FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received AUG 27 1984
date entered SEP 27 1984

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

1. Name

historic Withington Estate

and/or common Heathcote Farm

2. Location

street & number Spruce Lane N/A not for publication

city, town Kingstown ~~(So. Brunswick Twp.)~~ vicinity of ~~congressional district~~

state New Jersey code 034 county Middlesex code ~~012~~ 023

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
X site	Public Acquisition—NA	Accessible	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name See Continuation Sheet 4-1

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Middlesex County Administration Building

street & number John F. Kennedy Square

city, town New Brunswick state New Jersey

6. Representation in Existing Surveys

title Middlesex County Inventory of Historic, Cultural, & Architectural Resources has this property been determined eligible? ___ yes X no

date 1979 ___ federal ___ state X county ___ local

depository for survey records Office of New Jersey Heritage, CN 402

city, town Trenton state NJ 08625

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

INTRODUCTION

The Withington Estate, or Heathcote Farm, is located on the outskirts of the village of Kingston in South Brunswick Township, Middlesex County, New Jersey (Figures 1 and 2). The property is connected to New Jersey Route 27 by Spruce Lane. The latter road was formerly the primary access lane to the Withington Estate and now serves as a public road in the area of the recent (mid-20th century) residential development to the northwest of the estate. The property is bounded to the south by the state-owned Cook Natural Area, through which Heathcote Brook flows. Further to the south is the Kingston Branch to CONRAIL and Ridge Road. The nearest major cultural feature to the west of the estate is Heathcote Road. The Withington Estate includes several significant architectural and landscape-related features and also a degree of historical archaeological research potential.

The Heathcote Farm property was first developed in 1850-52 by the State of New Jersey as the site of the New Jersey House of Refuge. This project was abandoned in 1852 and the property was returned to the previous private owner. Shortly thereafter a second construction program utilized the partially constructed buildings of the House of Refuge to develop the property as the country estate of Isaac Chandler Withington, a well-to-do businessman/gentleman farmer. The Withington Estate included a fine stone dwelling (the former House of Refuge structure), several substantial outbuildings, and a formally designed landscape with a fine Victorian summerhouse as its centerpiece. The remainder of the property's occupation has been residential and agricultural in nature as it has served as the country estate for several prominent families.

The dwelling has experienced two subsequent renovations. The first involving the introduction of a number of Colonial Revival elements early in the present century. The second, more recently completed renovation, has allowed for the building's adaptation for a multi-residential utilization. Despite the passage of time and the changes noted above, the Heathcote Farm property retains a significant degree of its Victorian sensibility.

Dwelling Exterior

The residence at Heathcote Farm consists of a two and a half-story brownstone structure, roughly square in plan, with three one story additions built of argillite on the east and west sides (Plate 1). The north and south facades of the main building are five bays wide, while the east and west facades are irregular. On the north, south, and west facades the central portion of the brownstone masonry, typically three bays wide, projects 6" forward from the surface of the main wall and extends upward to form the partial third story

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1. Heathcote Farm Associates
   Box 248
   Kingston, N.J. 08528

2. Robert & Sonya Paulus
   Heathcote Farm
   Kingston, N.J. 08528

3. Janice Kaye
   Heathcote Farm
   Kingston, N.J. 08528

4. Peter & Joan Cook
   Box 202
   Kingston, N.J. 08528

capped by a gable. The east facade has a similar masonry gable, but the masonry projection is different and is described below. The gables on all four sides are defined by a raking cornice with returns in the same plane as the cornice at the corners of the building. The cornice consists of a wide soffitt with mutules, which are flat rectangular blocks, and bed and crown moldings which are typically Doric in profile. The mutules have an underside which consists of a rectangular pattern of guttae, or abbreviated pyramid-shaped elements. Two of the single story wings are attached to the east side of the main building, while the third is on the west side. The southeast and southwest wings both have a flat roof with a parapet defined by a wooden cornice in the plane of the roof framing. This cornice also consists of a bed and crown molding assembly. There is an iron railing atop the parapet, and iron spiral stairways (fire escapes) lead from the terraces formed by the roofs of these two additions to the ground.

The following brownstone masonry details of the main section have a patent-hammered finish: the 4" water table (visible on three sides); the quoins; the window and door jambs, sills, and lintels; and the window sill corbels. The south facade of the main section is built of irregular coursed ashlar, while the other facades are irregular rough-coursed ashlar. The masonry of the one story additions consists of irregular coursed argillite with cast concrete sills, lintels, and parapet caps. On the north side there is a porte cochere with the same masonry details as found in the one story wings.

The entrance doorways on both the north and south facades are identical. Each consists of a wooden frontispiece with 3/4 engaged Doric columns supporting a cornice shelf. The main entrance doors have 12 glass panels in a 3x4 pattern. Flanking the doors are leaded side lights with wooden panels below; above the doors are large semi-circular leaded fan transoms. In the spandrels formed by the fan transom and the columns there are carved decorations in a geometrical pattern.
The other four bays on the south side of the main section's first story have pairs of 12 light French doors with 10 light transoms above (Plate 1). Both the southeast and southwest wings have a 12 light door with a leaded fanlight on their south facades close to the main section. Outside of these doors is a 21 over 21 light double hung sash window. The five second story windows of the main block have 8 over 8 double hung sash, while the third story opening within the gable consists of a pair of 3 light casement windows with semi-circular fan transoms. In all of the windows and in the openings with French doors the wood work is recessed back from the surface of the masonry, thereby accentuating the quoins and lintels. The brownstone lintels project forward 1" from the facade, while the brownstone window sills project 4" forward and are supported by corbels. The wings and a few of the main section's altered windows exhibit sills and lintels of cast concrete, with the lintels being flush to the masonry surface and the sills projecting 1" forward.

A brick terrace supported by an argillite foundation extends across most of the

Heathcote Farm Continuation Sheet 7-2

south facade. It has an elaborate cast iron railing along its south edge with plain return sections on the east and west. Two sets of brick steps lead down from the terrace; the primary set is located to the front of the front door, while the second set leads from the east end of the terrace toward the garden.

The first story of the five bay north facade exhibits some variation in its window openings. To the west of the door are two leaded double hung sash windows with wooden panels below that extend to a sill at the top of the water table. These sash hold stained glass panels which will be described below. To the east of the door there is a 12 over 12 double hung sash window with a wooden panel below, and to the east of this opening is another with a pair of side by side 9 over 9 double hung sash. The northeast wing has a single window with 9 over 9 double hung sash. The center bay of the second floor has a 15 light door which leads to a terrace on the roof of the porte cochere. Two 8 over 8 double hung sash windows are located to each side of the terrace door. The third story gable window is the same as the third story gable opening on the south facade.

The east facade has a two-story projecting three-sided bay which is capped by a molded cornice identical to that of the main roof. The first story of this bay is partially obscurred by the one story additions to the north and the south. The addition to the south has a 21 over 21 light double hung sash window facing east, while two additional window openings of the same size facing east and north have been closed and stuccoed over. The addition to the north has a door on its east side consisting of 9 lights above a wooden panel. A concrete porch and set of steps leads to the courtyard between the house and the garage, and the porch is protected by a wooden roof. This wing also has a single 9 over 9 light double hung sash window on this east facade. A wooden bulkhead door in the projecting bay leads to the basement. The second story of this bay has an 8 over 8 double hung sash window on each of its three sides. To the south of the bay on this floor there is a pair of 10 light French doors that lead to the terrace on the roof of the southeast addition. To the north of the bay there is a single 8 over 8 double hung sash window. Above the projecting bay there is a window in the gable which is the same as those found on the south and north facades.

The west facade has a one story three-sided wooden bay with three arched top double hung sash windows (Plate 2). The upper sashes of these windows have four stained glass panels (two in the middle window and one in each side window) which were installed by Thomas Cook circa 1927. The two outer windows appear to be German or Austrian in origin, probably dating to the 19th century. The inner pair, representing a husband and wife, appear to be of Swiss manufacture and are marked with the date 1548 (Thomas Kaufman 1983: personal communication). To the north of this bay is a leaded double hung sash window with a wooden panel below. The upper sash of this window holds a stained glass panel which completes a set of three with the windows on the north facade mentioned above. These panels, depicting sailing ships (inluding Henry Hudson's Half Moon), are of Dutch origin and appear to date from the late 18th or early 19th century (John Shearman 1983:

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personal communication; both personal communicants cited here are members of the Art History Department of Princeton University). The one story wing to the south of the bay has two 21 over 21 double hung sash windows facing west and two more facing to the north. The second story of the west facade has two 6 over 6 double hung sash windows in the central projecting masonry section. North of this section is one 8 over 8 double hung sash window. To the south a pair of French doors lead to the terrace above the southwest addition. The third story gable window is the same as is found on the other three facades.

On the east and west ends of the main section are four stuccoed brick chimneys. These exhibit single recessed arched panels on their north and south sides and triple recessed panels on the east and west sides. The chimneys are crowned by a corbeled cap consisting of stepped sections supported by brick dentils. The roof on each of the gable sections is slate (either Pennsylvania black or Vermont purple), while all other roof sections are tin. The roofs are hipped at the corners of the building (between the gables), with a ridge leading back to an octagonal skylight at the intersection of the gable ridges. This skylight marks the former location of the building's cupola. There are also two rectangular skylights along the east-west gable ridge.

Most of the structure's brownstone masonry dates from the time of the original State of New Jersey construction project of the early 1850's. In 1852 the settlement claim for the masonry contract noted that water tables, lintels, corner stones, corbels, sills, and jambs, all with hammered or dressed finishes, had been delivered to the construction site. The blind arches built into the masonry above the openings were noted in this claim, as was the fact that a large quantity of stone had actually been laid. Reports filed by the commissioners overseeing the construction activities at the site verified that the structure had been completed up to its third story at the time work was halted in 1852. Some changes were probably necessary when the building was converted to a residence, particularly on the east and west sides, but these are nearly impossible to ascertain from an examination of the building as they occurred very soon after the original construction phase and probably involved the utilization of surplus stone left on site by the State.

The residential conversion of the 1850's yielded a fine dwelling decorated in the Italianate style. A series of photographs dating from the 1880's provide a detailed depiction of the structure's appearance at that time. The dwelling originally had a bracketed cornice, an octagonal cupola, and several arched-top windows on the second and third floors. A porch with classical details extended across three bays on the south facade, while a porch with light framing members extended the same distance along the north facade. The south entrance door had double two panel doors with arched transoms above. All the windows had two narrow double hung sash of either 3 or 4 lights, with a wooden mullion in between. The single story additions, the porte cochere, the existing doors and windows, and the wide cornice were all installed as part of an extensive

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neo-Colonial renovation in 1914.

Dwelling Interior

The plan of the main section of the residence is nearly square, measuring 50'x 54'. The 10' wide center hall runs north to south with a staircase along the east leading to the second floor. At the north end of the hall is an entrance foyer separated from the main hall by a partition with a 15 light door and 10 light sidelights. The walls forming the hall consist of 8" thick brick masonry extending all the way up to the roof, with blind arches above all openings. The principal rooms are located in the corners of the square plan, with service areas in between the principal rooms. The service areas consist of secondary stairways, bathrooms, closets, kitchens, and passages. The 1914 additions on the east and west added living rooms to the southeast and southwest corners and an additional service area to the northeast corner. The ceilings in the hall and the principal rooms on the first floor are 12' 4" in height.

The second floor plan has a central hall with two small service rooms to the north and south. On the west side there are two principal rooms with a service area in between which includes a stairway to the third floor. On the east side there are three rooms, with the center room including a three-sided bay facing to the east and a stairway leading to the third floor. The second floor also includes a 1914 bathroom with period tile and fixtures, including a large ceramic bathtub. The ceilings on the second floor are 10' in height. Each of the second floor stairways leads to one-half of the third floor. Each half includes two bedrooms beneath the gable sections of the roof, a bathroom, and attic storage areas beneath the hipped portions of the roof.

Nearly all of the interior entries exhibit four panel doors. The principal door openings on the first floor are 8' tall. The wide jambs on the brick partitions flanking the center hall are paneled to match the doors. The windows on the first and second floors are recessed from the interior wall surfaces and have paneled jambs with a single panel below the sills. The doors and windows in the principal rooms have double faced architraves which are built up with five pieces of molding and sit on molded plinth blocks. The baseboards in these rooms are built up from five pieces of molding in the fashion of an attic base. These rooms also have molded plaster cornices. Nearly all the walls are plaster on lath or plaster on brick masonry (except for some recent drywall sections). The majority of these interior details date from the original residential conversion in the 1850's. Oak parquet flooring, installed in 1914, covers the original 6" wide pine floorboards in the main section. However, some of the original 12" floor boards are still visible in the storage areas in the attic.

