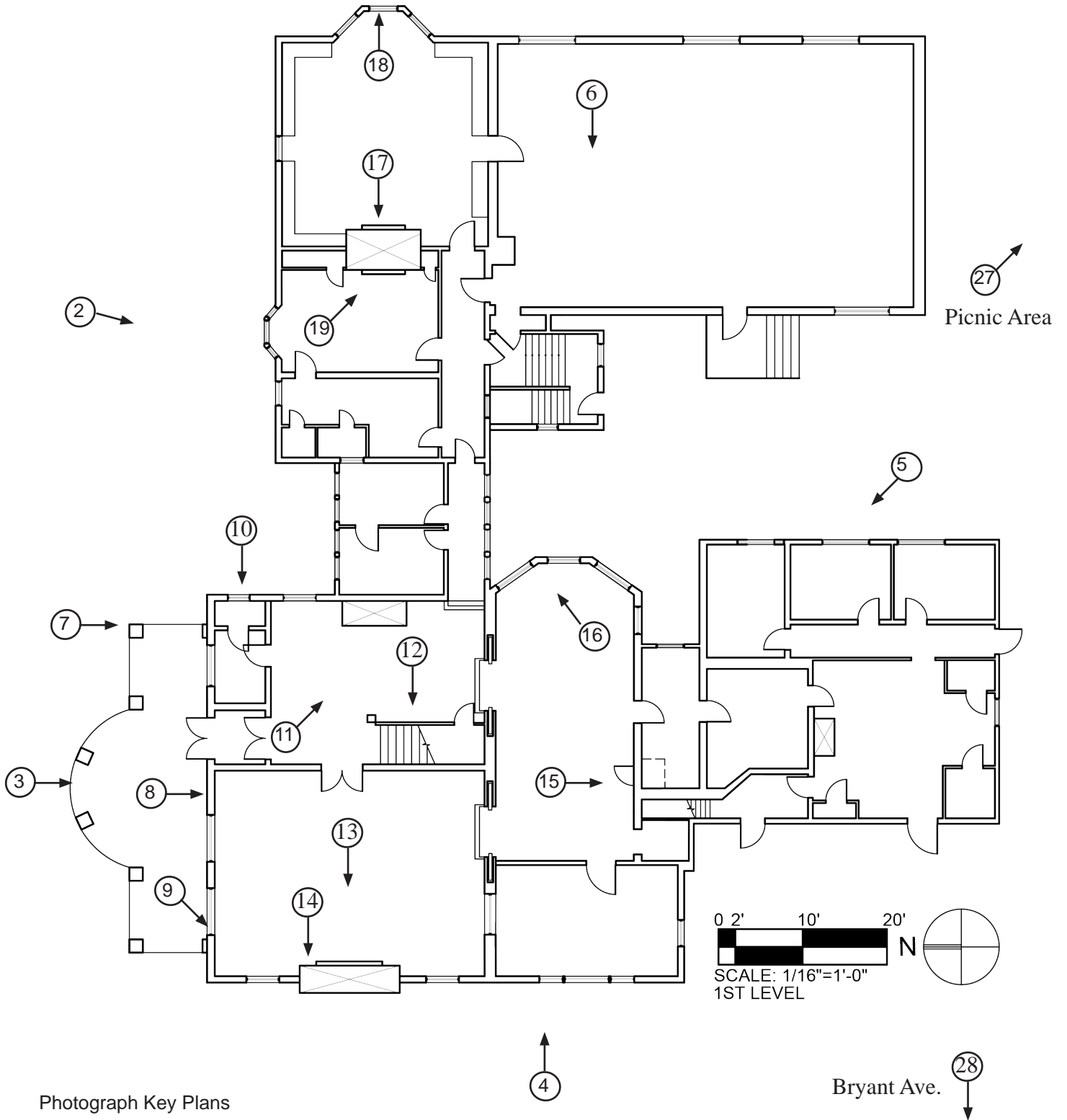
Section number Additional Documentation: Page 2
Photographs _____

