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### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin *How to Complete the National Register of Historic Places Registration Form* (formerly 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any 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 from 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 George Chamberlain House

other names/site number Jefferson Township Museum/Jefferson Township Historical Society

#### 2. Location


street & number 315 Dover-Milton Road not for publication

city or town Jefferson Township vicinity \_\_\_\_\_

state New Jersey code NJ county Morris code 027 zip code 07438

#### 3. State/Federal Agency/Tribal Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

  
Signature of certifying official/Title

9/3/09  
Date

State or Federal Agency or Tribal government

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

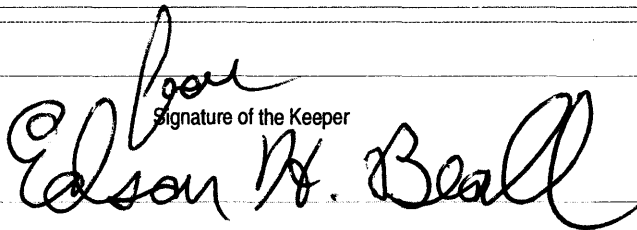
Signature of commenting official/Title Date

State or Federal agency and bureau or Tribal government

#### 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  
12-2-09

George Chamberlain House

Morris County, New Jersey

Page # 2

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property (do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	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)

Cat: DOMESTIC      Sub: Single Dwelling  
 EDUCATION      Library  
 RECREATION & CULTURE      Museum

Current Functions (Enter categories from instructions)

Cat: EDUCATION      Sub: MUSEUM

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN / Second Empire

Materials

(Enter categories from instructions)

foundation STONE

walls SYNTHETICS: Vinyl

roof STONE: Slate

other

Narrative Description

Please see continuation sheets: section 7, pages 1-3

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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**

Please see continuation sheets, section 8, pages 1-11.

**9. Major Bibliographical References**

**Bibliography**

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

Please see continuation sheets, section 9, pages 1-4.

**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**

1878-1880

**Significant Dates**

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Primary Location of Additional Data**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Jefferson Township Historical Society

**10. Geographical Data**

**Acreage of Property**

.36 acres

**UTM References** (Place additional UTM references on a continuation sheet)

1	<u>1 / 8</u>	<u>5 / 3 / 9 / 6 / 8 / 4 / 0</u>	<u>4 / 5 / 4 / 1 / 1 / 0 / 9 / 5 / 0</u>
	Zone	Easting	Northing

**Verbal Boundary Description**

Please see continuation sheet, section 10, page 1

**Boundary Justification**

Please see continuation sheet, section 10, page 1

**11. Form Prepared By**

name/title Kate Jefferson, Architectural Historian; Zana Wolf, Architectural Historian; and Ingrid Wuebber, Historian

organization URS Corporation date March 27, 2009

street & number 437 High Street telephone 609-386-5444

city or town Burlington state New Jersey zip code 08016

**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 Township of Jefferson

street & number 1033 Weldon Road telephone (973) 697-2522

city or town Lake Hopatcong state NJ zip code 07849

**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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Keeper of the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

George Chamberlain House

Name of Property  
Morris County, New Jersey  
County and State

Section number 7 Page 1

Name of multiple property listing (if applicable)

### Narrative Description

#### Summary Paragraph:

The George Chamberlain House at 315 Dover-Milton Road is a one-and-one-half-story, Second Empire-style public building, built circa 1878–1880, which houses the Jefferson Township Museum, run by the Jefferson Township Historical Society (Jefferson Township Committee for 76). The building has a rectangular footprint (approximately 18 feet 9 inches wide by 27 feet 4 inches deep) with a side-hall plan and is one room wide by two rooms deep. The façade has three bays of equal width, with the entrance located in the easternmost bay. The building is framed with wood, the walls are clad with vinyl siding (over the original wood clapboard), and the foundation is of fieldstone. The slate mansard roof features alternating rows of plain and hexagonal shingles. A brick chimney protrudes from the center of the roof. Two gabled dormers are located on each side of the building, with the exception of the rear elevation, which has a single central dormer (Photograph 0027).

The lot slopes downward toward the rear. The grading exposes the cellar/basement (hereafter referred to as the basement) at the back half of the building, where Russia Creek runs past (Photograph 0026). The building stands on the south side of Dover-Milton Road, just to the west of the intersection of Dover-Milton Road and Milton Road. The primary façade faces north. The Milton United Methodist Church is located across the heavily trafficked Dover-Milton Road. The Chamberlain House is located in a neighborhood of residences, public buildings, and religious structures. Russia Creek meanders behind the building and a pond is located to the east, across Dover-Milton Road.

Two major rehabilitation campaigns have occurred at the George Chamberlain House—the first was in the early 1980s and the second took place in 2006–2007. The rehabilitation projects have focused on retaining historic materials and replacement in kind, where necessary. No additions have been made to the building. The first rehabilitation project dealt with large-scale damage that had occurred at the building and involved repair and replacement of parts of the mansard roof and the fieldstone foundation, as well as the application of vinyl over the clapboard siding. A Community Development Block Grant of \$14,000 to \$15,000, along with additional money from the township, was used to undertake the most critical repairs (Panek 2007; Brown 2007). The second rehabilitation addressed areas of interior water damage, including plaster repair, dormer repair, and painting. The Secretary of the Interior Standards for Rehabilitation and the Morris County Historical Society were consulted for this campaign (Jefferson Township Historical Society 2007). Overall, the rehabilitation projects at the George Chamberlain House have had a positive effect on the building's integrity. Rehabilitation of major elements has protected the building from further deterioration.

#### Exterior:

The Second Empire-style building is on a modest scale and belongs to the Simple Mansard Roof subtype. The foundation is composed of rough-cut irregular-coursed fieldstone and is visible on the sides and rear of the house today, as it was originally. During the 1980s rehabilitation project, missing foundation stones were repaired or replaced by a local mason using stones from a neighboring house. Concrete steps lead around the east side of the building to a parking lot located to the southeast that was constructed during the 1980s project. A fence was added in 2008 on the east side of the house and at the entrance. Landscaping and plantings surround the building on the façade and two side elevations. A washhouse had stood on the property, where the parking lot is located today.

The walls were originally faced in clapboard, and are now covered in vinyl siding, a project completed during the 1980s. The original windows are largely retained and are double-hung with two-over-two sash. The doors and windows have simple wood trim with a small bead. Some broken windows and window frames were repaired and rebuilt using the existing windows as models during the 1980s rehabilitation. During the 2006–2007 rehabilitation, three of the windows—including the two on the first floor rear facing Russia Brook and one on the east side of the building—needed a fresh coat of paint on the frames (Martin 2006).

The mansard roof largely retains its original slate tiles. Holes in the roof and missing tiles were addressed during the rehabilitation project of the early 1980s. Portions of the slate roof were repaired and replaced where necessary and a new tar roof was installed on the flat upper roof. Stanley and Orkey, a contractor in Dover, New Jersey, repaired the roof and replaced the slate tiles individually (Brown 2007). Therefore, the present appearance of the roof is similar to its original appearance. Under the roof eave is a decorative piece of molding with the repetitive pattern of half hexagon followed by a flat return. The upper level's dormers are pedimented with milled decorative sideboards and cheeks clad in the same plain shingle slate used for the mansard roof. The arched dormer window openings feature rectangular sash with a decorative arched wood piece above (Photograph 0028). There is

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a chimney at the center of the roof. Molded curbs bound the lower roof slope above and below. The overhanging cornice extends beyond the point where the straight roof meets the walls of the house. During the 2006–2007 rehabilitation project, the fascia board and gingerbread work below the gutter line were restored and painted. All cracked and peeling areas were spot sanded, putty and caulk were applied where needed, and the woodwork was spot primed and painted. The seven dormer windows were restored, prepared, and painted. The old glazing compound was removed and the windows were sanded, reglazed, primed, and painted.

On the front (or north) elevation of the house, there is a primary entry door in the easternmost bay with a simple wood lintel, which also hangs over both double-hung windows to the right of the door on the first story. The wood door is recessed paneled and accessed by a single masonry step. It is not original to the building and was installed in the 1980s (Brown 2007). The two dormers are centered in the upper story (Photograph 0027).