Several other interior details warrant description. The structure includes seven fireplaces, all originally built for coal burning. The fireplaces on the first floor were enlarged and converted to a wood burning capacity in 1914 and

presently exhibit Neo-Colonial mantles and marble facings. The second floor fireplaces have not been altered and the original or period marble mantles still survive. The building's central hall also exhibits several interesting features. On the first floor near the front door are two trompe l'oeil panels with painted moldings. These panels, which date to the residential conversion of the 1850's, were recently uncovered and restored, and other panels are known to still exist under subsequent layers of paint. The stairway in the center hall dates to the 1914 renovation and consists of a long straight section with a dog leg turn at the top. It has Colonial-style detailing, including the handrail, balusters, and other features. The original stairway appears to have been at the northern end of the hall. A small elevator was installed behind the staircase in 1982. At the same time, new bathrooms and kitchens were installed in the previously existing service areas of the house. All of the principal rooms were left intact, with the exception of the "Music Room" which had occupied the entire west side of the first floor. This area has been returned to its original three room plan.

The basement also has a central hall. To the west is a large room which was recently divided into smaller rooms by the installation of frame partitions. To the east of the central hall is an east-west hallway leading to the bulkhead entry on the east facade, two storage rooms to either side of this hallway, and a wine cellar installed by Joseph Garneau (see Section 8) in 1914. The southeast storage room has a cooking fireplace with crane pintels still in place. The primary foundation walls are of 32" thick brownstone construction. The foundation walls for the brick center hall partitions are also brownstone (these are 18" thick). The basement floor in the two halls and in one of the storage rooms consists of large bluestone slabs (as specified in the State's masonry contract), while the remainder of the flooring is concrete. The first floor joists, spanning nearly 20', are full 2" by 16" hemlock on 12" centers with double rows of bridging. All headers for stairs and fireplaces are 6" by 16" timbers with double tenon joinery. In between the floor joists on the first and second floors is found a 2" layer of light weight cement known as deafening, which provided both soundproofing and fire protection. All of these heavy framing details are known to date from the building's original construction in the 1850's as State records show that the settlement for the carpentry work noted that three floors of joists had been completed.

In the northwest corner of the basement an opening in the primary foundation wall provides entry to a 12' by 40' underground room with a brick barrel vault ceiling supported by a brownstone foundation. A passage on the west side of this room leads to a second vaulted room measuring 12' by 18'. Within this room is a filled-in brick-lined well with an overhead well opening. This well opening is marked above ground level by a stone well head and an iron pulley support. These vaults were apparently built by the State and intended for use as storage chambers and to allow for interior access to water. Other substantial brick structural remains have been encountered during excavations on the west side of

the residence. These may be sections of the foundation of the State's uncompleted west dormitory wing. Portions of the foundations of the east dormitory wing were encountered 75' east of the house during recent excavations for a garage foundation and related underground utilities.

Stone Barn

The stone barn at Heathcote Farm consists of two two-story sections which combine to form a long rectangular plan (Plate 3). Each section, however, has separate floor and roof levels. The masonry consists of the same brownstone as the dwelling, with ashlar quions and irregular rough-coursed stonework. The ridges of the two gable roofs run east-west and the roofing material is slate. Window and door openings are irregularly placed. Original openings exhibit brownstone lintels, while later insertions have bluestone or concrete lintels. The eastern section of the barn has been converted into a single residential unit occupying both floors. The western section now has a gallery on the first floor and an apartment on the second. The latter appears to be the older of the two sections and has a large opening for carriage doors on its west facade (facing toward the dwelling).

This structure was built by Isaac Chandler Withington utilizing brownstone left on the property after the abandonment of the House of Refuge project. As noted above, the two sections were erected at different times. Photographs dating from the 1880's show that the barn formerly was a full three stories in height. In addition, there was also a smaller two-story wing on the south side that has since been removed. During the Withington tenure the barn played an important role in the agricultural and floricultural activities which were conducted on the property by Isaac and his son Charles. With the acquisition of the estate by Joseph Garneau in 1914, both the main house and the barn were altered. It was at this time that the western section of the barn was converted into garage and apartment space (the present gallery and apartment). In 1939 Peter Cook converted the eastern section into a residence for his family, where they continue to live today. All doors, windows, and interior finishings date to these two renovations, with the barn's original framing members surviving from the earlier period.

Although altered, the barn takes on a measure of architectural significance in light of the paucity of stone barns in the surrounding region. The nearest surviving stone barns are located in the Princeton area (the barn on the Tusculum estate on Cherry Hill Road and the barn near the U.S. Route 206 crossing of Stony Brook; there was also formerly a stone barn on Snowden Lane in eastern Princeton Township which has been torn down). All are rare, however, as the majority of the barns built in the region are of frame construction. A stone barn building tradition existed in the Delaware River Valley region, notably in Hunterdon and Bucks Counties. This tradition emerged at least partially due to the local availability of building stone. Such stone was not as readily available in the

Kingston-Princeton area, providing a strong impetus for the development of a frame barn building tradition. The barn at Heathcote Farm is therefore an anomaly, built of brownstone shipped to the site as part of the State's House of Refuge construction project.

Carriage House

The carriage house at Heathcote Farm consists of three frame sections. The central main block is a long rectangular one and a half story structure. It is four bays wide and has a gable roof with a central transverse gable over the front facade. The roofing material is slate and the roof overhangs the walls on all sides with rafter ends exposed. The structure consists of a sawn and hewn timber frame covered with vertical plank siding. The gaps between the planks are covered with molded battens. The four bay openings have arched tops: the largest now has a modern garage door, while the remainder have plank doors hung with strap hinges. There is a stairway providing access to the loft located between the garage door and the other three openings. The other two sections of the building are a small one story structure to the north of the main block and a narrow lean-to to the south. There is also a more recent lean-to addition along the rear (east) side. The bulk of the carriage house, however, dates to the tenure of the Withington family. The structure's Italianate style detailing resembles farm building designs illustrated in Andrew Jackson Downing's The Architecture of Country Houses (1850:215).

LANDSCAPE ARCHITECTURE

The Heathcote Farm property occupies a ten acre site along a prominent east-west ridge that overlooks lowland fields and woodlands in the area of Heathcote Brook. The former Withington residence existed roughly in the middle of this ten acre tract (Plate 4). The principal entrance to the estate is located to the north of the house. To the east is the service area, while the south and west are dominated by lawns, promenades, and gardens. Despite the presence of a recent residential development to the north the estate's environmental surroundings are decidedly rural in nature. The size of the estate and vegetational screening mitigate the effects of the development. The remainder of the property's surroundings, particularly the above-mentioned lowland to the south (now known as the Cook Natural Area), contributes strongly to the said rural atmosphere.

As noted above, the primary entry to the estate is located to the north. Access from N.J. Route 27 is provided by Spruce Lane. This road was formerly the tree-lined allee built solely to serve the estate, but it has more recently been adapted as a public road around which a portion of a recent residential tract development was based. The entrance to the property is marked by four brick piers with wrought iron gates. The northern edge of the property is dominated by wooded areas planted to provide privacy. Three interior lanes lead from the

entrance gate to provide access to different parts of the estate. The central lane runs directly to the porte cochere on the north side of the house. The easternmost lane leads to the service area before turning to the west to join the lane which serves the house. The irregular circular area formed by these two lanes has been landscaped and survives as a wide lawn planted with specimen trees which is partially bordered by shrubs and hedges. The third lane, which is no longer in use, ran to the southwest to connect the central part of the estate with the agricultural fields to the west and south and to Heathcote Road.

The eastern portion of the estate is bordered by a small tributary of Heathcote Brook. This portion of the property is dominated by the farm service area. Included here are several structures, notably the stone barn (now used for residential purposes), the carriage house, a potting shed, and a greenhouse foundation. In 1982 a five bay stucco over frame garage was erected between the barn and main dwelling. To the north of the garage is a 60'x 120' boxwood garden (located on the site of the estate's former kitchen garden). East of the garden and north of the stone barn is a tennis court. This eastern section is also the site of several small vegetable and flower gardens and orchards.

The southern section of the estate enjoys a panoramic view of the lowland farm fields and woodlands along the north side of Heathcote Brook (Plates 4-6). These lands were formerly part of the Heathcote Farm property. In the 1970's Grace B. Cook donated the 52 acre Cook Natural Area to the State of New Jersey as a nature preserve. The State has continued to rent much of the land for agricultural purposes, preserving the fine vista enjoyed by the estate. The southern portion of the estate is dominated by a wide expanse of lawn which begins to the southeast and sweeps around in front of and to the west of the dwelling (Plates 1, 6, and 7). Numerous fine specimen trees have been planted on the south lawn and along the southern edge of the property to allow intermittant views of the landscape to the south. There is also an area of flower beds and stone paths to the southeast. Directly in front of the house at the southern edge of the lawn is a terraced swimming pool built by the Cook family in 1931. Features associated with this include stone walls, wide stone steps, an cast iron fence, and a very large old boxwood.

This western section of the estate also enjoys pleasantly rural surroundings. This portion of the actual estate is occupied by the continuation of the wide expanse of lawn that also dominated the southern section (Plates 2, 8-10). At the western edge of the lawn a shallow wooded ravine divides the estate from active farm fields beyond which extend up to Heathcote Road. As was the case in the southern section, the lawn to the west of the house includes a number of impressive specimen trees. The most notable feature in this area is a Gothic summerhouse, or gazebo, with icehouse below, which is the "jewel" of the Victorian landscape at Heathcote Farm.

The Summerhouse was constructed by Isaac Chandler Withington to provide

unobstructed views of the house to the east and the farm fields to the south and west (Plates 10 and 11). The Summerhouse is an octagonal structure with eight cedar tree trunks serving as posts at each of the points of the octagon. Cedar branches and limbs are randomly, yet carefully, arranged between the posts to form Gothic arches (Plate 12). The spandrels above the arches are filled with cedar branches in a mimicry of Gothic tracery. Curved cedar branches attached to the posts serve as braces to support the wide overhang of the roof. A rustic railing formed of large limbs extends along seven sides of the structure. Below the railing cedar branches form a rustic lacework pattern, and in three of the sections there are built-in cedar settees. Access to the summerhouse is provided by a set of brownstone steps on the eighth side, which faces the house to the east.

The eight-sided roof is covered with cedar shingles. Photographic evidence from the 1880's shows that the Summerhouse was then covered with a split log roof. The eight ridge poles which define the roof form a compression ring (4' in diameter) at the center which supports an octagonal cupola. This cupola also exhibits Gothic arches and tracery and a cedar shingle roof. In addition to its aesthetic appeal, the cupola also serves a more practical purpose. In the full heat of summer it acts as a flue, drawing out the hot air which collects under the roof, thereby creating a slight breeze through the open walls of the Summerhouse. In the time before the artificial cooling of living spaces, the Summerhouse was designed to provide a cool retreat, protected from the sun, where one could escape the heat of the house.

The Summerhouse has a crowned plank floor which rests on top of a dressed brownstone foundation. This foundation, which extends down into the ground to a total depth of 22', also served as the side walls of a large icehouse (with the summerhouse floor doubling as the icehouse roof). The brownstone used here was probably once again part of the surplus material left on the site after the abandonment of the House of Refuge project. There are two openings in the foundation, both of which are located on the west side. The first of these openings is a door which provided access to the icehouse and was reached by a set of bluestone steps. The second, smaller opening was designed to accommodate the lowering of ice and other materials into the icehouse (Plate 11). In recent years dumping activities have built up the level of the dirt floor within the icehouse. The presence of the icehouse below the Summerhouse no doubt contributed to the cooling effects built into the latter's design.

The Summerhouse today survives in a remarkably high state of preservation. The only alterations consist of the change in the roofing material from split cedar logs to cedar shingles and the reconstruction of the brownstone steps. Some small sections of the decking and the roof planking have been restored. The curved cedar limbs which form the railing for the steps have partially deteriorated because they extend beyond the protection of the roof overhang. Beyond this, however, the Summerhouse survives in its original condition as a

rare example of Victorian garden architecture. A similar rustic shelter was reconstructed in Central Park in the summer of 1983 by the Central Park Conservancy. This shelter is located in the Dene, a section of the park where the original Olmstead landscape is being restored. Of the 13 or so rustic shelters built in the park in the 19th century, only one original survives today. Members of the Conservancy restoration crew, inspected the Summerhouse at Heathcote Farm for period details prior to completing the construction of their shelter.

The original design plan for the landscape, titled "Design For the Grounds of I.C. Withington, Kingston, N.J.", survives in the possession of the current owners (Figures 3A and 3B). The only known reference to the name of the landscape designer identifies him as a man named Saunders, said to have been a friend of Withington's and an employee of the United States Department of Agriculture (Mershon n.d.: 4). The source of this information is undocumented, although it is possible that it resulted from interviews conducted with Laura Withington Montieth, the daughter of Isaac Chandler Withington and a resident of Princeton (and a contemporary of Grace L. Mershon). The plan showed the house near the center of the estate, with two auxiliary structures to the east, one of which represents a portion of the present stone barn. To the north of the outbuildings the "Garden for Small Fruits" was shown on the site of the present boxwood garden, while to the south was an area reserved for an orchard. The "Summer House" was depicted in its present location to the west of the house at the edge of the landscaped portion of the property. Also shown was Spruce Lane and the estate's system of lanes and promenades. The lane and walkway design shown on the plan was generally followed, but some variations were made. These variations, including the now abandoned lane leading to the fields to the west, were roughly sketched onto the plan in pencil. Perhaps dominating the plan are the approximately four hundred trees, shrubs, and flower gardens shown throughout the entire estate. Over sixty varieties of trees were proposed, identified through a numerical key which is attached to the reverse side of the plan.

