

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received **MAY 15 1984**
date entered **JUL 11 1984**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name Farmhouse
KLINE PROPERTY (BEAVERS HOUSE)

historic (COLD SPRING COTTAGE)

and/or common

2. Location N J 517

street & number HUNTERDON COUNTY, ROUTE 517 (Old Turnpike Rd.) N/A not for publication

Oldwick vic. (North of Oldwick Village)

city, town Towlebury Township vicinity of congressional district

state New Jersey code 034 county Hunterdon code 019

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input checked="" type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Henry Reisen

street & number Box 382

city, town Oldwick vicinity of state New Jersey 08858

5. Location of Legal Description

courthouse, registry of deeds, etc. Hunterdon County Hall of Records

street & number Main Street

city, town Flemington state New Jersey 08822

6. Representation in Existing Surveys See copies attached

a) HABS #776 title has this property been determined eligible? yes no

date 1966 federal state county local

depository for survey records Library of Congress

city, town Washington state DC

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The property is part of the rolling farmland just north of the village of New Germantown, now called Oldwick. The house is sited facing southeast on a hill above a spring that feeds the adjoining Cold Brook. Probably built in the late 1700's, Cold Spring Cottage is a fine example of a vernacular frame four-room plan mid-Atlantic farmhouse. The dwelling is a 1 1/2 story clapboard and shingle rectangular four bay deep form structure with a wood shingled gambrel roof. Eaves are flush, without a boxed cornice, trim is plain, doors and windows are symmetrical with the latter both 9/6 and 6/6 sash, several containing original glass. There is a gable-roofed front entry stoop that is a later addition.

The building's foundation is local fieldstone laid in a random ashlar pattern forming a banked six foot high full cellar with a dirt floor. Access to the cellar is from an exterior below-grade door and, more recently, from an inside stairway in the center of the building. Joists are hewn timbers, with stone bases for fireplaces at both ends.

The frame is of braced hand-hewn timbers, with exposed pegged king and queen posts and trusses visible in the attic. Joists are sawn cut pine, with wide board random width pine floors. Interior walls on the first floor and portions of the second are plaster over hand split oak lath with both brick and wattle and daub linings. Ceilings on both floors are plasterboard, with the upstairs finished with plasterboard, wainscotting, plaster, and an unfinished attic/closet storage area. There are two internal brick gable end chimneys with glazed headers at the roof line that serve three fireplaces on the first floor. The major kitchen cook fireplace is six feet wide, and formerly had an exterior exposed fireback probably including a beehive bake oven. The gambrel roof is unusual because of the slight pitch and long run of the upper section combined with the steeper lower section which provided considerable interior headroom over a larger span, permitting more usable interior area upstairs.

The overall interior plan of the house is four rooms of roughly equal size, with later additions of stairways to both the cellar and second floor, and an indoor bathroom. Chairrail exists in first floor rooms, while second floor interior partitions and some ceilings are constructed of full length 1" x 4" beaded tongue and groove wainscotting.

The first floor has been modified to include a bathroom and an open center staircase to the upper floor. The kitchen has the previously described cook fireplace, batten doors on hand-hewn strap hinges, beamed ceiling, cellar stairs, and the original upstairs area now a closet/pantry. The adjoining dining room/parlor has a

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pilaster brick fireplace with a pilaster mantleplace with delicate moldings, a block freize, and the former location of now removed cupboard that led to the upstairs finished sleeping area. An open stairway to the second floor now forms one wall. The living room/parlor has plaster walls, exposed beam ceiling, a 3' x 5' brick fireplace with splayed lintel, angled jambs, recessed panel doors on fireplace cupboard, architrave trim, beaded baseboards and chair rails. The first floor bedroom has been divided to provide for the bathroom and a day/sitting room. It has some original trim, mouldings, and plaster.

The second floor retains portions of the original finished sleeping area to the front of the house, with two additional rooms partitioned in the former loft area. Access to the open attic is from an open ladder/stair in a storage closet.

Directly behind the house is a shed/garage, approximately 40 years old, constructed of a nominal 2 x 4 stud frame on an unfooted cinder block foundation, with wood clapboard siding, wood garage doors, and wood shingle roof. It is severely deteriorated, more of a detriment than asset, and is not intended to be included for coverage within the context of this application.

The front yard is terraced and has a stone wall enclosure.