On the east elevation, the basement is partially exposed because the building is set into the hill. It includes one double-hung window with two-over-two sash; a second window has been blocked up at an unknown date. This basement level is composed of rough-cut irregular-coursed fieldstone, while the first and second stories are clad in vinyl siding. There are two windows on the first story and two dormers protruding from the roof—all double-hung with two-over-two sash (Photograph 0029).

The rear (or south) elevation is entirely clad with vinyl siding (including the basement level). Historic photographs from the 1930s illustrate the full-height exterior cladding, which was likely wood clapboard at the time, as well as the original siding (see 1900 and 1934 historic photographs in accompanying documentation section). Openings in the basement include a wood recessed paneled door on the right-hand side, with a storm door featuring decorative brackets in the corners. These features are likely to be original to the house. One window is located to the left of the door. There are two windows on the first story and one dormer centered in the roof on the rear elevation (Photograph 0030).

Openings on the west elevation include one double-hung window with two-over-two sash in the partially exposed basement of the building (a second window has been blocked up), two on the first story, and two dormers in the roof level. The finish treatment is the same as the east elevation (Photograph 0026).

### Interior:

The building has a simple floor plan. The basement includes three rooms, including the original kitchen and cellar. The first floor has a hallway, parlor, and dining room. The upper floor includes three bedrooms, the smallest of which is currently interpreted as a sewing room. The front third of the basement is the former cellar (Photograph 0020). This section is unfinished and contains the building's mechanical systems. The rear two-thirds of the basement are finished and consist of two rooms—a small chamber between the cellar and the main basement room (Photograph 0021), in addition to the basement room (Photographs 0022, 0024, 0025). Two types of wood paneling cover some of the walls in the original cellar room, while the walls are finished in plaster in the other two rooms. Beams are exposed in the cellar, as is the chimney's brick. A secondary entrance is located at this level on the rear elevation at the original kitchen. A dumbwaiter, located in the southwest corner, allowed for easier transport of dishes to the dining room above (Photograph 0023). During the 1980s rehabilitation project, the drop ceiling was removed and the plaster ceiling was repaired in the basement (Williams 2008; Panek 2007).

On the first floor, the entrance opens into a small hall that leads to the dining room at the rear (Photographs 0006, 0007). The straight staircase to the basement is oriented to the south and is on the left side of the hall, behind a door (Photograph 0019). The front parlor (12 x 13 feet) is on the right-hand side (west) of the hall (Photographs 0001, 0002). Behind the hall and parlor is a full-width dining room (17.25 x 13.5 feet) (Photographs 0008, 0010). The straight staircase to the second floor originates on the north side of the dining room (Photograph 0012); the staircase to the basement passes directly beneath it.

The floorboards are yellow pine and the walls are finished in plaster. During the 1980s, the floor was repaired and refinished, the walls were plastered and painted, and the dumbwaiter was repaired. In addition, a few floorboards in the rear left corner of the dining room had to be replaced and the electrical system was rewired. Interior moldings include crown moldings, baseboards, and doorway moldings. The crown molding has a scotia profile, with a bull nose at the top, followed by a cove, and then a cork bead. The baseboard has a bull nose with shoulder at the top, followed by a flat piece,

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followed by a chamfer, and then by a flat piece all the way to the floor (Photograph 0004). The back-to-back chimneypieces in the parlor and dining room include cupboards behind and to the side. The fireplaces have been closed up. The matching pine fireplace surrounds and mantles are painted white and extend out from the wall approximately 4 inches (Photographs 0003, 0005, 0009). They are relatively plain, featuring simple pilasters supporting a lintel with beveled edges and a mantelpiece with rounded corners and a decorative lower edge. The historical society believes the chimneypieces are manufactured units installed at the time the building was erected (Keppel and Williams, Jefferson Township Historical Society, 2007). A dumbwaiter, located in the southwest corner of the dining room, allowed for easier transport of dishes from the kitchen below (Photograph 0011). The staircase faces north and has a doorway molding around the opening beginning on the third step (Photograph 0012).

Prior to the 2006–2007 rehabilitation, there was water damage above the entry door and on the right side of the staircase to the second floor, where the stringer and trim molding below the window were also damaged. Four floorboards required replacement at the base of the steps; appropriately sized and aged boards were sought out (Williams 2008). Moisture damage had occurred on the ceiling in the parlor, and the fireplace/mantle wall in the parlor was bulged and cracked. There was also damage in the dining room on the back wall between the two windows and on the fireplace/mantle wall. Stains were sealed with shellac; cracks were cut out; peeling paint and efflorescence were scraped; spackle, skim coats, and plaster were applied; and surfaces were sanded, primed, and finally painted (Martin 2006).

On the second floor, there is a closet at the front of the hall (Photograph 0014), and the hall leads to the rear bedroom (Photograph 0013). The front bedroom (12 x 13 feet) is located on the right (west) of the hall and has one closet (Photograph 0015); the back bedroom (10 x 13.5 feet) is on the left (east) (Photographs 0017, 0018), with the sewing room (7.25 x 13.5 feet) in the southwest corner (Photograph 0016). The floors, walls, and moldings are finished the same as in the first floor, although there is no crown molding on this floor. The dormer windows have deep sills. The windowpanes have a light filtering film on them, which was peeling off some of the windows during the 2007 survey. The front bedroom has two different floorboard widths. The current sewing room has a door on the doorway leading to the back bedroom. The second-floor dormer windows were damaged by the roofing nails that penetrated the interior and resulted in some water stains and peeling paint. During the 2006–2007 rehabilitation, the holes were filled and sanded, and the seams and joints were caulked. The dormer woodwork was sanded, caulked, primed, sealed, and painted (Martin 2006).

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### Narrative Statement of Significance

#### Introduction

The George Chamberlain House qualifies for the National Register of Historic Places under Criterion C for its architecture, as it embodies the distinctive characteristics of the Second Empire style, of which it is the only example in Jefferson Township. Further, as a modest cottage built in the Simple Mansard Roof subtype, it is less common, and therefore a more valuable expression of the style. Evidence suggests that the house's design was based on Plate 13 from the *Supplement accompanying Bicknell's Village Builder*. The period of significance is 1878–1880, which is the period when the house was built. Situated in the village of Milton on a small lot of what was once a mill tract, the George Chamberlain House's origins are related to the Chamberlain family's milling business. It is important to understand how the house came to be built where it was, the architectural context of the Second Empire style, and the construction and technological context occurring at the time.

#### Establishment of Milton and the George Chamberlain House Lot

The New Jersey Highlands offered eighteenth-century settlers access to iron ore, charcoal, and waterpower that fueled the iron industry. Agriculturally minded settlers took up land that had been cleared of timber by charcoal makers. Water-powered industries along the Rockaway River (Russia Brook) in combination with agricultural pursuits sustained early settler families for generations (Kury 1968:54–55, 58).

The development of the village of Milton is inexorably linked with the origins of the tract on which the George Chamberlain House stands. The small .36-acre site was carved off from a mill tract of approximately 10 acres situated on both sides of the Rockaway River and both sides of Dover-Milton Road. The Davenport family established the area known as Milton in the late eighteenth century and the mill tract as early as the turn of the nineteenth century. Industrial and commercial uses for the mill tract persisted for 150 years and contributed to the growth of the village of Milton (Kury 1968:54–55, 58).

Humphrey Davenport Sr. is credited with being the first European American to settle in Jefferson Township at Newfoundland around 1720. His son, Humphrey Davenport Jr., inherited land from his father and acquired additional land in the Milton area. When Humphrey Davenport Jr. died in 1768, his sons Cornelius and John inherited his land, while another son, Jacob, inherited a gristmill and sawmill located at Newfoundland. Cornelius Davenport built a stone house at the corner of the Dover-Milton Road and Milton Road in Milton that served as the Davenport homestead and a tavern stop. Cornelius Davenport was also a partner in Milton's first forge in 1797, and had established the village's first store by 1800. Local histories allege that Cornelius Davenport established his gristmill where the Dover-Milton Road crossed Russia Brook as early as 1800, by which time he was over 60 years old (Megie 1882:236–237). The dam and millpond were located on the west side of the road; the raceway and mill on the east side. It was between the millpond and Dover-Milton Road, at the intersection with Milton Road, that the George Chamberlain House would later be built. The fledgling settlement became known as Davenport Mills, and the Chamberlain family would take over the milling operation the Davenports had begun. Davenport Mills appears to have been called Milton from circa 1840.