Although no definite attribution can be made as to the designer of the landscape of the Withington Estate, the primary source and inspiration for the said design can be more readily identified. The proposed plan for the landscape follows very closely the principles of design forwarded in Andrew Jackson Downing's Treatise on the Theory and Practice of Landscape Gardening, with Notes on Rural Architecture, which was first published in 1842. The similarities are so marked, in fact, that it seems unlikely that the designer of Withington's estate did not use Downing as a primary source. The principles of Downingesque landscape design were extremely popular at precisely the time that Isaac Chandler Withington reacquired the former House of Refuge property. The site of the abandoned structure was ideally suited for the creation of a country estate molded from the pattern of Downing's concepts.

Through his writings Downing inspired the rural population with a taste for

horticulture. They sought to make their homes comfortable and elegant, with glass houses for fruit and flowers, and the proper arrangement of the grounds for the study of scenery. Downing was at the fore of a movement that made it fashionable for people of wealth to build a suburban villa or a country estate. He removed from the rural landscape the connotation of the awkward, the unwashed, and the unlettered, thereby contributing to what eventually became a sizeable exodus of the wealthy to the open countryside.

> The embellishment of nature which we call Landscape Gardening springs naturally from a love of country life. Landscape Gardening differs from gardening in its common sense, in embracing the whole scene immediately about a country house, which it softens and refines, or renders more spirited and striking by the aid of art. In it we seek to embody our ideal of a rural home; not through plots of fruit trees, and beds of choice flowers, though they have their place, but by collecting and combining beautiful forms in trees, surfaces of grounds, buildings and walls, in the landscape surrounding us. Most of the beauty of Landscape Gardening, and all its charms, may be enjoyed in 10 or 20 acres, fortunately sited and well treated (Downing 1859: 18-19).

The design plan for the landscape of the ten acre Withington Estate incorporated virtually all of the particulars described by Downing as necessary to create a fine country estate. The design of the lanes, the placement of the outbuildings and flower beds, and the selection and grouping of trees all follow carefully prescribed procedures with the intention of creating visual compositions within the landscape. Downing categorized these compositions as "The Beautiful", which embodied regular shapes, flowing curves, and round-headed trees, and "The Picturesque", which was based around irregular shapes, rustic details, and pointed trees (Downing 1859; Newton 1971).

At the core of Downing's concepts of landscape design was the proper utilization of trees. "Among all the materials at our disposal for the embellishment of country residences none are at once so highly ornamental, so indispensible, and so easily managed, as trees. Undoubtedly, one of the most beautiful objects in nature: a tree is airy and delicate in its youth, luxuriant and majestic in its prime, venerable and picturesque in its old age" (Downing 1859: 69). Trees also served as nature's most vivid expression of the passage of time and the changing of the seasons. In spring they rejuvenate the landscape with fresh buds and blossoms. During the summer they provide shelter from the sun and the pleasurable sound of rustling leaves. In autumn they fill the landscape with nature's most glorious colors. Finally, in winter they allow the sun to reach the earth, while displaying the full intricacies of their limbs and branches. Trees are of such importance in the Downingesque landscape that entire chapters

Heathcote Farm Continuation Sheet 7-12

("Deciduous Ornamental Trees" and "Evergreen Ornamental Trees") were devoted to them. Downing wrote in detail about thirty-seven different varieties of deciduous trees and eight varieties of evergreens. His remarks include discussions of their history and description and their individual and combined effects in landscape gardening (Downing 1859).

Twenty-seven of Downing's thirty-seven deciduous trees are represented on the plan of the Withington Estate. Included among this group of twenty-seven were trees that were indigenous to New Jersey and several varieties which were somewhat more exotic in nature. The plan called for the utilization of seven varieties of magnolias and maples, six types of oaks, and three varieties of chestnut. Also proposed for planting was a quantity of tulip trees. Downing described the latter as "the most stately tree in North America. It should generally stand alone, or near the border of a mass of trees, where it may fully display itself to the eye, and exhibit all its charms from the root to the very summit; for no tree of the same grandeur and magnitude is so truly beautiful and graceful in every portion of its trunk and branches" (Downing 1859: 227). The most impressive tree surviving on the present grounds of Heathcote Farm is indeed a tulip. This tree, located on the perimeter of the west lawn as called for in the original plan, is one of the largest of its type in the state (Plate 8). Five of the eight varieties of evergreens listed by Downing were also represented on the plan. He described the Norway Spruce as the "great tree of the Alps; and as a park tree, to stand alone, we scarcely know a more beautiful one. Its fine, sweeping, feathering branches hang down in the most graceful and pleasing manner" (Downing 1859: 250). Several large Norway Spruce currently fulfill this descriptionat Heathcote Farm.

Downing's appreciation for and celebration of wood also led to the suggestion that rustic seats and structures be used to embellish the country estate. "They have the merit of being tasteful and pictureque in their appearance, and are easily constructed by the amateur, at comparatively little or no expense. There is scarcely a prettier or more pleasant object for the termination of a long walk in the pleasure grounds, or park, than a neatly thatched structure of rustic work, with its seat for repose, and a view of the landscape beyond" (Downing 1959: 394). Downing illustrated a "covered seat or rustic arbor, with a thatched roof of straw. Twelve posts are set securely in the ground, which make the frame of this structure, the openings between being filled in with branches (about three inches in diameter) of different trees -- the more irregular the better, so that the perpendicular surface of the interior and exterior is kept nearly equal. In lieu of thatch, the roof may be first tightly boarded, and then a covering of bark or the slab of trees with bark on, overlaid and nailed on" (Downing 1959: 395). The Withington Summerhouse was obviously constructed with Downing's concepts for rustic shelters in mind.

ARCHAEOLOGY

Heathcote Farm Continuation Sheet 7-13

Significant historical archaeological features are known or expected to exist in several locations on the Heathcote Farm property:

- House of Refuge dormitory wings - historical documentation has shown that substantial portions of the foundations for both dormitory wings were laid during the State of New Jersey's House of Refuge construction program. Brick foundations were encountered during excavations for the foundation of the new garage and associated subsurface facility lines. These are probably related to the proposed west dormitory wing of the House of Refuge. Brick walls and vaulting have also been observed in smaller excavations (including rodent holes and areas of settling ground) on the opposite side of the house. These appear to represent subsurface remains of the western dormitory wing.

- Landscape-related features - it is expected that subsurface archaeological remains of the original landscape of the Withington Estate exist. These features might include former estate and farm lanes, walkways, garden and greenhouse sites, etc.

- Deposits related to existing architectural features - archaeological deposits are known or expected to exist in association with the several architectural elements of the Heathcote Farm property. These elements include the primary dwelling, the stone barn, the carriage house, the summerhouse/icehouse, and the underground vaulting attached to the northwest corner of the dwelling.

8. Significance

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

Specific dates 1850's **Builder/Architect** Gamaliel King & John Kellum

Statement of Significance (in one paragraph)

INTRODUCTION AND SUMMARY OF SIGNIFICANCE

The Withington Estate, or Heathcote Farm, is viewed as embodying several "Areas of Significance", specifically in the categories of archaeology-historic, agriculture, architecture, landscape architecture, and politics/government. Those "Areas of Significance" felt to be most appropriate to the Withington Estate are those of architecture, landscape architecture, and politics/government. The property's structural and landscape architectural quality is considerable, and its early history as the proposed site of a juvenile penal institution and later conversion to a private residence/farmstead bears a definite element of uniqueness. The agricultural activities of the Withingtons and succeeding families and the property's archaeological potential are perhaps lesser, but certainly still noteworthy, features. The Withington Estate has been a significant residential element of the cultural landscape of the Kingston area since its creation through the adaptation of the abandoned shell of the House of Refuge structure in the middle of the 19th century. The present Heathcote Farm continues to function in this elegant residential tradition while maintaining a decidedly 19th century atmosphere. "The Withington Estate, c. 1850, in Kingston, with its stone mansion and barn and its board and batten carriage house, is not a farmhouse by any definition: it is one of the few high-style houses of its era in Middlesex County to have survived with most of its large acreage intact" (Heritage Studies 1977-79).

Architecture

The architectural significance of Heathcote Farm lies in its origin as a public building partially constructed by the State of New Jersey, and in its subsequent adaptation by succeeding owners to suit their individual needs. Several of the building's structural elements, including its masonry bearing walls, the timber floor systems, and the underground vaults and tunnels, are surviving results of the State'a well-documented institutional approach to construction during the mid-19th century. No building constructed at that time for purely residential purposes in or near Kingston would have involved such massive construction, the use of the non-indigenous brownstone, or the type of workmanship that is evidenced in the dwelling at Heathcote Farm. Although the original drawings apparently no longer exist, the building's plan is known to represent an early collaboration of two New York architects of some prominence during this period,

U.S. GOVERNMENT PRINTING OFFICE : 1981 O - 330-456

9. Major Bibliographical References

SEE
CONTINUATION SHEET -9-1

10. Geographical Data

Acreage of nominated property 12.48

Quadrangle name Hightstown　　Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	533020	4469120	B	18	533300	4469180
C	18	533400	4469100	D	18	533320	4469020
E	18	533060	4468960	F			
G				H			

Verbal boundary description and justification

See Continuation Sheet 10-1

List all states and counties for properties overlapping state or county boundaries N A

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Richard L. Porter and Clifford W. Zink

organization Heathcote Farm Associates　　date March, 1984

street & number Box 248　　telephone 609-924-0421

city or town Kingston　　state New Jersey 08525

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national　___ state　X 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 R.W. Myers　8-16-84

title Director, Division of Parks & Forestry　　date

For HCRS use only

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

Joyce M. Sammons　　date 9-27-84

for Keeper of the National Register

Attest:　　date

Chief of Registration

Gamaliel King and John Kellum. King and Kellum were both part of the era's builder-architect tradition, which was soon to be replaced by the professional training and licensing of architects. Both men began their careers as house carpenters, training themselves in architecture through the use of pattern books and treatises. John Kellum, in particular, left a legacy of buildings which affected the practice of architecture in New York during the third quarter of the 19th century. Yet another product of the builder-architect tradition was Charles Steadman, the noted architect from Princeton who served as one of the construction commissioners for the House of Refuge project. With the abandonment of the project, the surviving elements of the planned institutional structure were converted to residential purposes by the Withington family. Each succeeding owner has adapted the structure to reflect the architectural tastes of the time and various personal requirements. Despite these changes the State-built fabric remains largely intact, while repesentative reflections of each private owner's work have also survived. As a result, Heathcote Farm now exists as a rich and varied composite of historical layers which represent its adaptability to changing political, social, and economic conditions.

Landscape Architecture

The significance of the landscape at Heathcote Farm is found within both its original plan and its present form. The Withington Estate exemplifies an important development in the history of landscape architecture in this country. Andrew Jackson Downing initiated a movement which sought to establish a "naturalistic" approach to landscape design by translating and adapting the ideas of the 18th century English garden. From this tradition came the most important of the 19th century American designers and their landscapes, notably Calvert Vaux and Frederick Law Olmstead and their design for Central Park in New York City. The design for the Withington grounds captured precisely many of Downing's ideas for landscape design on a country estate of ten acres. The surviving plan of the grounds (Figures 3A and 3B) documents the proposed design and photographs dating from the 1880's illustrate the estate's landscape in its maturity. Together these documents represent a potent depiction of 19th century landscape concepts. Despite changes made to the original design over the course of some 130 years and a number of subsequent ownership tenures, the grounds retain their Victorian essence. This is especially evident in the sense of space and vistas, notably in the siting of lawns and the clustering of trees. It is also evident in the plant materials themselves, including some original trees which have reached climax proportions and other elements which represent secondary growth and later additions. The property's most important piece of Victorian garden ornament, the Summerhouse, survives as a rare example of a rustic shelter of the type promoted by Downing. The Withington Summerhouse is certainly one of the finest extant examples of Victorian garden architecture in New Jersey. The 52 acre Cook Natural Area to the south of the landscaped segment of the property contributes greatly in preserving the vistas and agricultural nature of the propery's environment. Heathcote Farm has survived as a significant example of Victorian

landscape design and its application to the rural environment within the combined residential/agricultural context of the gentleman farmer's estate.

Politics/Government

The Heathcote Farm property was purchased by the State of New Jersey in 1850 as the proposed site of the New Jersey House of Refuge. Construction of the planned juvenile penal institution began immediately. The House of Refuge project had its origins in the general prison reform movement which had developed at both the state and national levels during the middle decades of the 19th century. More specifically, many reformers called for the segregation of juvenile delinquents from the general prison population and for an emphasis on the reform of juveniles rather than simply punishment. Among the leaders in gaining the approval for the House of Refuge were Governor Daniel Haines, a staunch advocate of prison reform, and State Senator Charles S. Olden, later to serve as the state's governor during the Civil War. However, by 1851 many elements of state government were questioning and challenging the practicality of the project. The view of the opposition was that although the goals of juvenile segregation were admirable, these goals could be achieved through less costly and more efficient alternatives. In March, 1852, the House of Refuge project was abandoned and the State of New Jersey sold the property back to the Withington family, the former owners.