The nomination is for 12 acres that includes the current lot in its entirety. This parcel was subdivided from the balance of the acreage and was considered to be appropriate commensurate with the historical character of the original farmhouse. Later in the farm's history a more formal home with barns was built close to the village and the original farmhouse became an additional farm dwelling that was occasionally rented.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1790's **Builder/Architect** Jacob Kline, Owner

Statement of Significance (in one paragraph)

Located in a dramatic farm setting north of the village of Oldwick, this structure is a prime example of a refined gambrel roofed early New Jersey farmhouse that has survived with little alteration. It was built in the 1790's by Jacob Kline, a prominent local resident who was a ruling officer and elder of the nearby Zion Lutheran Church for 37 years, held public office as a county freeholder for various terms over 19 years between 1792 and 1817, township clerk from 1806 to 1817, member of the township committee from 1798 to 1810, a judge in the court of common pleas in 1811 and 1816, and a justice of Hunterdon County in 1801, and was a successful local farmer and businessman, establishing the first tannery in New Germantown at this location. Jacob Kline's father, Johan Jacob Klein (also known as Jacob Kline) emigrated from Germany and established a tannery and farm with his father-in-law Johannes Moelich in Readington Township. Jacob Kline left Readington and purchased this property in 1790, and became increasingly active in the community. Upon his death, the property was sold to the families of two of his daughters, later being consolidated in a single family ownership that continued from 1790 to 1973. In 1982 the original farmstead was divided, with 180 acres being purchased by Hunterdon County for open space/park use and the cottage on 12 acres returning to private ownership with agricultural/conservation/historical easements insuring its continued residential use. The history of the property is closely linked with the history of the area from earliest settlement to today, and the significance of this dwelling as a landmark for generations should be formalized.

9. Major Bibliographical References

SEE ATTACHED

RECEIVED

Russ M.

JUN 13 1 52 PM '84

10. Geographical Data

OFFICE OF THE
COMMISSIONER
N.J. DEPT. OF
ENV. PROT.

Acreege of nominated property 12 acres

Quadrangle name Califon

Quadrangle scale 1:24000

UMT References

A

1	8
5	2
0	8
6	0

4	5
0	2
9	0
0	0

B

1	8
5	2
1	1
2	0

4	5
0	2
9	0
0	0

C

1	8
5	2
1	1
2	0

4	5
0	2
7	4
0	0

D

1	8
5	2
0	8
6	0

4	5
0	2
7	4
0	0

E

F

G

H

Verbal boundary description and justification 12 acres are being nominated with the cottage, as that area is the extent of the current lot, and was deemed an appropriately sized farmstead of the period. The farm operation was run from the newer farmhouse, built closer to the village, from the early 1800's on, with the newer farmhouse becoming the focus of family life, leaving the Kline cottage as secondary housing.

List all states and counties for properties overlapping state or county boundaries - NA

state	code	county	code

11. Form Prepared By

name/title David J. Ennis, Director, Land Fund

organization New Jersey Conservation Foundation date 1/19/84

street & number 300 Mendham Road telephone (201) 539-7540

city or town Morristown state New Jersey 07960

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

Deputy State Historic Preservation Officer signature *Russell W. Meyer*

title Director, Division of Parks & Forestry date 4.30.84

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register date 7/11/84

for Melissa Ryan
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

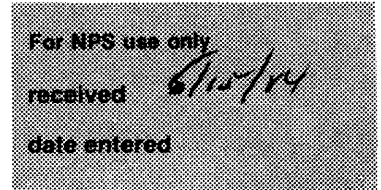
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TITLE CHAIN 1790 to DATE

<u>Ownership Chain</u>	<u>Notes</u>	<u>Date</u>	<u>Hunterdon County Deed Book/Page</u>
Executors of Peter Perrine to Jacob Kline (Jacob Cline)	Initial Transaction	1790	20/163
Executors of Jacob Kline to Joseph Bartles Benjamin Van Doren	This is an inter-family transfer - Jacob Kline's daughter Phebe married Joseph Bartles, and another daughter, Aletta, married Benjamin Van Doren. Both men were from New Germantown, and continued to live there after marriage.	1826	40/202
Joseph Bartles 1/2 part to Benjamin Van Doren	This is an inter-family transfer, consolidating full ownership of the original farmstead into Aletta and Benjamin Van Doren. Title remains in the Van Doren family branch through subsequent sales and benefits.	1839	71/111
Executors of Benjamin Van Doren to Benjamin Van Doren	Inter-family transfer	1872	153/19
John M. Van Doren to John M. Van Doren, Jr.	Inter-family transfer	1968	719/815
John M. Van Doren, Jr. to Malcolm Klein	The farm is sold out of the family - Malcolm Klein no apparent relation.	1973	771/341
Malcolm Klein to New Jersey Conservation Foundation (NJCF)	Purchase as part of open space project.	1978	829/44

