

PH0660388

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED JAN 16 1978  
DATE ENTERED MAR 24 1978

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC  \*\*  
THE KINGSLAND MANOR

AND/OR COMMON  
Joseph Kingsland House

**2 LOCATION**

STREET & NUMBER  
3 Kingsland Street

CITY, TOWN  
Nutley

STATE  
New Jersey 07110

\_\_\_ VICINITY OF  
CODE  
34

\_\_\_ NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
11  
COUNTY  
Essex  
CODE  
013

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input 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  
Town of Nutley Leased to Historic Restoration Trust  
of Nutley

STREET & NUMBER  
Department of Parks and Public Property  
44 Park Avenue

CITY, TOWN  
Nutley  
VICINITY OF  
STATE  
New Jersey

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Essex County Hall of Records

STREET & NUMBER  
CITY, TOWN  
Newark  
STATE  
New Jersey

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
HABS - N.J. - 150

DATE  
April 3, 1941  
X FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS  
Library of Congress

CITY, TOWN  
Washington  
STATE  
D.C.

# 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		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Kingsland Manor was purchased by Joseph Kingsland at a Sheriff's sale on November 22, 1790. Kingsland family records on loan to the Historic Restoration Trust by Mrs. Frederick Kingsland Carryl show the property was previously owned by a Walls family and consisted of 40 acres, more or less, with a sawmill, dwelling house, barn and other buildings and appurtenances.

(According to Historic American Buildings Survey records, they could not find the original Kingsland Deed, but Mrs. Carryl's collection of papers led us to a re-recording of the deed on November 9, 1892, in Book G-27 pages 157 and 158.)

The house is coursed Brownstone, one and one-half stories with wings. The front (southeast) and northeast sides are dressed. The rear and southwest facades are rubble stone. The south wing is coursed on the easterly and westerly sides. The house was considerably altered during the 1950's by Mr. and Mrs. Norman Schepps, the last owners to occupy the house. Windows were removed and replaced with picture windows, interior walls were removed and much of the interior woodwork and mouldings were replaced with pine panelling.

Although the house was said to have 17 rooms, 2 kitchens, ballroom, slave prison, underground Indian raid cellar and outlandish torture equipment, the house consists of about 10 rooms at the present time. With restoration going on, additions and partitions have been removed and other walls replaced. Actually, the house is typically Dutch Colonial in construction, with the central unit consisting of a center hallway, four rooms on the first floor, relatively identical mirror image of two rooms on each side. The staircase to the second floor is a two-run open newel which has been slightly altered, but consists of the original tulipwood railing with the exception of a modern oversized newel post. The stairs were relocated and a landing widened to accommodate a hallway, door and new inside stairs to the cellar. The original cellar door and stairs to the outside remain. The original construction details of the stairs are evident.

The second floor originally consisted of 3 large rooms, two with fireplaces in the gables. One room has been converted to modern bathrooms. An interesting discovery has been the remains of a set of collar beams approximately 6 feet from the floor and another set 6 feet above the lower set. The present second floor ceiling is 9 feet high and constructed with the lower set of collar beams, cut to fit. The original sets were mortised with treenails and numbered with Roman Numerals. We are exploring the possibility of a third floor sleeping loft, although there are no traces of access to a third floor nor remains of filled-in windows on the gables.

The "original" dormer has evidence of construction after 1790, which leads to the supposition that Joseph Kingsland extensively renovated the original stone house after he purchased it, by raising the ceiling and adding dormers. Sometime between 1955 and 1971 a small "original" dormer was replaced by a double dormer on the northeast side of the central unit. A stone wall was cut through to gain access to a garret over the northeast wing previously reached through a window with a ladder from the outside.

The original southwest wing, with its large cooking hearth and beehive oven remains. Superficial "old brick" has been refaced on the interior and the large pot hole was removed. A wall and staircase were removed and a modern kitchen was installed.