Agriculture

Heathcote Farm has a notable agricultural background that followed its period of governmental involvement and supplemented its history as a country home of the "well-to-do". Isaac Chandler Withington, the property's first proprietor, was a gentleman farmer who enjoyed a reputation as a progressive in the area of agricultural experimentation. During his tenure the Withington Estate was involved in market farming and was one of the largest farms in South Brunswick Township. Isaac's son Charles Sumner Withington maintained an extensive floriculture business on the property. Charles became a noted authority on the cultivation of violets, and blooms from his greenhouses were marketed in New York City and as far away as Chicago. Agricultural pursuits played less of a role on the property during the 20th century, but much of the farmland remained under cultivation. Indeed, the lowland adjacent to Heathcote Brook that was formerly part of the estate is still farmed under a rental agreement with the present owner, the State of New Jersey.

Archaeology-Historic

The Heathcote Farm property is viewed as including several historical archaeological features which have significant research potential. The considerable remains of the flanking dormitory wings of the proposed House of Refuge could yield several categories of data, perhaps the most significant being

that which would allow for the definition of the plan of the abandoned wings. At present no architectural plans for the proposed institution are known to have survived. Archaeological investigation could also define the development of the property's exceptional landscape, tracing its evolution from the early Withington period to the present. This type of investigation would be guided and supplemented by the surviving landscape design plan apparently dating from the original conversion of the former House of Refuge property by the Withington family. Finally, archaeological research in association with the property's remaining architectural features could be expected to yield information such as dates of construction and types of occupation. The brick vaults at the northwest corner of the dwelling offer perhaps the most archaeological promise as their original purpose has not been absolutely defined.

HISTORICAL DETAIL

The Withington Estate (Heathcote Farm)

Heathcote Farm is located on the outskirts of the village of Kingston in South Brunswick Township, Middlesex County, N.J. (Figure 1). This area of South Brunswick (along with the adjacent sections of Franklin Township, Somerset County and Princeton Township, Mercer County) was being actively settled by the end of the 17th century. The primary factors promoting this early settlement activity was the availability of good agricultural land and access provided by the Upper Road (now N.J. Route 27). The latter road had formerly been an aboriginal trail and had been adapted by Europeans as one of the primary routes connecting New York City and the eastern half of New Jersey with Philadelphia and the western half of the colony. The Upper Road was in use during the final decades of the 17th century and continued as one of New Jersey's primary transportation corridors throughout the 18th century. The early settlement patterns of this region were shaped by the Upper Road and the access it provided to areas of high soil fertility. South Brunswick and adjacent townships rapidly developed into fine agricultural regions and continued as such well into the 19th century (Gordon 1834; Barber & Hose 1868; Clayton 1882; Heritage Studies 1977-9).

The Upper Road also stimulated a second activity in the region through which it passed as various transportational service entities appeared along the route. Taverns, blacksmith shops, and wheelwright shops were constructed to provide for the needs of those travelling along the Upper Road. These features often served as catalysts for concentrated settlement as residences were erected nearby. Another catalyst of this type was the mill complex. Saw and grist mills were built to provide lumbering and agricultural processing services for associated settlement areas. The western section of South Brunswick was particularly well-watered, with the Millstone River and its tributary, Heathcote Brook, assuring the availability of the necessary water power potential. There were also still other features that might serve as the foci of concentrated settlement, notably stores, schools, and churches, all providing for the various

(commercial, educational, religious, social, etc.) needs of those living in surrounding agricultural regions. Often several of the above described factors would unite in promoting the development of a village or town. The end result of this was a rural agricultural settlement pattern of villages and small towns surrounded by isolated farmsteads (Clayton 1882; Heritage Studies 1977-9).

One of the region's most important villages which developed around several of the features noted above was Kingston. This name was already in use by circa 1700. The initial stimulation for concentrated settlement at this location was provided by the Upper Road, and by the middle decades of the first half of the 18th century there was a tavern here to serve those travelling along the road. This was soon followed by a blacksmith shop, then later a wheelwright shop. Shortly thereafter a milling complex was constructed on the Millstone River near the crossing of the Upper Road. These two powerful forces allowed Kingston to develop fairly rapidly as a major village serving the region between the larger towns of New Brunswick and Princeton (Barber & Howe 1868; Clayton 1882; Federal Writer's Project 1939; Heritage Studies 1977-9).

Additional features appeared in Kingston during the late 18th and early 19th centuries which allowed for the continued growth of the village. The mill complex grew to eventually include a woolen factory. Stores, a church, and a school were erected to serve both those living in Kingston and those living on the farmsteads in the surrounding region. The number of dwellings in the village increased steadily, with about 20 houses being reported circa 1800 and about 40 in the 1830's. By the 1860's Kingston was considered to be South Brunswick's primary village. Throughout this period, however, transportation continued as the single most important element in promoting Kingston's development. During the second half of the 18th century stage lines gained in popularity. Kingston gained a reputation as one of the state's centers of transportation as a result of its location at the halfway point between both New Brunswick and Trenton and New York and Philadelphia. With the early 19th century came the turnpike era, and the old Upper Road was taken over, improved, and maintained by a turnpike company. However, the construction of the Straight Turnpike (now U.S. Route 1) in 1804 provided competition to the stage and turnpike interests on the old Upper Road. This development and the construction of the Camden & Amboy Railroad to the south combined to greatly reduce the volume of overland traffic passing directly through Kingston. A substantial amount of traffic did continue to use the old road, however, allowing Kingston's transportational service features to survive through the 19th century. Indeed, there was even some further expansion in this area as additional features were required in the village with the construction of the Delaware & Raritan Canal (Gordon 1834; Barber & Howe 1868; Clayton 1882; Federal Writer's Project 1939; Heritage Studies 1977-9).

One of the leading figures in the transportational service activities in the village of Kingston in the early 19th century was Phineas Withington. Phineas was born in Roxbury, Mass. in 1790, part of the seventh generation of a family

that had first arrived in that state in 1635. Withington is said to have migrated to the Kingston area in 1810. Undocumented tradition holds that he became involved in the transportation industry through an association with Cornelius Vanderbilt, a leading figure in the establishment of the steamboat connection between New York City and New Brunswick (and later an influential figure in transportation on the national level). Through this association Phineas is said to have become one of the proprietors of the Union Stage Line, which connected the steamboat ports of New Brunswick and Trenton (the latter providing service to Philadelphia). Withington's connections in the transportation industry were further increased by his marriage to Sarah Gulick of Kingston in 1815. The Gulick family was of Dutch descent, having migrated from Holland to Long Island circa 1650. Some elements of the family relocated in the New Brunswick area during the first half of the 18th century, eventually expanding throughout the Raritan and Millstone Valleys. Around the turn of the century John Gulick was a leading figure in the New York City to Philadelphia transport system, notably in stage lines running between New Brunswick and Trenton. The wealthy Gulick was also active in steamboat lines, railroading, and water-powered industry at Kingston (Clayton 1882; Wiley 1896; Withington 1938; Federal Writer's Project 1939; Mershon n.d.).

Phineas Withington's involvement in the New Brunswick to Trenton stage service made him well aware of the advantages of Kingston as the halfway point of the journey along the old Upper Road. As a result, Withington purchased several properties in the village and established a tavern to serve those travelling along that road. The structure that came to be known as the Withington Tavern had been utilized for that purpose since before the American Revolution (and was still functioning as the Kingston House in 1882). Phineas Withington went on to become one of Kingston's most popular early innkeepers, and his stand was noted for the bulk of stage traffic which was handled there. By 1834 this traffic had greatly reduced, but Gordon (1834: 165) still saw fit to note the great number of stages on the New York to Philadelphia line that had formerly stopped at Withington's hotel. Gordon noted that the completion of the Camden & Amboy Railroad had greatly diminished the amount of stage traffic, but previously as many as "49 stages, loaded with passengers, ... have halted here at the same time", with some "400 harnessed horses ... standing in front of the inn." Clayton (1882:785) went so far as to describe the Withington establishment as "one of the most famous inns in East New Jersey." Phineas Wihington gained prominence as one of Kingston's leading citizens, and his business activities were vital in promoting the growth of the town (Clayton 1882; Federal Writer's Project 1939; Mershon n.d.).

Phineas and Sarah Gulick Withington had four children: Amanda, who married James Bayles of Kingston; Henry, who moved west; Hiram, who later had a prominent agricultural supply business in Trenton; and Isaac. Phineas died in 1834, only 44 years of age. In his last will and testament, drawn up in 1832, he left the majority of his property to his wife Sarah for the duration of her widowhood. In

return she was required to maintain their children until they reached the age of 21, at which time they were to be given financial considerations from their father's estate. Phineas gave his executors permission to sell off much of his personal and real property in order to provide for the support of his family. Notable here as an exception was his requirement that his farm not be sold off. Withington charged his wife and his friend and neighbor Elijah Stout with the responsibility of executing the affairs of his estate (N.J. Will 11728L). The inventory of the deceased's property in 1834 included numerous references to a participation in transportation-related activities. Among the enumerations were found such entries as a "Bar" with liquor, a liquor cellar, a storage cellar, "Stages", 14 horses, a half share of a blacksmith shop, a half share of a canal boat, and 7 shares of stock in the Camden & Amboy Railroad & Transportation Co. (N.J. Inventory 11728L) (Clayton 1882; Mershon n.d.).

Sarah Gulick Withington never remarried, and she lived on the property left to her by Phineas until her death in 1842. Sarah drew up her will in 1841, leaving varying sums of money to her four children and naming Isaac as the executor of her estate (N.J. Will 12151L). The Withington real property in Kingston descended to the children through their rights as the lawful heirs of their father Phineas (see Table 1). Almost immediately, however, Isaac began to buy up the rights of his siblings to what his father had referred to as the farm tract. The primary tract was bounded on the north by the turnpike through Kingston (now Route 27) and the lands of Elijah Stout, Abraham Skillman, and others, west by "Ridge road" and the land of David Misner, south by a branch of the Camden & Amboy Railroad, and east by the lands of William Gulick and Isaac Clark. This property totalled 70.26 acres, and with an additional 10.76 acres located on the south side of the railroad made up the above mentioned farm tract. In the year of his mother's death Isaac purchased the quarter share held by his brother Henry G. Withington for $1000 (M.C. Deed 37 118). A year later Isaac paid the same price for the quarter share held by his sister Amanda (M.C. Deed 38 255) (Clayton 1882; Mershon n.d.).

Table 1

Heathcote Farm

Sequence of Ownership

1983-	HFA & others (see Section 4)	
1982-1983	Heathcote Farm Associates	M.C. Deed 3231 350
1981-1982	Executors of Grace B. Cook	See M.C. Deed 3231 350
1926-1981	Grace B. Cook	M.C. Deed 846 431
1925-1926	Joseph Garneau Ringwalt	See M.C. Deed 846 431
1917-1925	Elizabeth C. Garneau	M.C. Will 31 497
1914-1917	Joseph Garneau	M.C. Deed 545 239
1881-1914	Maria R., Charles S., & Irving P. Withington (Heirs of Isaac Chandler Withington)	N.J. Will 15047L
1852-1881	Isaac Chandler Withington	M.C. Deed 59 467
1850-1852	State of New Jersey	M.C. Deed 53 308
1849-1850	Isaac Chandler Withington	M.C. Deed 51 149
1843-1849	Isaac Chandler & Hiram R. Withington	M.C. Deed 38 255
1842-1843	Isaac Chandler, Hiram R., & Amanda B. Withington	M.C. Deed 37 118
1842	Isaac Chandler, Hiram R., Amanda B., & Henry G. Withington (Heirs of Phineas and Sarah Withington)	N.J. Wills 12151L & 11728L
1834-1842	Sarah Withington	N.J. Will 11728L
-1834	Phineas Withington	See N.J. Will 11728L

Heathcote Farm Continuation Sheet 8-8

Isaac Chandler Withington was born in Kingston in the year 1820. As a youth he attended school in Burlington City. Upon the completion of his schooling he found employment as a clerk in the post office at Princeton. He eventually rose within the postal system to the position of assistant postmaster at the Trenton office. With the death of his mother in 1842 Isaac began to buy out the shares held by his brothers and sister to the family farm tract, his apparent purpose being to establish himself as a farmer. Then, in 1844, Isaac married Maria, the daughter of George W. Platt of New York City, a man of considerable wealth. Platt was involved in the jewelry business, including assaying, refining, and manufacturing. His success allowed him to involve himself in numerous other ventures, including banking. Isaac immediately went to work in the business of his father-in-law, and his interests shifted away from the farm in Kingston. It was not until 1849 that he acquired the final quarter share held by his brother Hiram for $1250 (M.C. Deed 51 149) (Clayton 1882; Platt 1943; Mersham n.d.).