After 1806, a sawmill was built alongside the Davenport gristmill, and from 1816 on, the Davenport Mill property was described as a 10- or 11-acre tract on both sides of Russia Brook (Jefferson Township Ratables 108:3). In 1817, Enos Davenport lost his share in the mill when he was sued for defaulting on a loan. His one-third share was sold to Edward Condict, a Morris County politician (Morris County Deed Book H3:436). Even though Enos Davenport lost his ownership in the mills that bore his name, tax records suggest that he continued to operate the gristmill. Up until 1822, the last year available for Jefferson Township ratables, Enos Davenport was assessed for a gristmill. It was the only gristmill operating in Jefferson Township at the time (Jefferson Township Tax Ratables 1822). Enos carried on the important role Cornelius had played in Milton's development, including taking over his father's mercantile business and providing for an inn, stagecoach, and later a post office at his homestead (Lewis Historical Publishing Company 1914:153–154; Megie 1882:229–232, 236; Rutsch 1971:9).

In 1835, Abraham Chamberlain, George's grandfather, bought the Davenport Mills mill tract from John H. Stanborough and Edward Condict (Morris County Deed Book H3:415–417). The Chamberlains, like the Davenports, were among the earliest families in the Highlands. Benjamin Chamberlain moved from Connecticut to Sparta about 1767. His son Abraham, one of 13 children, was born at the family homestead in Sparta in 1783. Abraham Chamberlain, like his brothers Joseph and Samuel, established his home in the Milton area in the early nineteenth century (Jefferson Township Ratables 1822:5; Morris County Deed Book R6:494; U.S. Bureau of the Census, Jefferson Township, Population Schedule, 1850:357). Abraham enlarged the gristmill, built a gypsum plaster mill, and continued the operation of the sawmill (Fretz 1907:55). After Abraham moved to Petersburg, one of his sons, Amos Chamberlain, took over the running of the milling operation (Brown 2005). Following Abraham's death in 1852, the milling operations passed to his



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heirs, including Amos and another son, Horace (Chancery Court Enrollment Book R7, page 544). Later, in 1869, Horace transferred his share in the gristmill to Amos for \$1,500 (Morris County Deed Book M7:61).

When Amos and Mary Ann's eldest son George Chamberlain reached working age in the early 1850s, he went to work in his father's mills and tended the family store, shown on the 1868 Beers atlas of Milton (see reproduction of 1868 atlas in accompanying documentation section; Brown 2005). In May 1878, Amos and Mary Ann carved a small lot from the mill tract so that their son George could build his own home for himself and his family, including his wife Ruth, and children Raymond and Archibald. The house was built between the millpond and the road. George Chamberlain is shown in this location on the Robinson map of 1887 (see reproduction of 1887 map in accompanying documentation section).

Milton village continued to be a commercial center for Jefferson Township throughout the nineteenth century. Many of the old buildings were updated, demolished, or replaced in the early twentieth century, and now the village has a 1930s character.

### **Origins of the Second Empire Style**

The Second Empire style is easily identified by the style's hallmark, the mansard roof, named for the seventeenth-century French architect, Francois Mansart. The mansard roof was revived in France during the reign of Napoleon III (1852–1870), known as the country's Second Empire. The style takes its name from this period of France's history. The many visitors to the Paris Expositions in 1855 and 1867, during which time Baron Haussmann was rebuilding the city and building construction abounded, including the mansard-roof extension to the Louvre, helped disseminate the style. The style became popular in England and then spread to the United States (Whiffen 1969:9).

Sometimes called the "Modern French Style," the Second Empire style was vastly popular in the United States during the 1860s and 1870s (Guter and Foster 1992:122). The style was given its fullest expression on public buildings; including James Renwick's Corcoran Gallery (1859–1861) and John McArthur's Philadelphia City Hall (1871–1891). The style dominated residential architecture specifically between 1860 and 1880 and the mansard roof was its identifying feature. In addition, the style's few other identifying marks included molded cornices bounding the lower roof slope both above and below, and decorative brackets below the eaves (usually Italianate style, although under a shallower overhang). Most other features were similar to those of the Italianate style, such as window, door, and porch details.

In 1868, the architect Samuel Sloan confirmed the trend of building in the Second Empire style, stating "the French Roof—or as it is often called, the Mansard—was and is in great request. Public and private dwellings, and even stables, are covered with this new roof; and no man who wants a fashionable house will be without it" (Guter and Foster 1992:122). The style was appropriate for the country's increasing urbanization, as well as for the hotels, railway stations, and government buildings built during the prosperous post-Civil War period (Whiffen 1969:9). The popularity of the style was accompanied and driven by technological changes.

### **Construction and Technological Framework**

The balloon frame method of wood construction—using light, two-inch boards and machine-made nails—developed in Chicago in the 1840s. Greater flexibility resulted, allowing for easier construction of corners, wall extensions, overhangs, and irregular plans; houses were no longer restricted to box-like forms. Industrialization led to the mass-production of intricate house components and decorative details that were distributed throughout the country via the growing network of railroads. While technological improvements facilitated construction of buildings in the Second Empire and other Victorian styles and railroads transported house parts, pattern books, architectural detail books, mail-order-plans, and prefabricated houses played a major role in publicizing the current architectural styles and house forms, making them accessible to a wider audience.

Architects were no longer the sole means of designing and building a house. Architectural pattern books, including the first of George Woodward's many publications, *Woodward's Country Homes* (1865), continued to be published and disseminated the styles of the day. Architectural detail books, including Marcus Fayette Cummings and Charles Crosby Miller's large-scale architectural details presented in the influential *Architecture: Designs for Street Fronts, Suburban Houses, and Cottages* (1865), educated builders and machinists in the manufacture of mass-produced woodwork (Garvin 1981:310; Guter and Foster 1992:122). To meet demand, architectural pattern books such as Cummings and Miller's *Modern American Architecture* (1868) and A. J. Bicknell's *Bicknell's Village Builder* (first published in 1870) and *Supplement* (copyrighted 1871), would become more practical and complete, illustrating plans, elevations, and ornamental and structural details (Guter and Foster 1992:123). Bicknell's *Bicknell's Village Builder* was published in various editions following its first printing in 1870; it was revised in 1872 and included three additional plans and a variety of details, it was reprinted in 1874, and the fifth edition, printed in 1878, was enlarged. Following its copyright in 1871, the *Supplement*, providing another eighteen designs, was first

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published in 1872 after which it could be purchased bound with the revised edition of *Bicknell's Village Builder* (Reiff 2000:91). Mail-order plans in the form of George Palliser's *Palliser's Model Homes for the Public* (1876), the Palliser brothers' *Palliser's American Cottage Homes* (1878), and Robert Shoppell's books, periodicals, and portfolios (1880s to 1900) offered the means of ordering complete sets of house plans (Garvin 1981:312-314; Guter and Foster 1992:122). By 1870, Shoppell's full set of plans included working drawings, detail sheets, specifications and agreements or contracts, a color sheet with paint scheme possibilities and directions for mixing the paint, and additional sheets showing fence designs, cisterns, earth closets, and privies. Designs were patented to prevent neighbors from copying (Garvin 1981: 326).

A multitude of domestic conveniences were available to the consumer by the late nineteenth century, spurred by technological improvements, transportation routes, and more ways to purchase goods. Appliances including furnaces, boilers, and improved cooking stoves promoted greater efficiency and convenience in household chores (*The Manufacturer and Builder* Dec. 1872, Vol. IV, Issue XII:5). Butter churns, ironing tables, cherry pitters and apple peelers—a few examples of a range of small available tools—eased tasks previously completed by hand (Hartman 2008; Halsted 1884). Dumbwaiters, such as the one in the George Chamberlain House, allowed for the easier transfer of food and dishes between the kitchen in the basement and the dining room above. Many of these items designed to create greater comfort and ease household work were advertised in architectural pattern books and other publications and later sold in department stores or featured in catalogs like Montgomery Ward (founded in 1872) and Sears (1893) (Guter and Foster 1992:136-137; *The Manufacturer and Builder* Dec. 1872, Vol. IV, Issue XII:5).