19	Interior: The fireplace in what was believed to be the Library on the East Elevation of the room. Paneling surrounding the fireplace is contemporary.	Amy Lambert	6/5/2017
20	Interior: Interior second floor close up detail of window trim in one of the north facing bedrooms.	Amy Lambert	4/5/2017
21	Interior: North-east corner of what was believed to be the Rice Dressing Room showing the decorative plaster paneling.	Amy Lambert	4/5/2017
22	Interior: Rice Ladies Dressing Room with decorative scrolled plaster cap to the door opening.	Amy Lambert	4/5/2017
23	Interior: The ceiling at the South Wing, which was originally exposed as a second floor screened porch with fireplace.	Amy Lambert	6/5/2017
24	Interior: South wall Servant call buttons.	Amy Lambert	6/5/2017
25	Interior: A bathroom installed between the Main Wing and South Wing on the second floor. Probably installed as part of the bathroom upgrades in 1925.	Amy Lambert	4/5/2017
26	Interior: Oval window with leaded glass on the north wall in the center of the North Elevation.	Amy Lambert	3/5/2017
27	Exterior: Old stone entrance pier at the entrance to the Drynoch Farms on Bryant Avenue.	Amy Lambert	7/5/2017
28	Exterior: A view of foundation remains from the Drynoch Farm era.	Amy Lambert	7/5/2017
29	Interior: Decorative molding pieces uncovered in the attic.	Amy Lambert	7/5/2017
30	Exterior: South Elevation showing the decorative cornice molding concealed behind the aluminum siding.	Amy Lambert	6/5/2017