The above purchase finally gave Isaac Withington full control of his father's farm tract. However, by 1849 it seems likely that Isaac's interest in the property and its agricultural potential were much reduced as he had become well established in his father-in-law's business activities. These responsibilities required that Withington spend much of his time in New York City, making a permanent residence in Kingston highly impractical. Indeed, his purpose in completing his ownership of the farm tract may have been primarily designed to allow him to sell it. In 1850 such a sale was indeed made, and Isaac did remove to a location more proximal to New York (some sources claim he moved to New York itself; another states that he became a resident of the Oranges in Essex County). The purchaser of the Withington property was the State of New Jersey. The State's purpose in acquiring the property was to establish on the site a House of Refuge, or place of confinement for juvenile delinquents. The Withington property was chosen for its rural environment, its transportational advantages (railroad, road, and canal), and its proximity to such towns as Kingston, Princeton, New Brunswick, and Trenton. In addition, it seems possible that Withington may have enjoyed the benefits of some well-placed contacts within state government (Clayton 1882; Withington 1938; Mershon n.d.).

The movement that resulted in the proposal to erect the House of Refuge was part of a general prison reform movement which was both state and national in scope. During the colonial period New Jersey's criminal justice system had relied largely on corporal punishment or fines in dealing with criminals, with imprisonment essentially utilized only for detention prior to trial or punishment and for the incarceration of debtors. Only in Quaker West Jersey was imprisonment, coupled with hard labor, forwarded as a viable system for the punishment of criminals. This resulted in the limited establishment of workhouses following European models. There was, however, no organized, colony-wide system for imprisonment, and county jails dominated throughout virtually the entire 18th century. It was not until 1797, with the issuance of

Heathcote Farm Continuation Sheet 8-9

New Jersey's first criminal code, that a formal state prison system developed. The new code adopted much of the earlier Quaker thought on criminal reform, instituting a system of imprisonment and hard labor. The most tangible result of the code was the construction of the first state prison in Trenton (Barnes 1917).

This first state prison system was a congregate one, in which all criminals were housed together. By the 1830's, however, it was clear that this system had failed on several counts. Significant among the reasons for failure was that the congregate system totally integrated criminals of all types, with dangerous felons grouped with those guilty of minor misdemeanors. In 1836 the State of New Jersey adopted what was known as the Pennsylvania system of correction. This second system called for the continual solitary confinement of inmates, emphasizing segregation and reducing the importance of hard labor. This continued until the time of the Civil War when the Auburn system replaced it through the institution of a combined program of solitary confinement by night and hard labor by day (Barnes 1917).

The penal reform movements that led the way in bringing change to the New Jersey (and national) correction system had their start in the 1830's. European reformers here to observe the more progressive American system provided the initial impetus that created an American reform movement which played a role in bringing to an end the use of the congregate system. New Jersey's first formal penal reform organization was formed in 1833 and participated in the activities that led to the adoption of the Pennsylvania system. The state's most influential organization was the New Jersey Prison Reform Association, formed in 1849. The obviously influential president of this group was none other than the governor of New Jersey, Daniel Haines. Haines had served an initial term as governor in 1843-5, during which he had been extremely active in education reform. During his second term (1848-51) he added prison reform to his interests in the area of education. Both Haines and the organization he led were involved in all areas of prison reform, but their particular emphasis was in the treatment of juvenile offenders. Reformers decried the fact that juveniles were exposed to the negative influences of hardened criminals and called for a system that would separate these two groups of inmates. To implement this Haines and the Association lobbied aggressively for the establishment of a House of Refuge to house youthful offenders. Pointing to existing examples of such institutions in neighboring states (including Pennsylvania, New York, Delaware, and Massachusetts), it was claimed this would allow for the reform of juveniles rather than exposing them to an education in crime with convicted felons as their tutors (Barnes 1917; Herman 1982).

In his address of January 8, 1850 marking the commencement of the legislative session, Governor Haines dealt with the need for education and prison reform as major issues demanding legislative attention. Among his specific criticisms of the state's penal system was the lack of segregation between criminals of different ages. To alleviate this situation Haines proposed "the establishment

of a House of Refuge for juvenile offenders ...." Less than a week later a joint committee of two Senators and five Assemblymen was set up to look into the above proposal. On January 25 a memorial from the New Jersey Prison Reform Association supporting the governor's suggestion was read before both houses. On January 30 "An act to authorize the establishment of a House of Refuge" left the committee and went to the Senate for consideration. Its chief sponsor in the upper house appears to have been Charles S. Olden, who had served on the joint committee and was an active supporter of education and prison reform during his career as a Senator. Olden later served as Governor of New Jersey during the Civil War (1860-1863). After some deliberation and alteration, the proposed bill was passed by the Senate and sent to the Assembly for concurrence on February 12. The bill was passed by the lower house without amendment on February 22, and signed into law by Haines on the following day (Journal 1850: 13, 17-8, 52, 136, 164, 231, 312; Minutes 1850: 93, 441, 657) (Wright 1982).

The newly passed law named three commissioners who were assigned the task of selecting an appropriate site for the "New Jersey House of Refuge." The commissioners were given a ceiling of $6000 as the purchase price for any real estate transaction. Within three months of the acquisition of a site the governor was to appoint three commissioners who would handle construction contracting, with one of these men also to serve as construction superintendent. The initial ceiling for construction contracts was set at $15,000. This latter group of commissioners was required to file a full report concerning construction activities to the governor by January 1, 1851. The new law detailed the project's purpose as providing a House of Refuge for minors who have committed crimes, or are guilty of vagrancy, or have been committed by their parents or guardians (An Act to authorize the establishment of a House of Refuge 1850).

The site selection process lasted some seven months as it was not until October 7, 1850 that the commissioners closed on a property described in the deed as being the intended location of the House of Refuge. The tract selected, of course, was the Withington family farm tract, then owned in its entirety by Isaac C. Withington. The commissioners utilized the majority of the $6000 allottment, paying Withington $5300 for full title to the land (with the sole exception being the right-of-way previously conveyed by Phineas Wihington to the Camden & Amboy Railroad Company for their branch line running between Trenton and New Brunswick). Appended to the deed legally recording the transaction was a map of the property drawn on September 26 (Figure 4). The State's newly acquired tract was bounded on the east by the lands of William Gulick, Isaac Clark, and Thomas Skillman, south and west by Ridge Road, and north by a lot maintained by Withington and land held by Elijah Stout. A two acre connecting lot purchased by the state from Stout provided access through his land to the Princeton & Kingston Branch Turnpike (Route 27) (see M.C. Deed 53 512). Passing through the former Withington farm tract were the branch line of the Camden & Amboy Railroad and Heathcote Brook (M.C. Deed 53 308).

Although the purchase of the Withington property was not formalized until October 7, the processes of site selection and construction contracting actually appear to have been essentially completed during the month previous. The awarding of contracts was the responsibility of three commissioners appointed by Governor Haines in accordance with the February 23 authorization law for the House of Refuge. These three men, Thomas Lavender, Samuel McClurg, and Charles Steadmen, were assigned the task of completing the actual construction required by the project. Steadmen was well-qualified for the post as he was a builder-architect whose work has had an undeniably significant impact on the built environment of nearby Princeton, also his place of residence. His distinctive combination of Federal and Greek Revival elements have survived in nearly fifty structures credited to his design, while perhaps half that number again have not survived. The first collective action of the commissioners was to visit several institutions similar in nature to that proposed to be built by the State of New Jersey. Juvenile homes in Philadelphia, Rochester, N.Y., and Massachusetts were examined to provide the background necessary to successfully implement the proposed project. These vistations were followed by the critical evaluation of several sets of architectural plans. The end result of this competition was the selection of the firm of "King & Kellum, architects, of Brooklyn, New York" (for details concerning Gamaliel King and John Kellum, see below). Their plans called for a structure which would consist of a central building with two flanking wings. The central section would serve in housing the administrative functions of the facility while also providing places of residence for "the keeper" and other officials and employees. The wings would contain a total of 192 "dormitories", or cells (Minutes 1851: 21-2) (Greiff et al 1967).

The commissioners continued their work by awarding the first of several construction contracts on September 16, 1850 to William R. Pease of New Brunswick. The text of this contract makes it apparent that the Withington tract had been at least informally agreed upon as the future site of the House of Refuge several weeks prior to the actual execution of the deed. The agreement between Pease and the Commissioners, which concerned the construction of a water system, was drawn up in Kingston, probably shortly after a visit to the Withington property. The text of the document included fairly detailed specifications and noted the necessity to convey the water "to the top of the hill of the site." This description accurately reflected the situation on the Withington property, with the eventual construction site being located on a hill overlooking Heathcote Brook. That stream would serve as the source of water for the system. Pease was required by the contract to use "hydraulic rams" to pump water through block tin and wrought iron pipe to be laid three feet below ground surface. On site storage was to be provided by a large tank (Minutes 1851: 806-7).

A second contract was awarded on October 8, 1850, the day after the purchase of the Withington property was finalized. This agreement was made with Daniel Biles and Charles Hunt, two carpenters from Trenton who had united to do business as

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Biles & Hunt. They agreed to provide all the necessary carpentry (materials and labor) for $13,100, and also to do all painting, glazing, and graining for an additional $1725. The following day the commissioners hired Aaron Colby of South Brunswick to haul building stone from the Delaware and Raritan Canal basin in Kingston to the construction site (Minutes 1851: 811, 814-6).

The all-important contract for the stone and masonry work was awarded to John Grant of Trenton, "Stone Mason and Stone Cutter," on October 29. Grant's instructions from the commissioners were fairly specifically stated in the body of the contract. He would be responsible for the shipment of all stone from his quarry on the Delaware and Raritan feeder canal just north of Trenton to the Kingston basin. He would oversee all stone cutting, including plain axed work, tooled work, and moulded work. He was also in charge of on-site masonry, and was expected to provide cement and scaffolding. Grant's masons were to do both stone and brick laying. He was instructed "to lay the stone to correspond with the front and sides of the Third Presbyterian Church" of Trenton, with special attention to be paid to the front of the central building. The contract for the necessary bricks was made on November 2. John Lafaucherie of Mercer County and Moses Becker of Philadelphia agreed to make one million "hard burned bricks" (and more if necessary) and begin delivering them to the work site after May 1, 1851 (Minutes 1851: 812-3, 817-8).

John Grant began quickly in carrying out his assigned work, and by the end of November his stone cutters had produced a large quantity of cut stone corners. Work continued into the next month, and by December 19 more corners, water tables, water table lintels, window sills, corbels, building stones, and a large amount of both cement and lime mortar were ready for shipment. By December 30, Aaron Colby, using 8 horse and ox teams, 8 wagons and carts, and hired teamsters, superintended the hauling of much of this stone from the basin to the site (Secretary of State Papers 1852). The ongoing construction activities on the former Withington property were reflected on the map of Middlesex County published in 1850 (Figure 5). The "House of Refuge" was boldly indicated just to the southeast of Kingston center. Heathcote Brook and the "Camden & Amboy Branch R.R." were shown to the south of the site. The village of Kingston and its commercial and transportational (note the canal basin just south of the village) features were well represented. It is also apparent that Isaac Chandler Withington still owned property in the area.

Yet another important contract was awarded on December 18, 1850 when the commissioners selected Bottom, Tiffany and Co. to handle the ironwork needed for the project. This was one of the major components of the job as great quantities of both cast and wrought iron were needed for the proposed building. The contract specifications called for a quantity of beam anchors to function as a part of the proposed structure's framing system. There were also to be iron stairs leading to the chapel and school rooms in the center building. Iron was also vital to the planned portico and piazza. As would be expected, the ironwork

would also play an important role in the building's security system. The two wings, which would contain the dormitories, would be separated from the center building by massive iron doors. The cells would have iron doors and door frames, window guards, and ventilation valves. Iron galleries consisting of floors, stairs, and a support system would be placed in the halls running down the middle of the dormitory wings (Minutes 1851: 807-10).

The "Report of the Commissioners to Build the House of Refuge" submitted to Governor Haines on January 1, 1851 informed the state government as to just how much of the construction had been completed by that time. In addition to the contracts noted above, another had been awarded for the necessary excavation work, and the structure's cellar had already been dug. Much of the masonry work had already been completed, with foundations and external walls constructed of stone and internal and dormitory walls of brick. The foundations for the central building and both wings had been fully laid, including those for the internal cross walls, "to about three feet high." The foundations had been covered with earth to protect them from winter frost. The water system, with hydraulic rams conveying water some 1700', had also been completed. Contractors were reported to be working in their shops preparing for an early spring return to on-site construction activites. The Commissioners went on to report that in consultation with the Governor, it had been decided to not finish the interior of the one of the wings. This plan would allow for a reduced financial outlay ($55,000) and for the testing of the facility's effectiveness while serving 96 inmates. Finally, the Commissioners stated that they had drawn $5000 from the state treasury, the majority of which had been spent. Several thousand more dollars would soon be required to pay for work being done during the winter months (Minutes 1851: 70-3).