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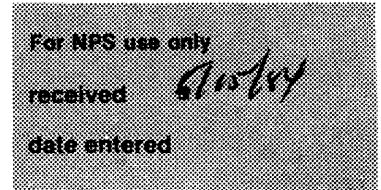
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<u>Ownership Chain</u>	<u>Notes</u>	<u>Date</u>	<u>Hunterdon County Deed Book/Page</u>
NJCF Easement to Hunterdon County Board of Recreation Commis- sioners	The New Jersey Conservation Foundation sold a Conservation/agricultural/historic easement (copy attached) covering 12 acres and Cold Spring Cottage to the Hunterdon County Board of Recreation Commissioners in conjunction with the Commissioners purchase of the balance of the original farm in fee and other adjoining conservation/agricultural easements using in part State of New Jersey Green Acres Local Acquisition Program matching grant funds.	1982	881/661
NJCF to Henry Reisen	The New Jersey Conservation Foundation sold the cottage on 12 acres to Mr. Henry Reisen, the current resident owner.	1983	890/935

The circa 1830 date of construction in the Historical American Building Survey probably based on deeds to Jacob Kline's heirs in 1826 that mentioned farm. Kline's deed of purchase from the estate of Peter Perrine describes a tract of land, further including ". . . all singular buildings, houses . . .". The attached excerpted background information from Hunterdon County's file should outline their approach. Jacob Kline and his wife Poebe gave a mortgage to John Faulkner and Peter Perrine when the property was purchased in 1790 (H.C. Mtg/Bk 1 pg. 482, dated June 7, 1790) payable in three yearly installments. The mortgage was paid in full by 1795. An inventory of assets upon Kline's death in 1823 showed over \$3,500 in personalty. There are no indications that the Kline family lived elsewhere in New Germantown other than on the farm. It is unlikely that Kline would have leased a home rather than build one on his paid for farm. The architecture of the house indicates pre-1820's construction, and may possibly pre-dated the 1790's.

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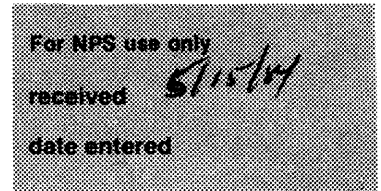
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History of Hunterdon & Somerset Counties, compiled by Jas. P. Snell, Everts & Peck, Philadelphia, PA. - (1881), pp. 255 pp. 475 (civil lists)

Story of an Old Farm, Andrew D. Mellick, Jr., Unionist-Gazette, Somerville, N.J. - (1889) - Jacob Kline

Tewksbury Township Master Plan, study #5, September 1969

Hunterdon County Master Plan, sites of Historic Interest, Nov. 1979

Historic American Building Survey

Northwestern New Jersey - a history of Somerset, Morris, Hunterdon, Warren & Sussex Counties, A. Van Doren Honeyman, Louis Hestor Publishing Co., Inc., N.Y. (1927)

Deed references noted in property trace

Jacob Kline will and inventory - 1823 - Hunterdon County surrogates office; will - book 4 page 143; inventory book 6 page 70 (N.J. Archives 3267J)

Map - New Germantown, Turnpike Road - 1816 N.J. Archives

Historical Collections of New Jersey, Barber & Howe, 1844, Rev. 1866 - N.J. Archives.

Atlas of Hunterdon County, N.J. compile F.W. Beers, Published Beers, Comstock & Cline, 36 Vesey Street, New York, New York (1873), Reprint 1977 pp. 33,34.