Site Plan with Photo Angles

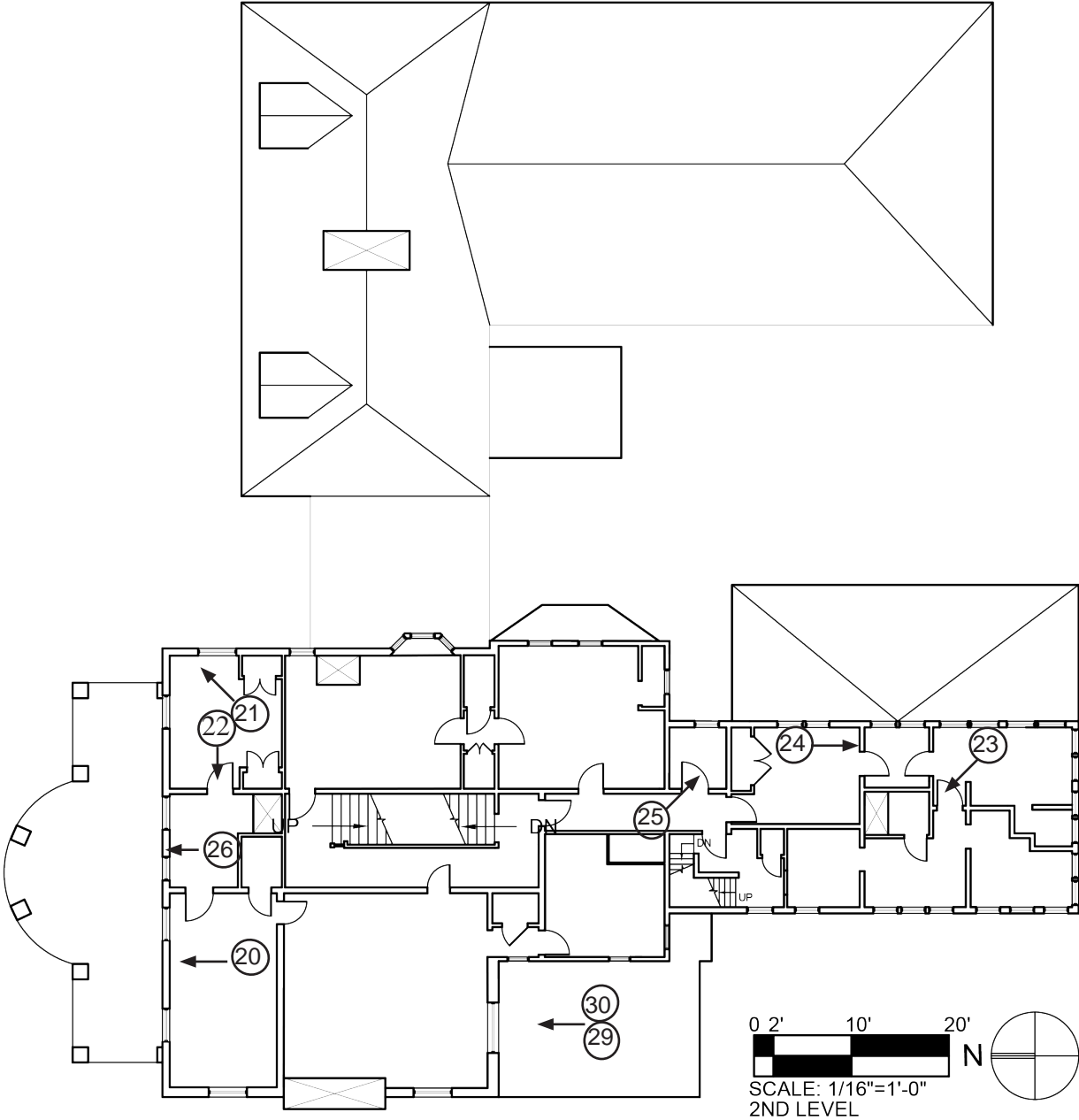


First Floor Plan with Photo Angles



Photograph Key Plans

Second Floor Plan with Photo Angles



Photograph Key Plans

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 1 of 30



NJ - Monmouth County - MacLeod-Rice House - 2 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 3 of 30



NJ - Monmouth County - MacLeod-Rice House - 4 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 5 of 30



NJ - Monmouth County - MacLeod-Rice House - 6 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 7 of 30



NJ - Monmouth County - MacLeod-Rice House - 8 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 9 of 30



NJ - Monmouth County - MacLeod-Rice House - 10 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House- 11 of 30



NJ - Monmouth County - MacLeod-Rice House - 12 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 13 of 30



NJ - Monmouth County - MacLeod-Rice House - 14 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 15 of 30



NJ - Monmouth County - MacLeod-Rice House - 16 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 17 of 30



NJ - Monmouth County - MacLeod-Rice House - 18 of 30



NJ - Monmouth County - MacLeod-Rice House - 19 of 30



NJ - Monmouth County - MacLeod-Rice House - 20 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 21 of 30



NJ - Monmouth County - MacLeod-Rice House - 22 of 30



NJ - Monmouth County - MacLeod-Rice House - 23 of 30



NJ - Monmouth County - MacLeod-Rice House - 24 of 30



NJ - Monmouth County - MacLeod-Rice House - 25 of 30



NJ - Monmouth County - MacLeod-Rice House - 26 of 30

**MacLeod-Rice House
Monmouth, New Jersey**



NJ - Monmouth County - MacLeod-Rice House - 27 of 30



NJ - Monmouth County - MacLeod-Rice House - 28 of 30



NJ - Monmouth County - MacLeod-Rice House - 29 of 30



NJ - Monmouth County - MacLeod-Rice House - 30 of 30



ONE WAY

Croydon Hall





























NOTICE
This notice is posted to inform you of the presence of lead-based paint in this building. Lead-based paint is a health hazard. If you are a tenant, you should be notified of the presence of lead-based paint in your home. If you are a landlord, you should be notified of the presence of lead-based paint in your building. For more information, contact the U.S. Environmental Protection Agency (EPA) at 1-800-424-9303.

































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/19/2018 Date of Pending List: 11/16/2018 Date of 16th Day: 12/3/2018 Date of 45th Day: 12/3/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 12/3/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 12/3/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
OFFICE OF THE ASSISTANT COMMISSIONER
MAIL CODE 501-03A
P.O. BOX 420
TRENTON, NJ 08625-0420
TEL: # 609-292-3541 FAX: # 609-984-0836

HPO Project# 18-1272-7
HPO-I2017-046



CATHERINE R. McCABE
Commissioner

RAY BUKOWSKI
Assistant Commissioner

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

October 11, 2018

Julie Ernstein, Acting Chief
National Register of Historic Places
National Park Service
Department of the Interior
1849 C Street, NW, Mail Stop 7228
Washington, D.C. 20240

Dear Dr. Ernstein:

The enclosed disk contains the true and correct copy of the nomination for the MacLeod-Rice House, 900 Leonardville Road, Middletown Township, Monmouth County, New Jersey.

This nomination has received unanimous 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 Katherine J. Marcopul, Administrator, New Jersey Historic Preservation Office, Mail Code 501-04B, P.O. Box 420, Trenton, New Jersey 08625-0420, or call her at (609) 984-5816.

Sincerely,

Ray Bukowski
Deputy State Historic
Preservation Officer