On January 15, Haines, soon to leave office, gave the governor's annual message marking the commencement of the new legislative session. He drew heavily from the Commissioners' report in devoting a considerable portion of his speech to the House of Refuge. He, too, put forth the alternative plan to the full completion of the structure, stating that the center building and one wing could be finished within a year "in a plain, substantial and appropriate manner, of the best materials" for $42,000. The second wing, without interiors, could be completed for an additional $12,000, while construction costs for full completion were given as $64,000. Haines reported the treasury's accounts of expenditures to date; $6123.33 to site selection and purchase and $5817.81 for construction. The governor, of course, remained an avid supporter of the project and called for the legislature to make the necessary appropriations. The offering of alternative plans, however, was an early reflection of a growing opposition movement. Indeed, later that same day, a committee was set up within the lower house to review the House of Refuge project (Minutes 1851: 23, 29-31, 90).

On January 21, George F. Fort appeared before the legislature to give his inaugural address as the new governor. Fort, a Monmouth County physician, was a

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reform politician despite extensive ties with the state's dominant "big business", the Joint Companies (the transportational interests surrounding the Camden and Amboy Railroad and the Delaware and Raritan Canal). His term as governor was to be marked by increased expenditures on education and child labor restrictions. He was perhaps somewhat less interested in the prison reform movement and made no mention of the House of Refuge or prison reform in general in his speech. This silence may have been necessitated by the growing unpopularity of the House of Refuge project (Minutes 1851: 121) (Davis 1982).

The Assembly committee for the House of Refuge requested that the construction Commissioners file another report. Specifically requested was information on the work accomplished and money expended to date, along with the time, labor, and monetary requirements to finish the project. Also sought were ideas on how the project could be reduced in scope. On February 6 Samuel McClurg answered as the only available commissioner, noting he was working only from memory as all of the project's documentation was in Steadman's hands. He first discussed the work already completed, beginning with the water system, which had cost $900. Excavation and the grading of the front of the structure had cost $700. The completed masonry work and the delivery of a large quantity of stone and sand and several thousand bricks had cost about $7000. Beyond this McClurg could provide little information. He estimated about $50,000 had been committed through contract awards, but could not say how much work was actually finished, how much money had actually been spent, or when work might be completed. He did, however, forward the opinion that the project could be successfully reduced in scale at a savings of some $20,000, and he felt that the contractors would comply with such a reduction (Minutes 1951: 469-72).

On February 7 the majority opinion of the Assembly committee was read on the floor of the lower house. This report reviewed the history of the project to date. It then went on to discuss financial matters, disagreeing with McClurg's estimate for the cost of contracts so far awarded. According to the committee, this figure was actually over $70,000, not only far higher than McClurg's estimate of $50,000, but also well beyond the figures put forth by former Governor Haines and other supporters during the project's planning stages. The committed had concluded that at least $100,000 would have to be spent to complete the House of Refuge. The committee's majority pronounced support for the theory behind the project, the need for the segregation of juveniles from other criminals. The present project, however, was too expensive and placed an unfair tax burden on those counties with few juvenile delinquency problems. A system of county Houses of Refuge would be less expensive and more efficient. With the state currently operating at a deficit, the Kingston project was viewed by the majority to be a detriment. They called instead for the channelling of any available monies into public education, the expansion of which would also work to control delinquency among the young. In closing, the majority recommended that the law authorizing the House of Refuge be rescinded, and that settlement negotiations with contractors be initiated. This motion was tabled until the

minority report could be completed and presented (Minutes 1851: 462-8).

It was not until February 11 that the committees' minority report was issued. This report contained more information as to the work thus far completed and the degree to which the contractors had committed themselves to the work yet to be finished. John Grant had rented an additional quarry, hired additional labor, and rented housing for his workers. A large amount of stone cutting to the specifications of the Commissioners had been completed. He had hired teamsters to haul stone and financed the construction of a boat for use on the canal. Scaffolding and a large quantity of sand (for mortar) had been purchased. Lafaucherie and Kahnwailler (apparently a replacement for Moses Becker) had purchased a clay pit, hired workers, and rented housing for them in order to meet the project's demand for brick. Biles and Hunt had purchased all the timber necessary for the job and had already milled much of it to the Commissioners' specifications. They had also rented a large shop and hired extra workmen. Bottom, Tiffany and Co. had fully committed their shop to this job, turning down other work. Material and machinery had been purchased, workmen hired, and much of the casting and wrought iron work had already been finished (Minutes 1851: 495, 498-9).

The minority report differed on many points from that issued by the majority. It was noted that $15,000 had been appropriated originally, and of that only $8000 had been expended. The minority felt only an additional $30,000 would be needed to finish the center building and one wing, and essentially the same amount of money would be necessary to pay off the contractors if the project were terminated. The claims of the majority as to the miscalculation of the project's cost by the Haines administration were refuted, as the minority claimed the Haines estimates were essentially correct. The state treasury was viewed as strong enough to finish the House of Refuge project and also finance such worthwhile activities as public education. The minority charged that the juvenile problem was too large to be properly handled at the county level, and suggested that a redistribution of the tax burden to finance the project would insure that no county bore an unfair share. The minority firmly stated that, in light of the proven values of a system of juvenile segregation and the time and money already expended on the Kingston project, funds should be appropriated to allow for its completion. However, in closing, the minority admitted that they were unsure as to whether or not they would have supported this project had they been involved in an original authorization vote(Minutes 1851: 496-7, 499-502).

With the minority report now before the Assembly, the majority once again made a motion that their own recommendations be implemented and the project be terminated. This motion resulted in a tie vote and thereby failed to pass. The minority answered by requesting that the documentation collected by the majority during their investigation be made available for the review of the entire Assembly. It was further requested that the minority have an opportunity to provide explanations to the various negative points made by the majority

concerning the House of Refuge project. This motion was agreed upon by the entire Assembly (Minutes 1851: 503-4).

On March 5, a new report filed with the committee by Thomas Lavender, the chairman of the construction commissioners for the House of Refuge, was read before the entire Assembly. Lavender's report provided the committee with answers to all of the questions posed in their initial request for information in early February. He also provided copies of each of the contracts entered into by the commissioners to date. His report included a brief description of the proposed structure's form. The central building would be used for "superintendent offices, for cooking, washing, dining, laundry, oven, school rooms, chapel, and any other branch needed." Both wings would house only dormitories. Lavender also included some more specific description of the proposed building's structural make-up:

> The wall inside to be the same as outside. The block of lodges [dormitory wings] to be of brick, all to be left plain and whitewashed; doors and galleries of iron. The floor to be flagged, and wall be fireproof (Minutes 1851: 805).

Lavender went on to say that he could not accurately estimate how much of the contracted work had actually been carried out, noting that the contractors had worked in their shops through the winter. In addition to the completion of the water system, the excavating and grading, and the laying of foundations, a large quantity of materials had already been delivered to the site, including a large amount of stone, 800 loads of sand, and 50,000 bricks. He was also unable to estimate when the project would be completed, but noted that all work was on schedule thus far. Finally, Lavender concurred with co-commissioner McClurg's opinion that the project could be reduced in scale (through the construction of only one of the wings) to save approximately $20,000 (Minutes 1851: 804-6).

The end result of the above debates was the Assembly's acceptance of a resolution that adopted the views of the committee's minority. This resolution authorized the state treasury to release to the commissioners the funds necessary to complete the center building and one wing, with a ceiling of $30,000 placed on said outlay. On March 7 this resolution was sent to the Senate for confirmation. This was refused, however, on March 12 as the upper house passed a resolution deeming it unconstitutional to appropriate money though concurrent resolutions. On the following day a more constitutional course was followed as a formal bill was presented in the Senate with essentially the same wording as the refused resolution. After several days of deliberation the Senate passed the proposed legislation, and by March 17 the issue was once again on the floor of the Assembly. On March 19 the lower house put the bill to a vote and it was defeated by a single vote (Journal 1851: 659, 693, 704, 716-7, 727, 738-9, 746, 750; Minutes 1851: 967, 1001-2, 1013).

Construction activities continued on the Kingston site despite the lack of the necessary appropriation legislation. John Grant was particularly active as his stone cutters continued their work in producing various building parts to the specifications of the commissioners. By the end of March Grant reported that large quantities of lintels, corbels, window sills and jambs, water tables, and corners had been cut. In April and May Bottom, Tiffany and Co. began the production of iron bars and grating for the dormitories. Grant's masons were active in May, producing lime and cement mortar and laying stone and some 33,000 bricks. Some stone cutting continued in the quarry as additional corners and window sills and jambs were completed (Secretary of State Papers 1852).

Construction activities were accelerated during the summer of 1851. In June Grant's stone cutting work increased and more sills, water tables, and corners were readied for shipment. They also completed a quantity of "ashler" for the "tower base". Even more active were the Bottom, Tiffany and Co. ironworkers, doing both casting (ventilators, plates, and beams) and wrought iron work (grating, anchors, window grates and bars, and bolts). Work in this shop apparently ceased at the end of July, at which time it was reported that 186 wrought iron doors and 504 cast iron door frames were among the materials on hand that had been produced for the House of Refuge project. John Grant's workers, however, worked through the month of August. The masons laid a large quantity of stone and about 16,400 bricks in July, and somewhat less stone and 53,000 bricks in August. Stone cutting also continued during this period. At the time of the cessation of work at the end of August, 100 barrels of cement and a large amount of building stone were left on site. Aaron Colby also did the last of his hauling in August (Secretary of State Papers 1852). From the above it appears that by the end of the summer it had become apparent to the various contractors that the project was in great jeopardy.

There was apparently little additional work done at the House of Refuge site in the fall of 1851. On December 24 the construction commissions filed their year end report to Governor Fort. This report described in some detail the progress the contractors had made in erecting the building. A considerable portion of the work had been concentrated on the main (central) structure, and its masonry walls had been completed to an elevation of 22'. In addition the interior framing had been finished up to the third story. The foundations for both wings were fully laid, and the walls for the west wing had been completed to a height of 10' (the foundations for the walls of the cells had been raised to the level of the first floor in that wing). A quantity of materials (notably lumber for framing and fencing) was being stored on site and had been covered for protection against the elements. The entire structure had been temporarily roofed to provide it with similar protection. The commissioners reported that construction had indeed ceased as they had used all the funds appropriated thus far in paying the various contractors. An accounting was included with the report that showed the actual appropriations as issued by Governors Haines and Fort to have totalled $15,000 ($8000 by Haines, $7000 by Fort). Al of this (plus $86.50) had been expended.

with over half paid out to John Grant (Minutes 1852: 39-45).

The commissioners went on to discuss their view of the project's future. They reported that the contractors were yet owed more than $5000 for work already completed. In order to finish the "one wing" plan it was estimated an additional $42,000 would be required. It was the opinion of the commissioners that the project could be completed by the spring or summer of 1853. If the entire project as originally planned (two wings) was to be built, the estimate of $72,000 given by the Commissioners a year ago was viewed as still being valid. The report concluded with an essay proclaiming the value and success of juvenile delinquent programs such as the House of Refuge elsewhere in the country (Minutes 1852: 41-3).

Governor Fort's commencement speech before both houses of the legislature on January 14, 1852 included a large segment devoted to the issue of the House of Refuge project. He began by reviewing the history of the project and then reviewed the commissioners report he had received several weeks earlier. Utilizing data provided in the report and adding several calculations of his own involving the expenses which would be necessary to actually ready the property for use, Fort concluded that it would cost a total of $105,000 to complete the project. He went on to say that although he agreed that the House of Refuge would indeed benefit the state's juvenile offenders, this terrific cost and the fact that the same job could be adequately handled at the county level had led him to decide to oppose the completion of the project. He stated, however, that the final decision should rest with the legislature. In closing his thoughts on the project, Fort stated that in his opinion, if the House of Refuge was to be finished it should be built to the specifications of the original plans as the "one wing" plan would not provide sufficient inmate capacity (Minutes 1852: 26-9).

A joint committee was set up within the legislature to review once again the whole issue of the controversial House of Refuge project. The committee filed its report on March 3. The various contractors had been requested to file their bills and damages to date, and the requested accounts had arrived in February. These were compiled by the committee and it was found that the state owed almost $15,000 for work completed as of February 10, 1852. Almost $4000 in damages would have to be paid for expenses related to project delays if the work were to continue, while damages would total some $13,500 if the job was terminated. If the project was indeed abandoned, it was estimated that the state would lose more than $55,000. The committee reported its members to be much divided in their opinions on continuance or termination, and, as a result, it was decided that no recommendations would be offered. All decision-making was to be left up to the legislature as a body (Minutes 1852: 407-9; Secretary of State Papers 1852).

On March 9 a bill was introduced in the Assembly entitled "An act for relief of the contractors who furnished labor and materials for the erection of the House

of Refuge". By March 18 the title of the bill had been amended to read "An act for the discontinuance of the House of Refuge, and for the relief of the contractors who furnished labor and materials for the erection of the same". On that day the bill was decisively passed by the Assembly and sent to the Senate for concurrence. It came up before the Senate on the following day and an unsuccessful attempt was made to amend a portion of it. On March 24 the Senate gave its aproval to the proposed legislation by a vote of 12 to 6. The bill was returned to the Assembly and then sent to the governor's office for final approval. On March 26 Fort informed the Assembly that he had signed the bill into law (Journal 1852: 568, 596-7, 653-4; Minutes 1852: 590, 721, 823, 846, 861).