# 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 checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Kingsland Manor is one of the few remaining examples of Dutch Colonial Architecture in Nutley. The Kingsland family was prominent in early history of New Jersey and other parts of colonial America. The original Kingsland Homesteads in Bergen County have been destroyed and this homestead seems to be one of the few remaining to illustrate the history of the family.

Joseph Kingsland was a pioneer in industry in this area. He first set his slaves to work felling trees and cutting them into curbing for New York City streets. He shipped the curbs on his own sloops docked at the mouth of the Third River. The Kingslands branched into the paper business with such an abundance of wood pulp available in the woods nearby. They also ran the Third River Saw Mill. Joseph Kingsland and his son-in-law, Peter Morris, operated the "Madison Mills". During this time the partners purchased many tracts of land along the Essex/Passaic County line, mostly in an area now known as Delawanna. There is a large map laid out in lots for a community known as "Madisonville". Our research has not uncovered when the "Madison Mills" ceased to exist, but after Joseph I died, Joseph Jr. and Peter Morris continued operations. (The mill itself burned down in 1873.)

The grandsons of Joseph I, Joseph III and Richard continued paper manufacture in the "Passaic Mills" after their father retired in 1856. Through these mills grew the development of safety paper, devised to prevent or reduce forgeries. The Kingsland brothers acquired a partner by the name of George LaMonte. LaMonte developed the safety paper, used in check manufacture. The Kingslands seemed to disappear from the business, but LaMonte built a factory further northwest on another mill pond. That property was at one time part of the Kingsland holdings. LaMonte was bought by Georgia Pacific in the 1960's. G-P subsequently moved all operations out of Nutley and the buildings and property is now owned by Hoffman-LaRoche. Coincidentally, most of Hoffman LaRoche is also built on property formerly owned by the Kingsland family.

## Entertainment

In 1910 Daniel R. McGinity, a nationally known sports promoter, bought the house. He used Nutley as a training camp for his prize fighters. Many famous persons visited the McGinity's during this period. After Daniel's death, his son, Bernard "Bus" ran a speakeasy in the cellar of the Kingsland Manor during Prohibition. Many of the tall tales circulating still today were originated during this time.

The remaining evidence of the Speakeasy and the "Colonial Club", as it was named after Prohibition was repealed, is still in the cellar. The bar rail is still cemented in the floor; murals painted on the stone walls remain. "Bus" McGinity was a newspaperman and

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bailey, R. F., Pre-Revolutionary Dutch Houses and Families, Wm. Morrow, N.Y. 1936  
 Brown, E. S., The Story of Nutley Women's Public School Auxiliary, The Board of Education, Nutley, 1907  
 Folsom, J.F., The Municipalities of Essex County, N.J., 1666-1924, Volume I

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .93 acres  
 UTM REFERENCES

A	1, 8	5 7 2 2, 7, 0	4, 5 1, 9 6 4, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION  
 The nominated property occupies town block 495, lots 3, 10-13 and is approximately 100 X 200 feet in size

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

(Terry KARSchner, OHP, Trenton, 609-292-2028)

NAME / TITLE

Jeanne K. Van Steen, Chairman, Historic Research Committee

ORGANIZATION

Historic Restoration Trust of Nutley

DATE

STREET & NUMBER

Kingsland Manor (Home: 401 Passaic Ave.  
 3 Kingsland St. Nutley, N.J. 07110)

TELEPHONE

Kingsland Manor:  
 201-661-3410

CITY OR TOWN

Nutley

STATE

Home: 201-667-5239

N.J.

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

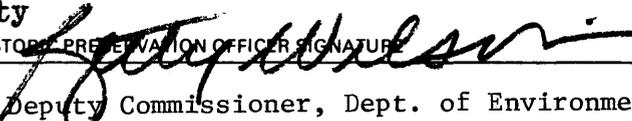
STATE

LOCAL

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

Deputy

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

Deputy Commissioner, Dept. of Environmental Protection

DATE

January 9, 1978

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
 ATTEST:   
 W. M. ...  
 COLR  
 KEPTER OF THE NATIONAL REGISTER

DATE 3/24/78  
 KEPTER OF THE NATIONAL REGISTER  
 DATE 3.24.78

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Essex County  
New Jersey 034

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

7. DESCRIPTION (Continued)

The mantle in the present dining room is the only original one remaining intact. Another fireplace has been slightly altered, but contains much of the original mantle.