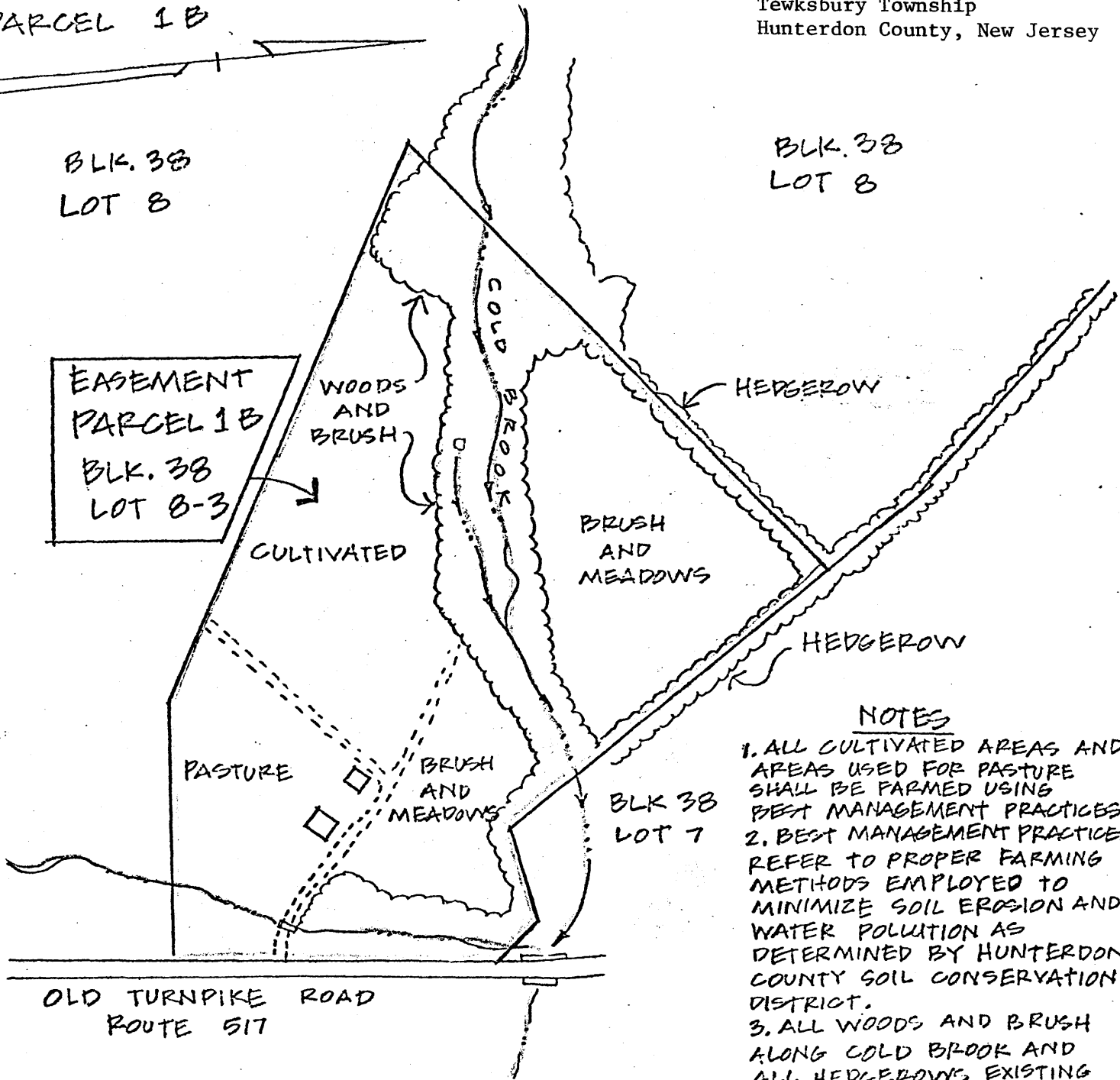
TEWKSBURY TWP. TAX MAP, BLOCK 38
PARCEL 1B

Kline Farmhouse
Tewksbury Township
Hunterdon County, New Jersey

BLK. 38
LOT 8

BLK. 38
LOT 8

EASEMENT
PARCEL 1B
BLK. 38
LOT 8-3



NOTES

1. ALL CULTIVATED AREAS AND AREAS USED FOR PASTURE SHALL BE FARMED USING BEST MANAGEMENT PRACTICES.
2. BEST MANAGEMENT PRACTICES REFER TO PROPER FARMING METHODS EMPLOYED TO MINIMIZE SOIL EROSION AND WATER POLLUTION AS DETERMINED BY HUNTERDON COUNTY SOIL CONSERVATION DISTRICT.
3. ALL WOODS AND BRUSH ALONG COLD BROOK AND ALL HEDGEROWS EXISTING ON THE PROPERTY AS OF THE EASEMENT DATE SHALL REMAIN, UNLESS THEIR REMOVAL IS CONSISTENT WITH BEST MANAGEMENT PRACTICES AND PRIOR NOTICE IS GIVEN TO THE GRANTEE.