Fort appointed one final committee to deal with the House of Refuge. The new committee was to audit and settle the accounts of the contractors and sell off all property related to the abandoned project. Settlements were apparently satisfactorily made with the various contractors, and much of the moveable property (largely construction materials) was sold off. Most of the building materials which remained unsold, including iron cell doors and door and window frames and masonry were stored at the state prison under the assumption that it could be used in any planned expansion of that facility (Minutes 1853: 17-8). The commissioners were also able to sell the real property on which the partially-built House of Refuge was located. On December 1, 1853 Isaac Chandler Withington repurchased the tract of land he had conveyed to the State only slightly more than two years earlier. This transaction also gave Withington the two acre strip of land running though the land of Elijah Stout to the turnpike (Route 27). Despite the presence of the three story masonry shell (and possibly some unused construction materials), Withington paid only $6750 for the property which he had sold as an unimproved tract for $5300 (M.C. Deed 59 467).

Withington's original reasons for repurchasing his former property are unclear as he did not appear to initially have planned on establishing a residence here. Family tradition states that the purchase included a large quantity of building stone which had been left on the property, and that much of this was sold to Princeton College and used in the erection of at least two structures. Clayton (1882: 795) and later secondary sources claimed that Withington did not build the "spacious and elegant mansion surrounded by broad avenues and expansive lawns" until 1857. This was accomplished by finishing the partially constructed central section of the planned House of Refuge. This second construction project, which utilized many of the materials left on the site by the State, created the fine mansion that still stands as the central element of the Heathcote Farm property (see Section 7). Other structures, several of which survive today (notably the stone barn, the frame carriage house, and the stone and wood icehouse/summer house), were also added to the estate by Isaac Chandler Withington. The property was beautifully landscaped, allegedly by a man named Saunders, said to have been an acquaintance of Withington's who was affiliated with the United States Department of Agriculture. The plan delineating the landsacpe design survives

today (Figures 3A and 3B), and many of the features depicted graphically remain a part of the estate grounds (Clayton 1882: Withington 1938; Federal Writers Project 1939; Mershon n.d.).

Maps published in 1860 depicted the dwelling of "I.C. Withington" in the exact location in which the House of Refuge had been shown ten years earlier (Figures 6 and 7; see Figure 5). The Civil War era also saw the wealthy Withington acquire acreage adjacent to his newly constructed mansion (including the farm formerly held by Elijah Stout, who had died), greatly increasing the size of his estate (M.C. Deeds 82 637 & 87 640). Withington continued to work in the business of his father-in-law, George W. Platt, apparently serving as his buiness manager until both men died in 1881. This employment required that Withington continue to maintain a residence in New York City. The new Kingston property was utilized as a summer, or country, residence by the Withington family, and during the times when Isaac was in New York it was managed by his sons, employees, and servants. Isaac was, however, in residence when the federal census takers arrived in Kingston in 1860. He was listed as a 39 year old farmer with real property totalling $12,500 in value. Living in the mansion with him were his wife Maria R. (34 years old), their children Charles Sumner (11 years old and attending school), Laura Elliott (7 and also in school), Anne Louise (4), and Irving Platt (2), and Ann Higgins, a 15 year old domestic. The fact that the Withington's two school age children were both being educated in New Jersey indicates that much of the family's time was indeed spent in Kingston. It is also of interest to note that all of the children, with the exception of Irving, had been born in New York. Irving, born in New Jersey in 1858, had probably been born in Kingston. Anne, the next oldest child, was born in 1856 in New York (U.S. Census of N.J. 1860). These births might support the 1857 construction date generally given for the mansion (Clayton 1882).

Withington's interests at his country house were not purely residential or recreational. He rapidly gained a reputation as a fine "gentlemen" farmer and was said to have been extremely zealous about matters agricultural. His Kingston estate became known as a place of agricultural experimentation as many of the new farming techniques of the day were applied. Withington's farming activities were reflected in the special agricultural schedules of the 1860 census. His land was listed as totalling 90 improved acres and 25 unimproved acres. His livestock holdings were fairly small, including 5 milch cows (which had produced 600 pounds of butter), 3 cattle, and 4 swine. The property's meadows had been mowed to yield 40 tons of hay! The majority of the farm's products were grains (1200 bushels of Indian corn, 300 bushels of wheat, 900 bushels of oats, and 150 bushels of buckwheat), with the only other major crop being 100 bushels of Irish potatoes. These crops were fairly similar to those of many of the other farms in the vicinity, with grain production dominating the region's agricultural profile (U.S. Census of N.J. 1860) (Clayton 1882).

Within ten years, however, the agricultural activities at the Withington estate

had greatly expanded, and, to some extent, moved away from the production base found on the average farm in the region. Map resources from the 1870's once again depicted the Withington dwelling just southwest of Kingston, but Isaac's land acquisitions had surrounded it with many additional acres (Figures 8 & 9; note acreage designation of 175 on the latter). The 1870 agricultural schedule reported that Isaac had 150 acres of improved land, 75 acres of unimproved land, and 5 acres of woodland (the discrepancy between this total of 230 acres and the 175 acres noted on the map may result from Withington's having owned a quantity of acreage separate from his Kingston estate). The farm operation on this large property was one of the most extensive in South Brunswick Township. Withington paid out some $2000 in wages a year, and the farm implements under his ownership were valued at $4000. His livestock holdings were considerably larger, including 10 horses, 2 mules, 2 sheep, 5 swine, 12 milch cows (an increase that had resulted in the production of 1800 pounds of butter), and 28 cattle. The appearance of horses and mules was probably at least a partial reflection of the property's increased labor requirements as some of these animals were certainly used for plowing, hauling, etc. The great increase in cattle indicated that Withington had moved more strongly into beef production. Grain products remained important, but were all reduced in quantity (750 bushels Indian corn, 300 bushel of winter wheat, and 500 bushels of oats). The harvesting of 800 bushels of Irish potatoes indicated that the importance of this crop had risen. The estate's orchards had been developed to the point where $120 worth of orchard products had been marketed. The farm's meadow lots had yielded 5 bushels of clover seed and 7 bushels of grass seed in addition to 75 tons of hay (U.S. Census of N.J. 1870). The Withington farm operation was certainly an extensive and varied one by 1870.

Also very extensive was the family of Isaac Chandler Withington, which by 1870 had reached its fullest extent (Withington's oldest son George Platt had died when only 5 years old c. 1850). Charles S., the eldest surviving child, was still living in his father's household, although he had reached his majority and had recently graduated from law school. The three other children who had been enumerated ten years earlier (Laura, Anne, and Irving) were all in residence and attending school. The three youngest children had all been born in New Jersey (and probably in Kingston). Two, Chandler (9 years old) and Maria Roshore (7 years old), were attending school, while Eliza Platt, the youngest, was only a year old. Isaac and his wife Maria were listed at the head of the household. Withington's occupation was listed as a "Book Keeper", reflecting his activities in the Platt organization rather than his farming pursuits at Kingston. His consderable real estate holdings were valued at an impressive $32,500, while his personal property was worth $14,000 (as compared with $2500 in 1860). The housekeeping at the mansion was now handled by two Irish domestics, Catherine Sproul (21 years old) and Catherine Ward (19 years old and illiterate) (U.S. Census of N.J. 1870) (Clayton 1882).

By 1880 Withington's farm operation, although still considerable, was somewhat

reduced from the production levels that had existed in 1870. Among several possible explanations for this reduction was Withington's advancing age (he would die in 1881). The farm still included 150 improved acres (land under cultivation, in fallow, and meadow). His farm-related property (real and moveable) totalled $21,000, still an impressive sum. Also still impressive were Withington's livestock holdings: 10 horses, 10 milk cows (producing 800 pounds of butter), 20 swine, and a large cattle herd (in 1879 4 cattle had been sold, 6 slaughtered, and 10 calves had been born). There were also some 100 barnyard fowl that had yielded 400 eggs. The farm included 90 acres of grassland meadows, some 60 acres of which had been mown to yield 100 tons of hay. Grain production (30 acres of Indian corn yielded 1000 bushels, 20 acres of wheat yielded 400 bushels, 30 acres of oats yielded 900 bushels, and 6 acres of rye yielded 100 bushels) was clearly dominant, although Irish potatoes (200 bushels from 2 acres) remained important. These various agricultural products had been marketed for about $2000 in 1879 (U.S. Census of N.J. 1880).

Isaac Chandler Withington died in his New York residence on November 22, 1881 and was buried in the famous Greenwood Cemetery in Brooklyn. Two months earlier he had drawn up his last will and testament, describing himself as a resident of the village of Kingston. He left all of his property, both real and personal, to his wife Maria and his sons Charles and Irving. Maria was to occupy and hold all of that property related to the Kingston farm tract, which Isaac referred to as his place of residence. After her death that property was to be divided equally among the surviving children. Special arrangements were made for the maintenance of Eliza, the youngest child, less apparently for her age than for some permanent illness or affliction. Isaac closed by appointing his wife and two eldest sons to execute the affairs of his estate after his death (N.J. Will 15047L). Two years later the family and estate of Isaac Chandler Withington received considerable attention in Clayton's History of Union and Middlesex County (1882: 790, 794-5). Included therein was a biography of the recently deceased Withington, an engraved portrait view of the man himself (Figure 10), and a view of his residence, the former House of Refuge structure (Figure 11).

An inventory of the moveable estate of Isaac C. Withington was not compiled until 1888, seven years after his death. The reasons for this lengthy delay are unclear, but may be related to some litigation involving the Withington property that occurred in that year. The enumerations found within this inventory provide many valuable reflections of several aspects of life on the Withington estate. The great quantity of farm implements, many of which were associated with grain and hay production, reflected the extensive agricultural activities of the property. The Withington's livestock holdings furthered this perception; 4 horses, 4 mules, 13 cows, 2 bulls, 12 steers, 4 heifers, 8 swine, 8 sheep, and 75 fowl. The estate owned a large number of vehicles, including a carriage, a coach, 4 buggies, 3 sleighs, and 3 farm wagons. The size of the great house and the valuable furnishings within it were further indications of the extent of the Withington estate. The dwelling included four stories, from the cellar, to the

hall, parlors, dining room, and library of the first floor, the 6 chambers (bedrooms) and nursery of the second floor, to the several rooms of the attic on the third floor. Perhaps the single most impressive aspect of the financial legacy of Isaac Chandler Withington were the stock holdings he left for his dependents. In addition to small holdings in an insurance company and the local Rocky Hill Railroad, he held 92 shares of the Consolidated Railroad and Canal Company, which were valued at $19,688 (N.J. Inventory 15047L). Notable here is the fact that Isaac had invested in transportation-related stocks. probably the result of the influence of his father Phineas.

As noted above, with the death of Isaac Chandler Withington, his wife Maria and his sons Charles and Irving assumed the responsibility for managing the family estate. Maria Withington appears to have remained a resident of the former House of Refuge property until it was finally sold out of the family in 1914 (see below). Irving Withington continued in his role as an executor of his father's estate, but apparently had relatively little to do with the day-to-day affairs of the Kingston property. Irving had graduated from Princeton College in 1880, and by the 1890's he was well established as a clergyman in Minneapolis, Minnesota. Isaac's third and youngest son, Chandler, had also graduated from Princeton (in 1883), and by the 1890's was a civil engineer working for the City of New York. That left the responsibility of the management of the farm to Charles, the oldest son. He, too, was a Princeton graduate (1868), and after the obligatory tour of Europe, he graduated from the Columbia College School of Law in 1870. He was admitted to the new York bar in the following year and enjoyed a successful law practice in New York City for a decade. However, with the death of his father in 1881 he abandoned his practice and moved to Kingston to take over the family farm (Clayton 1882; Wiley 1896).

Charles S. Withington continued the general farming activities that his father had conducted on the property, but at a somewhat reduced rate. By 1883, however, Charles began devoting the majority of his attention to the floriculture business, specifically the cultivation of violets. Initially, this activity was conducted within a single small greenhouse, but by 1896 ten large greenhouses had been constructed on the former House of Refuge property. Charles also had a retail florist's shop on Nassau Street in Princeton and was a recognized and published expert on the art and science of violet floriculture. The major markets for his violets were New York, Pittsburgh, and Chicago, and he sold as many as 750,000 blooms in a single year. Charles apparently originally intended to purchase his father's property, now the center of his flourishing florist business. However, in 1888 he was sued in the New Jersey Supreme Court by his mother and brother in their positions as representatives of the Withington estate. Charles was no longer an executor of the estate, perhaps having relinquished the position in the process of moving toward the purchase of the family property. The suit appears to have resulted from a failure to meet certain financial responsibilities and Charles was forced to pay a judgment of almost $7000 (N.J. Supreme Court Records 1888). The end result of this action

was the return of full title in the property to Maria and Irving as executrix and executor and to all of Isaac C. Withington's children (including Charles) in equal shares as heirs (Wiley 1896).