The outside doors have been replaced by modern dutch doors on the front and back of the central portion of the house. The lights over the front door remain as do the original mouldings. The hall doorways have Greek Revival mouldings and the doorways on the inside of adjoining rooms show mouldings typical of pre-revolutionary style. The interior doors are missing. The interior walls were originally vertical boarding, whitewashed, and later covered with riven lathe and plaster. This may account for the different mouldings.

There are 7 fireplaces in the house. Five have typical 18th Century construction. Two have been completely rebuilt in the 20th century. The floors are the original planks.

The northeast wing or "Ballroom" was added to the house around 1870 and reflects typical "Victorian" architectural style. This room has been extensively renovated with pine panelling; a raised hearth brick fireplace in place of the original marble one. Window and door mouldings remain, milled during the 1860's - 70's. The floor has been covered with narrow oak flooring. The French doors and veranda still remain.

There is a detached garage standing on the property adjacent to the house. It is presently used by the Nutley Historic Restoration Trust as a storage building.

The house is presently occupied by a couple, serving as caretakers, in a small apartment made out of 4 rooms in the garret over the southwest kitchen wing and the small southwest room on the first floor of the central portion of the house.

The house is as it was when purchased by the Town of Nutley. The Restoration Trust is in the process of further restoration and has engaged Daniel M.C. Hopping of New York as consulting architect.

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**CONTINUATION SHEET**

ITEM NUMBER

8

PAGE

1

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8. SIGNIFICANCE (Continued)

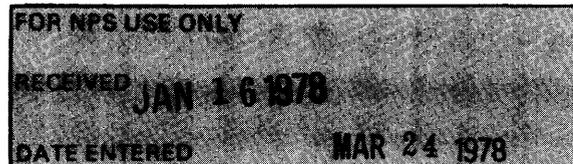
cartoonist and he utilized his talents to decorate the walls with cartoon characters from that period. The tunnel doorway has been enclosed with the stone removed from the front of the house when the picture windows were put in during the 1950's.

Although the most recent activities of the Kingsland Manor during the Prohibition era and immediately following are not as historically significant, this part of the colorful past is most vividly in the minds of many townspeople. Many frequent patrons of the Speakeasy are coming forward with interesting information. It seems to be the "fashionable thing" to have frequented the Speakeasy.

The Archeological Research Committee has been exploring the possibility of a tunnel as recorded in some accounts about the Kingsland Manor. There has been no evidence of the tunnel, but the foundations of some outbuildings have been uncovered which will be restored according to old photographs.

The Historic Restoration Trust intends to restore the building primarily to how it was during the early 1800's with a few compromises to retain the "victorian" alterations when compatible.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES (Continued)

Gordon, T.F., A Gazeteer of the State State of New Jersey, Trenton, 1834

Henderson, M.H., Rector, Trinity Church, Newark, N.J., The Days of Old, a Centennial Discourse, Leavitt, Crow & Co., 194 Broadway, Newark, 1846

Shaw, W.H., History of Essex County, Volumes I and II, Everts & Peck, Philadelphia, 1884

Shaw, W.H., Biographical and Genealogical History of the City of Newark and Essex County, N.J., Volume II, Everts and Peck, Philadelphia, 1898

Troy, A.A., Editor, Nutley, Yesterday - Today, Nutley Historical Society, Princeton University Press, 1961

Whitehead, W.A., East Jersey under the Proprietary Governments Volume I, N.J. Historical Society, 1746

Further information from accounts in Newark newspapers during the 1930's, on file at the Newark Public Library:

Newark Evening News  
Newark Call  
Newark Star

Additional information from accounts in the NUTLEY SUN on file in the Nutley Public Library.

Much information has been derived from a collection of Kingsland family papers in the possession of Mrs. Frederick Kingsland Carryl, descendant of Joseph Kingsland.