APPROVED:

[Signature]

4 21 81

NEW JERSEY CONS. FOUNDATION DATE

COMPREHENSIVE MANAGEMENT PLAN FOR LANDS OF :

NEW JERSEY CONSERVATION FOUNDATION

UNDER EASEMENT TO :

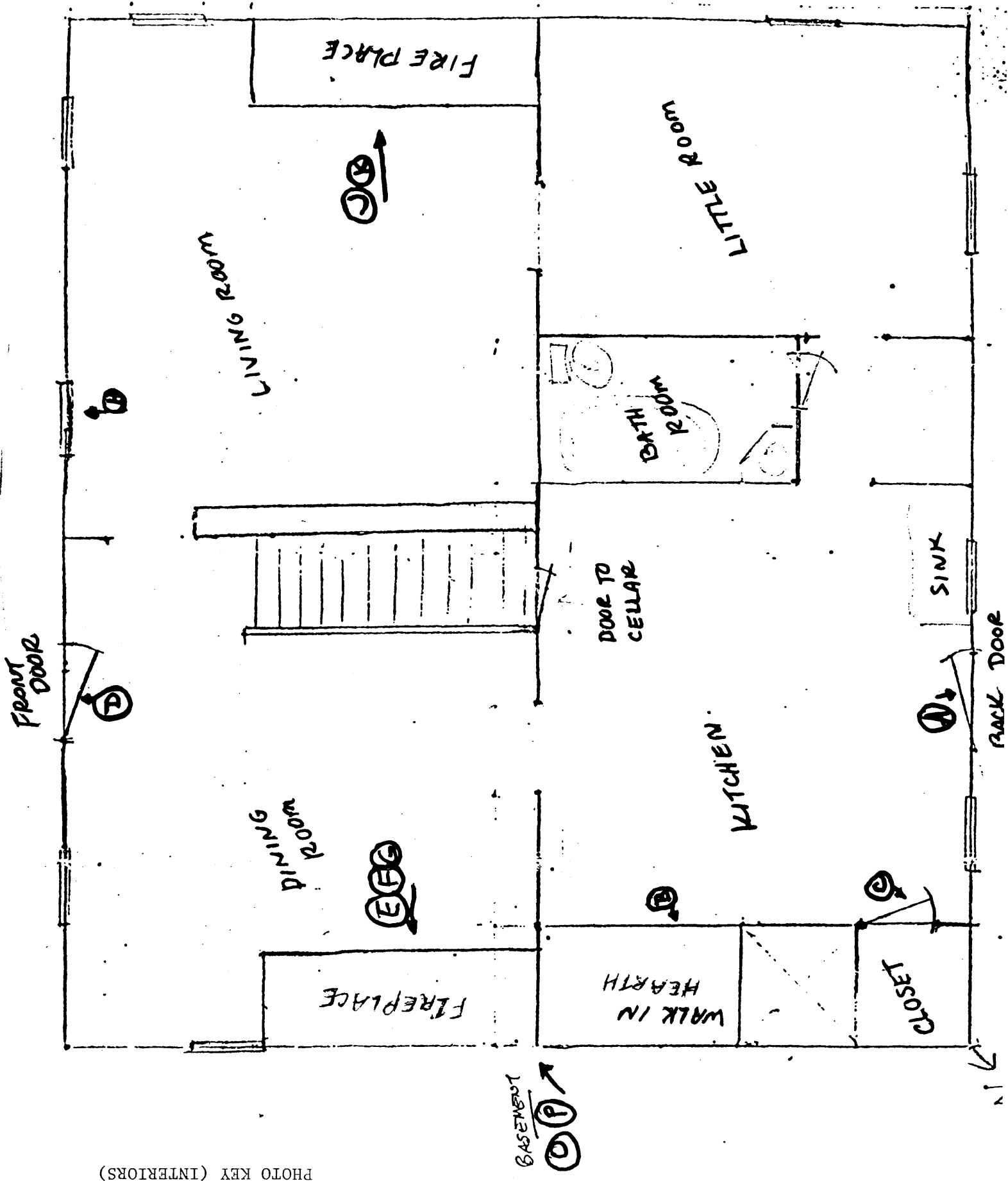
TEWKSBURY TOWNSHIP, HUNTERDON COUNTY, N.J.

PREPARED IN CONSULTATION WITH HUNTERDON COUNTY SOIL CONSERVATION DISTRICT

Kline Farmhouse
 Tewksbury Township
 Hunterdon County, New Jersey
 PHOTO KEY (INTERIORS)

FIRST FLOOR

1/4" = 1'-0"



Kline Farmhouse
Tewksbury Township
Hunterdon County, New Jersey
PHOTO KEY (INTERIORS)

SECOND FLOOR PLAN

1/4" = 1'-0"