### **Second Empire Style in New Jersey**

Numerous moderate- to large-sized Second Empire-style houses, including townhouses and suburban houses, with designs sourced from architectural pattern books have been identified in New Jersey. "Supplemental Plate One" in the *Supplement to Bicknell's Village Builder* provided the model for one faithfully rendered dwelling in Somerville, New Jersey (Guter and Foster 1992:125). The house's taller ground-floor windows, triple and double brackets under the eaves, arched window hoods, and heavy molding on top of the lower roof slope, stand out in this design. Towers were often added to larger versions of the Second Empire style; one example in Hackettstown, where numerous other houses were built in the style, was built from a design included in the *American Agriculturist* in March 1869 (Guter and Foster 1992:125).

Designs for more modest cottages were less frequently published in the architectural pattern books. Relatively uncommon in comparison with larger Second Empire houses, examples of the small mansard-roofed cottage are extant in New Jersey. One small cottage in Vineland is similar to a design in *Woodward's Country Homes* (minus the porch). Another cottage in Metuchen is a variation on the least expensive design in *Bicknell's Village Builder* and *Supplement*, Plate 13, the Second Empire cottage, priced at \$1,500 in the 1872 and 1878 editions (Guter and Foster 1992: 125-133). Features similar to the George Chamberlain House include the overall proportion and the rectangular footprint of the building, the straight roof shape, the depth of eave overhang, and the decorative slate tiles on the mansard roof. Unlike the George Chamberlain House, the house in Metuchen sits on a raised basement and features more elaborate decorative features, including brackets under the eave, an entry porch, more robust window lintels, and rounded hoods on the dormer windows.

Although examples of the Second Empire style abound in Morris County, there are few small mansard-roofed cottages and few large, high-style buildings; most fall somewhere in between. In Morristown, considered the center of architectural fashion, the Second Empire style was wildly popular in the 1860s and 1870s for those who could extend beyond the average construction cost by a small degree. The ubiquity of this French mode resulted in a stylistic unity in Morristown. Most common was the three-bay, side-hall mansard-roofed house, a variation of the three-bay eighteenth-century house. The Grove, on Macculloch Avenue, stands out as the most elaborate of the surviving Second Empire-style houses. Variations on form used during the latter period of the style's dominance resulted in roofs becoming more exaggerated, such as the extreme concavity of the roof at Wooton House (410 Comelia Street) in Boonton and the Foote Estate gatehouse in Morristown. A few Second Empire commercial structures are located in Morristown, Madison, and Dover. The College of St. Elizabeth, Morristown, is the county's most fully realized example of Second Empire prototypes (Acroterion 1987:43-45).

In Mine Hill, there is a group of three three-bay-wide mansard-roofed cottages that is unusual locally (Acroterion 1987:45). All three are set on raised basements and the upper roof slopes are steeper than those of other mansard-roofed houses. Two have full-width entry porches and one has a raised entry porch supported by square columns topped with brackets. One retains its pedimented window crowns with milled decorative sideboards and some double-hung two-over-one windows. Another mansard-roofed cottage is located on Hurd Street in Dover; it appears to have a taller first floor and corresponding taller first-floor windows and entry door, and a shorter lower roof than the George Chamberlain House (see photograph in accompanying

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documentation section). It is also wider than the Second Empire cottages in Mine Hill. It has a wide extension on the right-hand side, set back from the front plane. There is a transom light above the door and the roof slate is coursed, without any decorative shingles.

### *The George Chamberlain House*

The house's features, including a rectangular footprint, mansard roof with dormers, and three-ranked front façade openings, indicate that it belongs to the Simple Mansard Roof subtype of the Second Empire style. Evidence suggests that the George Chamberlain House was based on a design from an architectural pattern book. Plate 13, the \$1,500 mansard-roofed cottage, the least expensive design in the *Supplement to Bicknell's Village Builder*, is a likely source (see reproduction of Plate 13 in accompanying documentation section). Although there are a number of differences between this design and the George Chamberlain House, the overall feeling of the two is similar. The George Chamberlain House has a taller roof than the roof in Plate 13. The decision to forgo the raised basement depicted in Plate 13 in the George Chamberlain House was likely made because of the steep slope of the building site and to accommodate the cellar at the front or northern portion of the house. Pattern book designs were often altered to accommodate an individual's needs. The design in Plate 13 measures 20 feet wide by 24 feet deep, with a kitchen at the rear of the house, while the George Chamberlain House measures approximately 18 feet 9 inches wide by 27 feet 4 inches deep and accommodates the kitchen in the basement. On the second floor of the George Chamberlain House, two bedrooms are situated next to each other at the rear of the house, whereas the two bedrooms situated next to each other in the design in Plate 13 are located at the front of the house.

The decorative features, including the door surround, door and window lintels, the lack of roof finials, and a reduction of the dentil frieze to a decorative piece of molding are simpler on the George Chamberlain House and reflect an adaptation and attenuation of Plate 13. These simpler touches represent a more economical approach to constructing the house, although the multiple slate roof tiles at the George Chamberlain House add more of a decorative element.

The tremendous technological changes the country experienced, in tandem with the large-scale publication of designs in architectural pattern books, made Victorian styles—and particularly the Second Empire style—wildly popular. Entire neighborhoods were built in the style, the majority of them owing their form to published sources. However, the George Chamberlain House is a rarity; it is the only extant Second Empire-style building in Jefferson Township. The Simple Mansard Roof subtype, to which category the George Chamberlain House belongs, accounts for as little as 20% of Second Empire-style houses. Lastly, modest mansard-roofed cottage designs of the same type as the George Chamberlain House were less commonly published; therefore, fewer of them were built.

The house retains integrity of location, design, materials, workmanship, feeling, and association. The house retains integrity of location, as it continues to stand on the same tract cut from the larger mill tract in the late nineteenth century. Integrity of design and workmanship is retained through retention of the house's slate tile mansard roof, pierced by dormers, the Second Empire-style's keynote feature, as well as the house's other features, such as the molded cornices, rectangular window and door tops, pedimented dormer windows with milled decorative sideboards, and decorative piece of molding in place of the frieze.

Although slightly reduced by the vinyl siding covering the original clapboard, integrity of materials is extant in the stone foundation, the decorative slate roof tiles, and double-hung two-over-two windows. Integrity of feeling and association are retained through the fieldstone foundation, the patterned slate mansard roof, the dormers with their pedimented tops and milled sideboards, and the extant dumbwaiter. Although some integrity of setting is retained with Russia Brook running just behind the house, neither the millpond nor any of the mill buildings are extant. In addition, the parking lot, garden, and fencing do not contribute to the integrity of setting. Overall, the George Chamberlain house retains integrity as an unusual example of the Second Empire style.

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mansard roof, the dormers with their pedimented tops and milled sideboards, and the extant dumbwaiter. Although some integrity of setting is retained with Russia Brook running just behind the house, neither the millpond nor any of the mill buildings are extant. In addition, the parking lot, garden, and fencing do not contribute to the integrity of setting. Overall, the George Chamberlain house retains integrity as an unusual example of the Second Empire style.

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### Verbal Boundary Description:

Block 336, lot 26.01 in the Township of Jefferson

See Site Plan in accompanying documentation section.

### Boundary Justification:

The boundaries for the George Chamberlain House encompass the same property that was originally carved out of the Chamberlain mill tract for the construction of the house. The boundaries also reflect the current boundaries of the property owned by Jefferson Township.

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### Black and White Photograph Information

The original negatives are stored with the Jefferson Township Municipal Government.

#### Descriptions of black and white photograph views: indicating direction of camera.

0001. George Chamberlain House, parlor and view of dining room through doorway (view to the southwest). Taken by Zana Wolf on November 20, 2008.
0002. George Chamberlain House, parlor and view of first floor hall through doorway (view to the northeast). Taken by Zana Wolf on November 20, 2008.
0003. George Chamberlain House, parlor, view to the southeast. Taken by Kate Jefferson on November 20, 2008.
0004. George Chamberlain House, parlor, detail of baseboard, view to the east. Taken by Zana Wolf on November 20, 2008.
0005. George Chamberlain House, parlor, detail of chimneypiece, view to the southeast. Taken by Kate Jefferson on November 20, 2008.
0006. George Chamberlain House, first floor hall, view to the north. Taken by Kate Jefferson on November 20, 2008.
0007. George Chamberlain House, first floor hall, view to the northeast. Taken by Kate Jefferson on November 20, 2008.
0008. George Chamberlain House, dining room, view to the southeast. Taken by Zana Wolf on November 20, 2008.
0009. George Chamberlain House, dining room, view to the northeast. Taken by Zana Wolf on November 20, 2008.
0010. George Chamberlain House, dining room, view to the northwest. Taken by Kate Jefferson on November 20, 2008.
0011. George Chamberlain House, dining room, detail of dumb waiter, view to the southwest. Taken by Kate Jefferson on November 20, 2008.
0012. George Chamberlain House, view of staircase to second floor and first floor hall through doorway from dining room (view to the northeast). Taken by Zana Wolf on November 20, 2008.
0013. George Chamberlain House, second floor hall and view of back bedroom through doorway (view to the south). Taken by Zana Wolf on November 20, 2008.
0014. George Chamberlain House, second floor hall and closet, view to the northeast. Taken by Zana Wolf on November 20, 2008.
0015. George Chamberlain House, front bedroom and view of second floor hall through doorway (view to the east). Taken by Kate Jefferson on November 20, 2008.
0016. George Chamberlain House, sewing room and view of front bedroom through doorway (view to the north). Taken by Kate Jefferson on November 20, 2008.
0017. George Chamberlain House, back bedroom, view to the northeast. Taken by Zana Wolf on November 20, 2008.
0018. George Chamberlain House, back bedroom and view of sewing room through doorway (view to the southwest). Taken by Zana Wolf on November 20, 2008.
0019. George Chamberlain House, view down basement staircase from first floor hall (view to the south). Taken by Kate Jefferson on November 20, 2008.
0020. George Chamberlain House, basement, detail of cellar at northern (front) end (view to the east). Taken by Kate Jefferson on November 20, 2008.
0021. George Chamberlain House, basement, detail of small room on western side and view of original kitchen through doorway (view to the south). Taken by Kate Jefferson on November 20, 2008.



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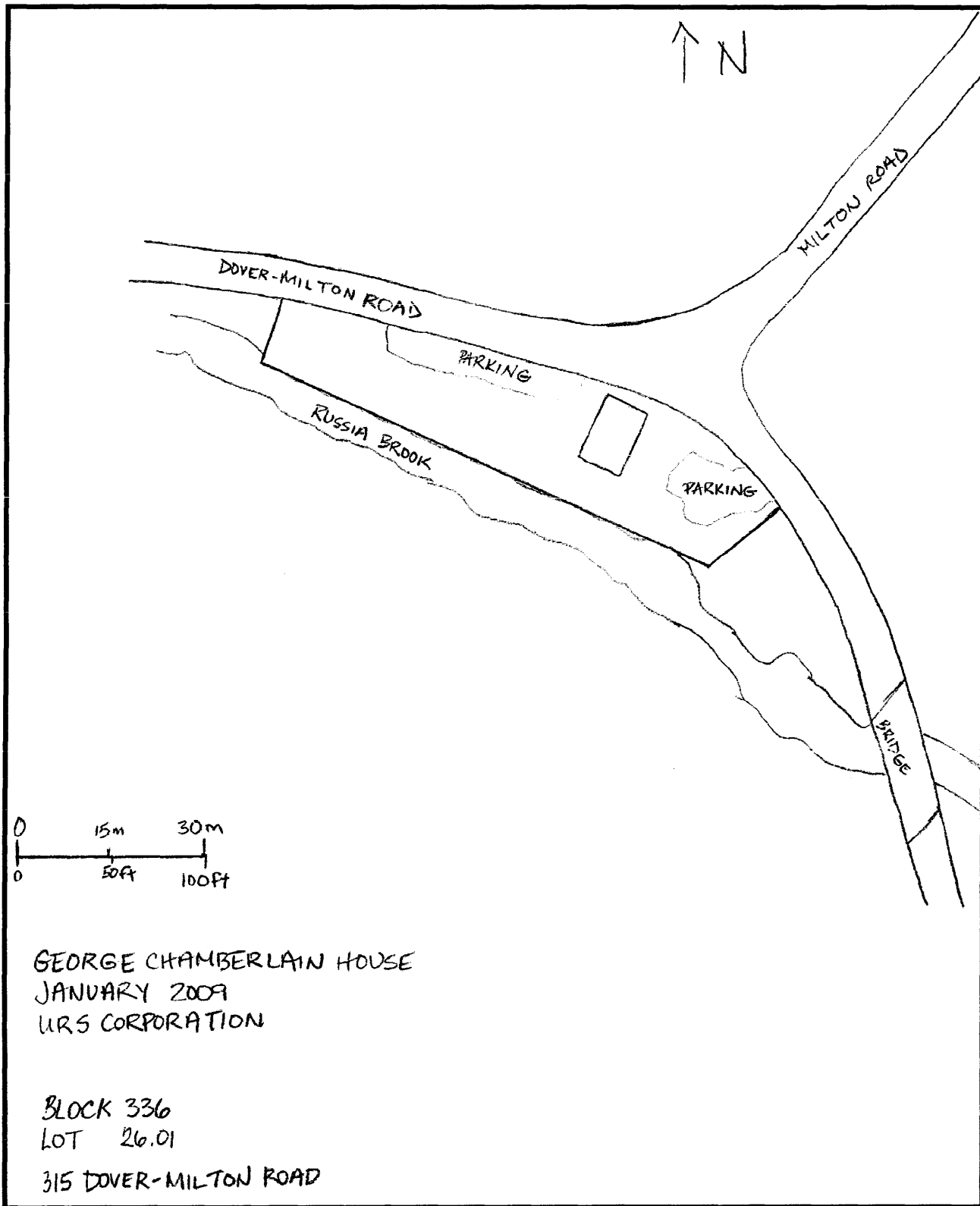
Name of multiple property listing (if applicable)

### Black and White Photograph Information

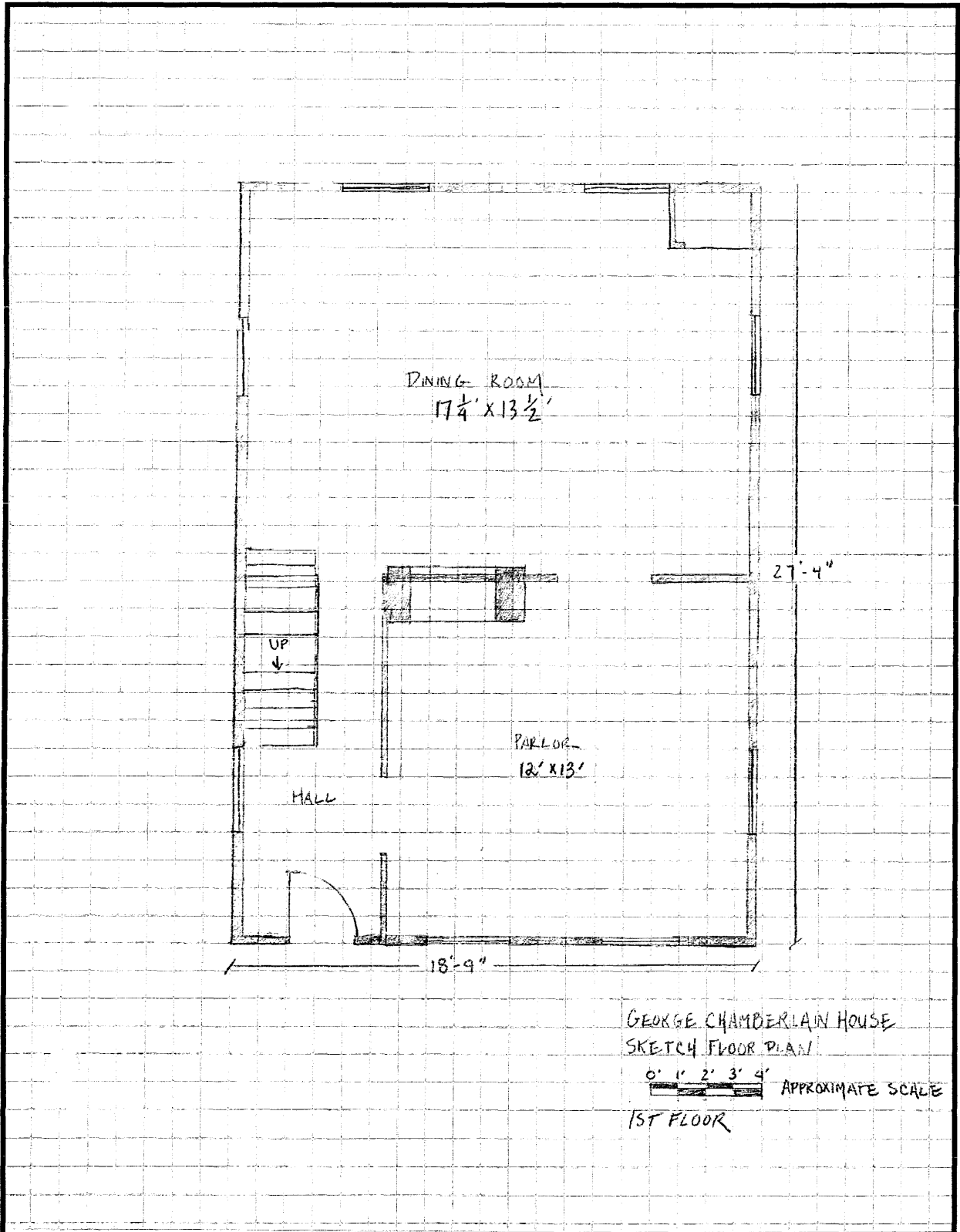
Descriptions of black and white photograph views: indicating direction of camera.

0022. George Chamberlain House, basement, detail of original kitchen, view to the southeast. Taken by Zana Wolf on November 20, 2008.
0023. George Chamberlain House, basement, detail of original kitchen and dumbwaiter, view to the southwest. Taken by Zana Wolf on November 20, 2008.
0024. George Chamberlain House, basement, detail of original kitchen and bottom of staircase to first floor, view to the north. Taken by Zana Wolf on November 20, 2008.
0025. George Chamberlain House, basement, detail of original kitchen, view to the northwest. Taken by Zana Wolf on November 20, 2008.
0026. George Chamberlain House, west elevation, with Russia Brook running to the south, view to the southeast. Taken by Zana Wolf on November 20, 2008.
0027. George Chamberlain House, north elevation, view to the south. Taken by Kate Jefferson on November 12, 2007.
0028. George Chamberlain House, north elevation, detail of western dormer window, view to the southwest. Taken by Kate Jefferson on November 12, 2007.
0029. George Chamberlain House, east elevation, view to the west. Taken by Kate Jefferson on November 12, 2007.
0030. George Chamberlain House, corner of south and east elevations, view to the northwest. Taken by Kate Jefferson on November 12, 2007.

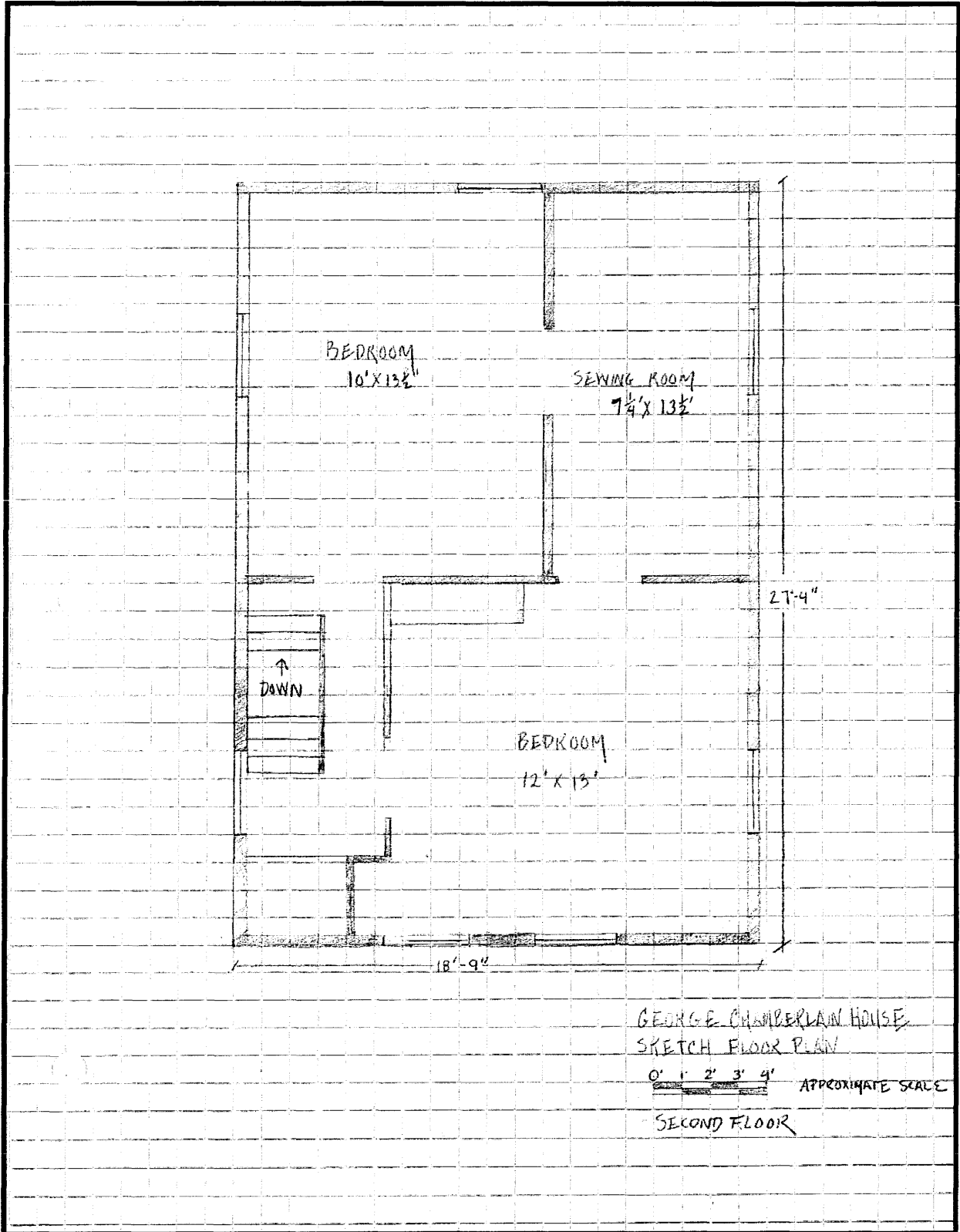
Site Plan



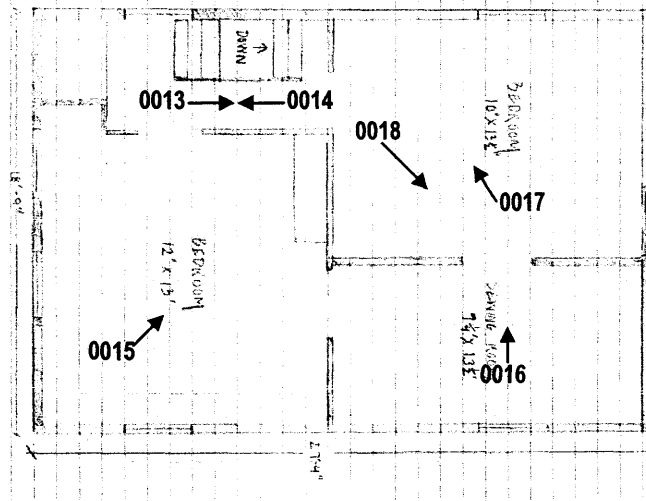
# First Floor Plan



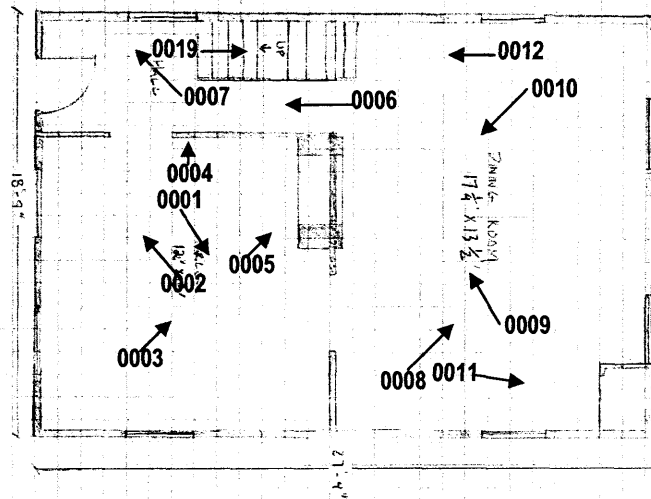
# Basement Floor Plan



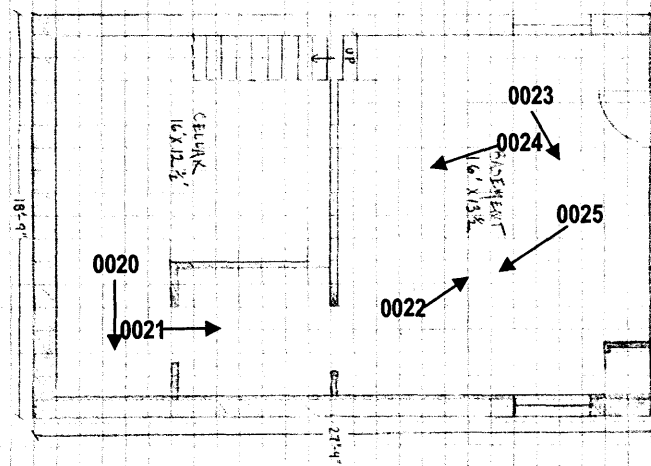
# Location of Interior Photographs



Second Floor



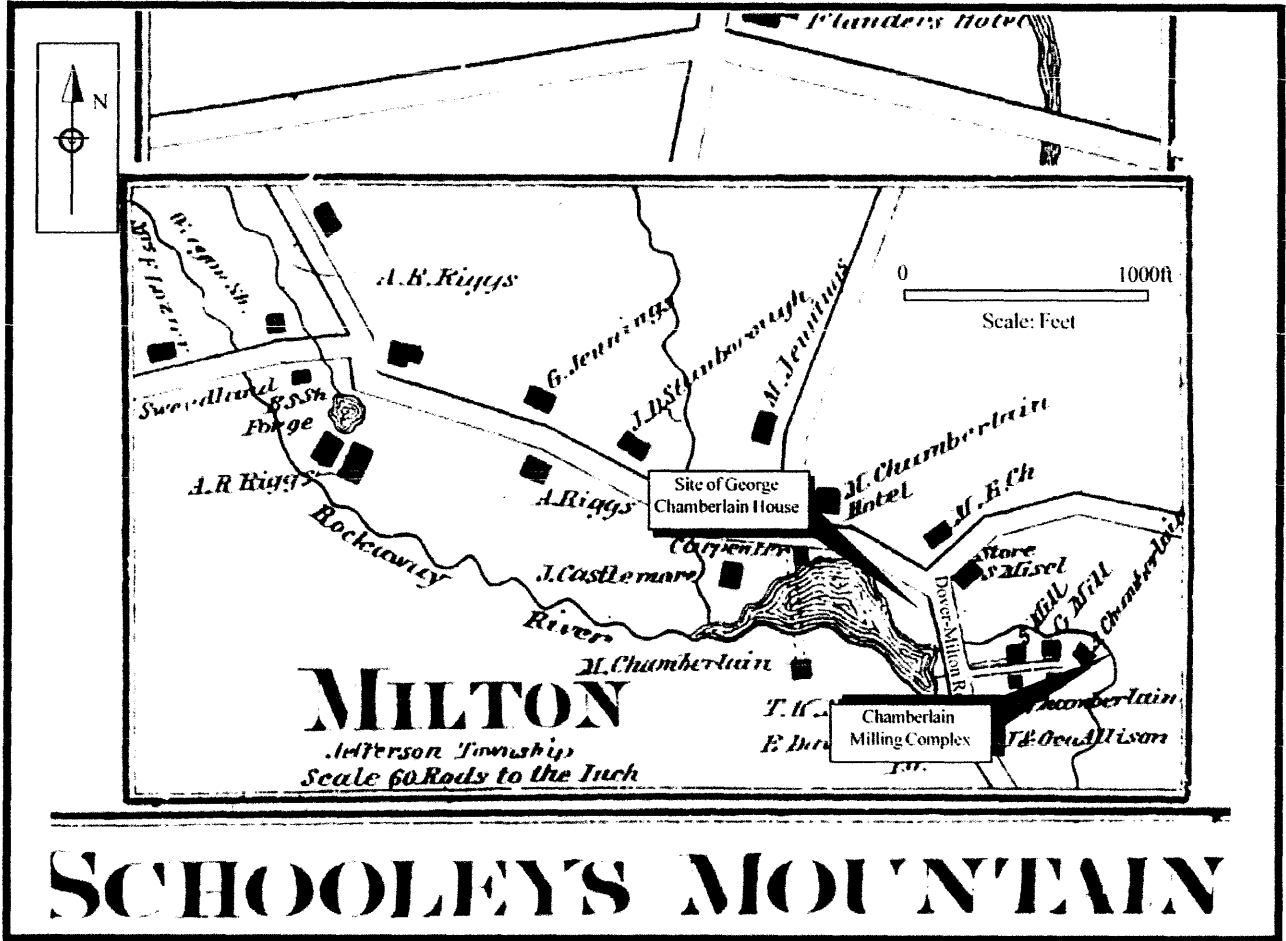
First Floor



Basement

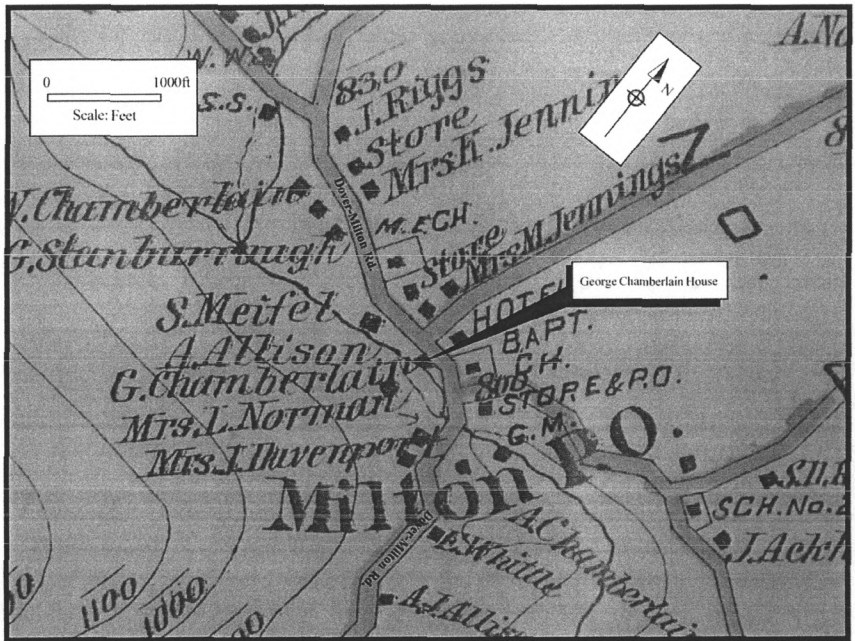


Historic Maps



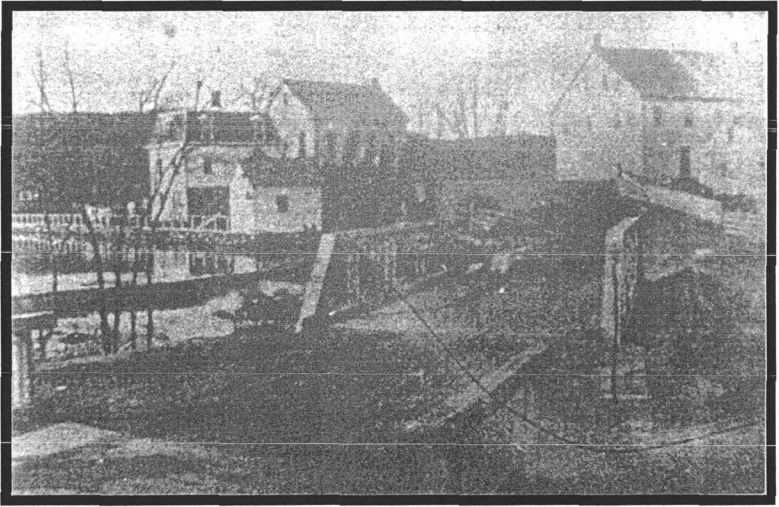
Milton in 1868 with the George Chamberlain House site and the Chamberlain Milling Complex (Source: Beers 1868).

Historic Maps



1887 Map: Milton in 1887 with the George Chamberlain House (Source: Robinson 1887).

## Historic Photographs



1900: Dover-Milton Road Bridge, Looking Northwest, Circa 1900. The George Chamberlain House is visible at the top left (Source: Jefferson Township High School 1976).



1934: Looking Northwest across the Millpond and Dam to the George Chamberlain House. Photo Dated 1934 (Source: Photo Courtesy of Jefferson Township Historical Society).



# Historic Illustration

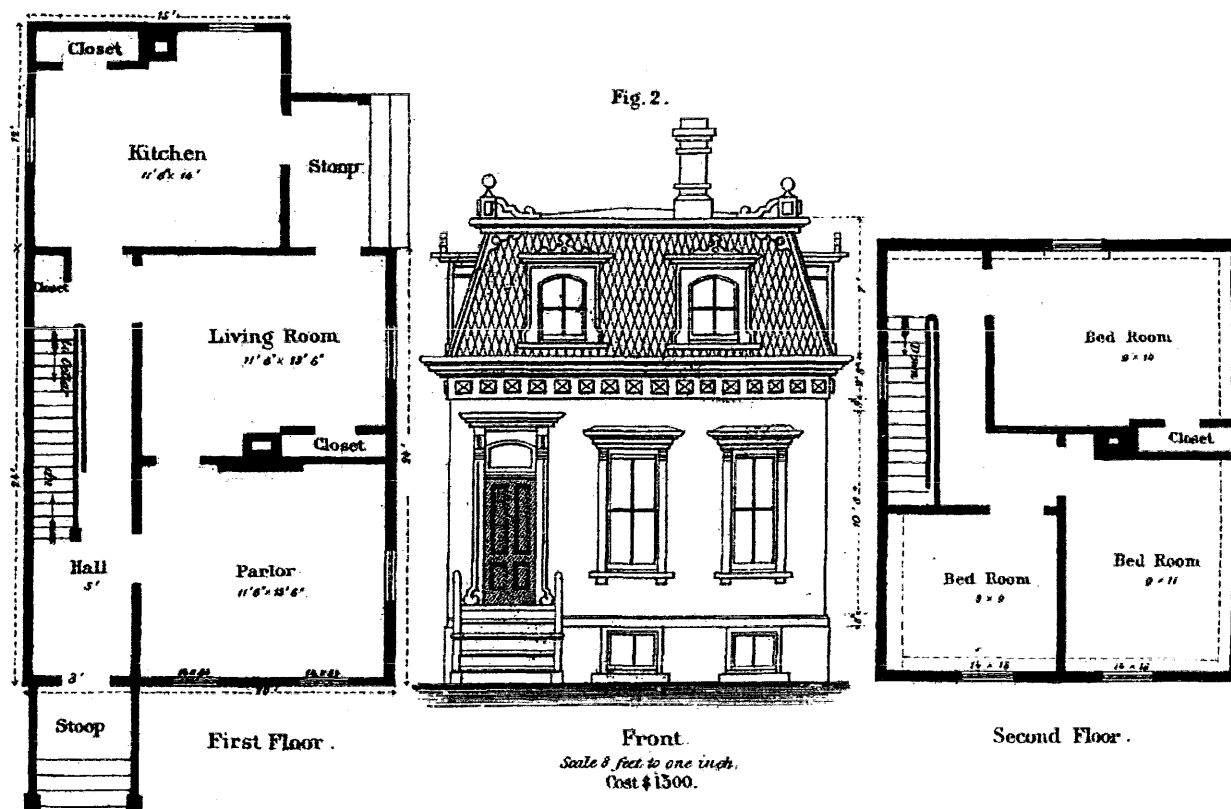


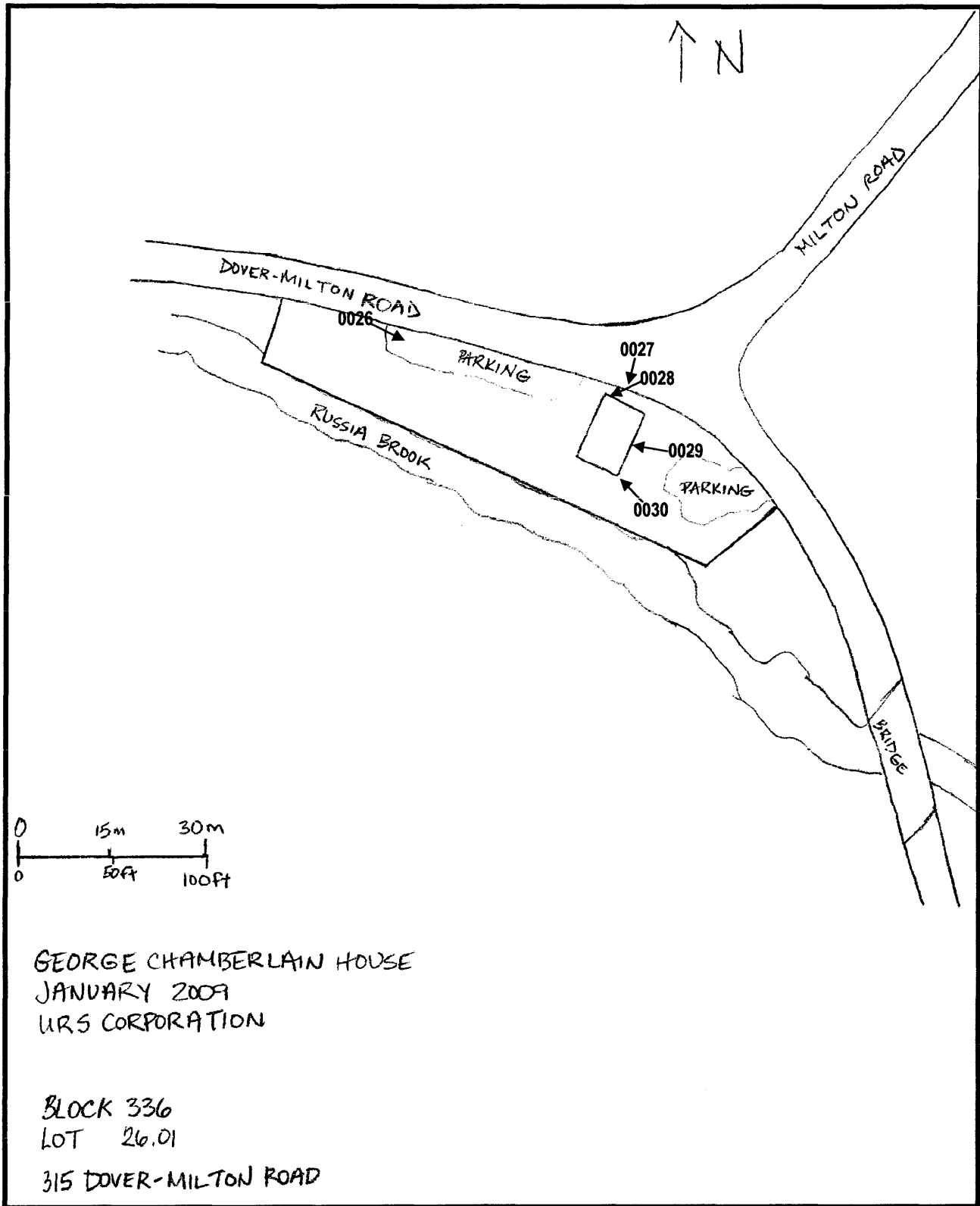
Plate 13: From *Blicknell's Village Builder and Supplement*, 1872 (Source: Bicknell 1976 (1872)).

Comparative Photograph



Dover: Second Empire cottage in Dover, New Jersey. (Photographer: Kate Jefferson, Nov. 2008).

Location of Exterior Photographs



GEORGE CHAMBERLAIN HOUSE  
JANUARY 2009  
URS CORPORATION

BLOCK 336  
LOT 26.01  
315 DOVER-MILTON ROAD