Despite this apparent aborted attempt by Charles S.Withington to purchase the Kingston property, he remained in residence and continued his floriculture business. In 1888 he married Eva Van Duyn of Kingston, and their first child was born on 1890 (this child, a son named Roshore, died only two years later). By 1901, however, the financial demands of the estate were apparently quite severe, and the Withington heirs were forced to take out a mortgage of $5500 in order to meet several outstanding debts (M.C. Mortgage 160 510). Finally, in 1914, Maria and Irving Withington, as surviving executors of the estate of Isaac Chandler Withington, conveyed the majority of Isaac's "Homestead Farm" (consisting of 142.47 acres) to Joseph Garneau of New York City for a recorded consideration of $1 (M.C. Deed 545 239). In actuality Garneau acquired the property by assuming and paying off the mortgage and other debts owed relative to it by the Withington family (Wiley 1896).

Joseph Garneau was a native of St. Louis, Missouri and was an associate of the famous Anheuser family. This association allowed Garneau to gain a position with the Schmidt & Peters Co., a well-known New York City wine importing firm, in 1900. By 1909 he had taken over the firm and renamed it the Jos. Garneau Co., Inc. Garneau went on to accumulate a huge fortune, a small part of which he utilized in 1914 to acquire the former House of Refuge property. Once again the former Withington estate was to serve as the "country estate" of a wealthy New York businessman as Garneau's work required that he maintain a residence in that city. Garneau did utilize his new property, however, and shortly after its acquisition he financed a major renovation project. Many of the structures on the estate, most notably the house and the stone barn, were altered and added to during Garneau's tenure (see Section 7) (Zink 1982).

Joseph Garneau died in 1917, only three years after purchasing the Kingston property. In his last will and testament (drawn up in the year of his death), he described himself as a resident of Kingston. This and the fact that his will was probated in Middlesex County combine to indicate that Garneau had spent the majority of the last three years of his life residing in the former Withington dwelling. This is further supported when the extent to which he improved the Kingston property is considered. He left all of his real property to his wife and executrix, Elizabeth Carr Garneau (M.C. Will 31 497). The inventory listing the elements of his moveable estate was extensive and reflected the deceased's great wealth. He held many thousands of dollars worth of stock, most notably in his own company and in several of the country's most prominent railroads (including the Erie, the Baltimore & Ohio, and the Southern Pacific). His holdings also included two automobiles, a truck, livestock, and cultivated farm products (grains). Garneau's moveable property was worth a total of nearly $600,000 (M.C. Inventory W 277).

Heathcote Farm Continuation Sheet 8-25

Elizabeth Garneau remained as the owner of the former House of Refuge property until the time of her death in 1925. At that time the estate passed to her nephew, Joseph Garneau Ringwalt of Yonkers, New York. In 1926 he sold the 142.47 acre property to Grace Bigelow Cook of Bar Harbor, Maine for the recorded consideration of $1 (M.C. Deed 846 431). It was during the tenure of Thomas (a member of the New York Stock Exchange) and Grace Cook that the former Withington property was named Heathcote Farm for the brook running through the lowland to the south of the dwelling. The influence of the Cooks and their descendents has dominated the affairs at Heathcote Farm since 1926 as the property changed from country estate to the Cook's full-time place of residence. Agricultural activities continued on sections of the property during the Cook tenure. The fields to the south and west were consistently under cultivation during this period. Much of this land was later donated to the State of New Jersey and is now known as the Cook Natural Area. With the passing of the elder Cooks their descendents have overseen the recent subdivision of the great estate and the adaptation of the former Withington dwelling to multi-residential use (Federal Writers' Project 1939; Zink 1982).

Gamaliel King and John Kellum

Gamaliel King was born on Long Island circa 1790 and first entered the building trade as a carpenter. King advanced in his field as time passed and experience was gained, and he eventually set up his own office and workshop and functioned independently as a builder. By coupling his experience and some formal training, King was eventually also able to gain acceptance as a professional architect. John Kellum was born in Hempstead, N.Y. in 1809 and followed a career course bearing many similarities to that of the older man who would later be his partner. Kellum began as a house carpenter in Hempstead, but eventually moved to Brooklyn, where development promised employment and advancement for those in the building trade. Kellum also studied formal architecture. By the 1840's he was working for Gamaliel King as the foreman of the latter's workshop. This relationship eventually resulted in the formation of a partnership between the two men, and by 1850 they were doing business as the firm of King and Kellum, Architects (Figure 12) (Hearne's Brooklyn City Directory for 1850-1851 1851; Wilson & Fiske 1888).

In 1850 King and Kellum were operating out of offices on the corner of Orange and Fulton Streets in Brooklyn, but shortly thereafter an office was also opened across the East River in the City of New York. The partnership was fairly brief in duration and was apparently dissolved circa 1857. While working together the two builder/architects' received at least two design commissions in the State of New Jersey. The first of these was the House of Refuge project. The second was the Peter Herzog Theological Hall for the New Brunswick Theological Seminary in New Brunswick. This building, completed in 1856, was a three story masonry (brick) structure on a raised basement with a tall center section and a domed

cupola. This structure, which was demolished circa 1965, exhibited many similarities to the institutional design on which the dwelling at Heathcote Farm was based as part of its original conception as the New Jersey House of Refuge. Peter Hertzog Theological Hall has been recorded as part of the Historic American Buildings Survey (Hearne's Brooklyn City Directory for 1850-1851; Bassett 1977).

Both Gamaliel King and John Kellem remained active in their field after the dissolution of their partnership, but in this instance the student far surpased his former mentor. King apparently accomplished fairly little of note after the break-up of King & Kellum, Architects, but his former foreman and partner went on to become one of New York City's leading architects during the Civil War era. John Kellum was commissioned by the administration of Mayor William Marcy (Boss) Tweed to design a building to house the Criminal Court of the City of New York. The resulting "Tweed Courthouse" (begun in 1858 and still standing on Chambers Street) is a 3-story masonry Italian Renaissance Revival structure. This style, rarely seen in New York City, was drawn from the same background of design concepts which had produced the Italianate elements proposed less than a decade earlier for the New Jersey House of Refuge. Kellum's building survives today as a monument to the graft of the Tweed administration as its construction costs were inflated through contract manipulation to exceed $13,000,000. The Tweed Courthouse is listed on the National Register of Historic Places (Greenberg 1976; Cantor 1975).

During this period John Kellum also enjoyed the patronage of A.T. Stewart, the department store entrepreneur who was one of the wealthiest men in the United States at the time. Kellum designed the A.T. Stewart Department Store (1859-60), a five story iron front structure that formerly stood on Broadway between 9th and 10th Streets (it was demolished in 1956). This building, the largest iron structure in the world at the time of its completion, has maintained a reputation as one of the most extensive iron buildings ever constructed. Kellum also designed the "Marble Mansion", Stewart's palatial city residence. This dwelling was viewed as the grandest of the millionaires' mansions on Fifth Avenue for many years. Other notable accomplishments by John Kellum include the Mutual Insurance Company Building (a fine New York City office building combining elements of the French and Italianate styles) and the plan for Garden City, Long Island (one of the first planned communities in the United States (Condit 1960; Greiff 1971; Hitchcock 1977; Cantor 1975).

In the latter decades of the 19th century the work ofJohn Kellum and many of his fellow builder/architects was subjected to criticism as such formally trained architects as Richard Morris Hunt and the firm of McKim, Mead, & White rose to the fore. These developments signalled the end of the era of the builder/architect who had achieved his position through a combination of practical experience and some study of architectural method and design. John Kellum, Gamaliel King, and Charles Steadman of Princeton (one of the construction

commissioners for the House of Refuge project) all were part of the builder/architect tradition. Although progress and the changing times necessitated the rise of the formally trained professional architect, the significance of the leading practitioners of the builder/architects art should not suffer drastically in comparison to that of their successors.

On January 1, 1851 the "Commissioners to Build the House of Refuge" reported to Governor Daniel Haines that after examining several plans they had "adopted the one submitted by King & Kellum, Architects, of Brooklyn, New York, as embracing, in their judgment, most of what was desirable ... combining security, ventilation, light, convenience, supervision and economy" (Minutes 1851: 21-2). None of the original drawings and plans produced by King & Kellum have been uncovered, but their basic design for the institution's physical form was described in various legislative documents dating from the time of the House of Refuge project. The structure was to include a central building with two flanking wings. Each of the wings would include 96 dormitories, or cells. The main building, in addition to providing residential space for the Keeper and other employees, would house the institution's administrative functions. Included here would be space for offices, "cooking, washing, dining, laundry, oven, school rooms, chapel, and any other branch needed" (Minutes 1851: 805). The House of Refuge project, however, was terminated after less than two years of intermittent construction. Legislative reports included descriptions detailing just how much of the proposed structure had been completed. The foundations had been laid for the main building and both wings. The west wing's walls had been built to a height of 10'. Most importantly, much of the center building had been completed; "...the basement and principalstory, with frames, guards and joists to the third story are up, an elevation of twenty-two feet" (Minutes 1852: 40). This abandoned shell would later be completed in a second construction project to serve as the residence of Isaac Chandler Withington (Minutes 1851: 11-12, 22; 1852: 27).

Heathcote Farm Continuation Sheet 9-1

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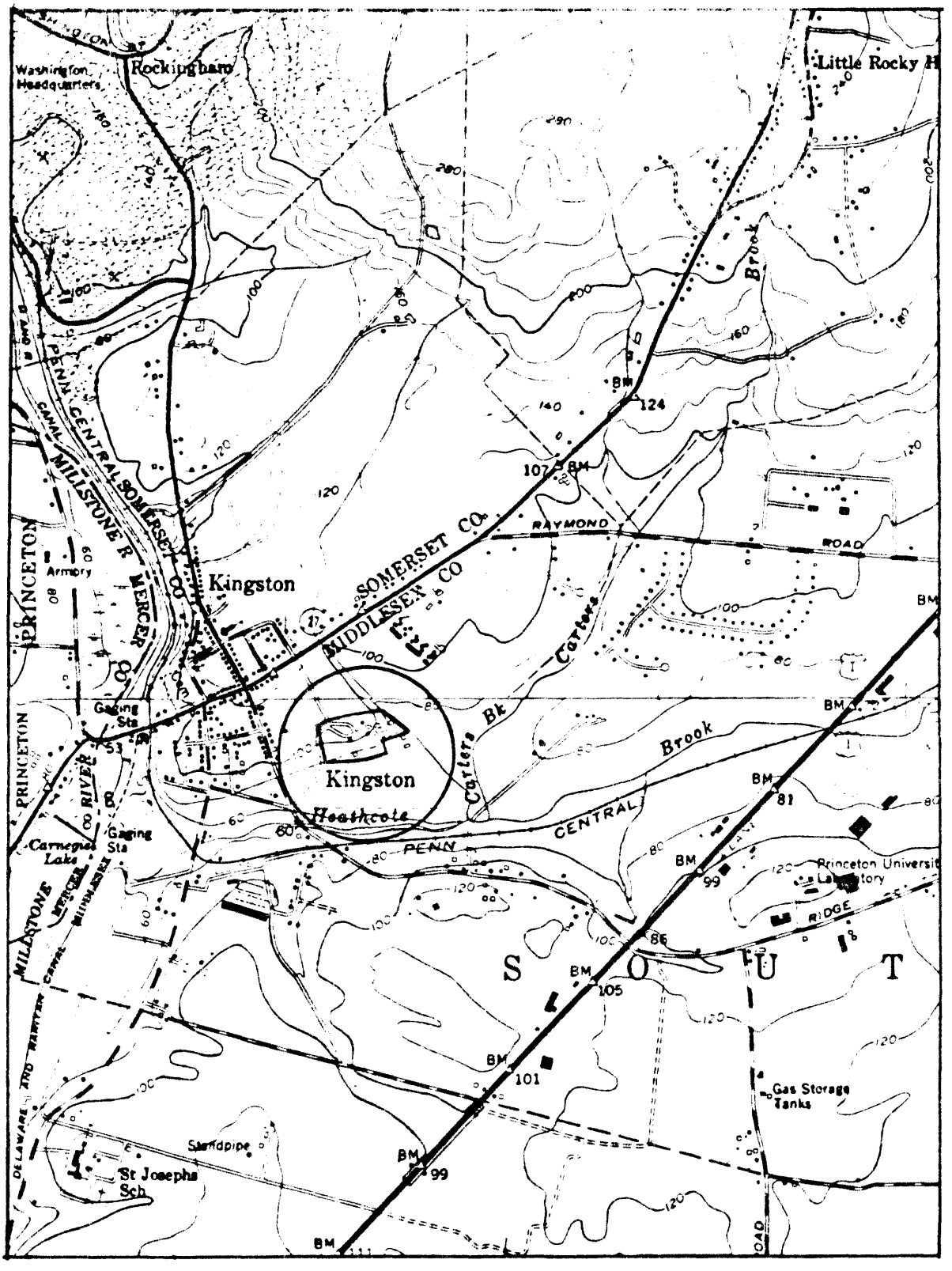
Verbal Boundary Description

Block 97 Lots 10.13 and 10.14 in South Brunswick Township, Middlesex County, New Jersey (see Figure 2).

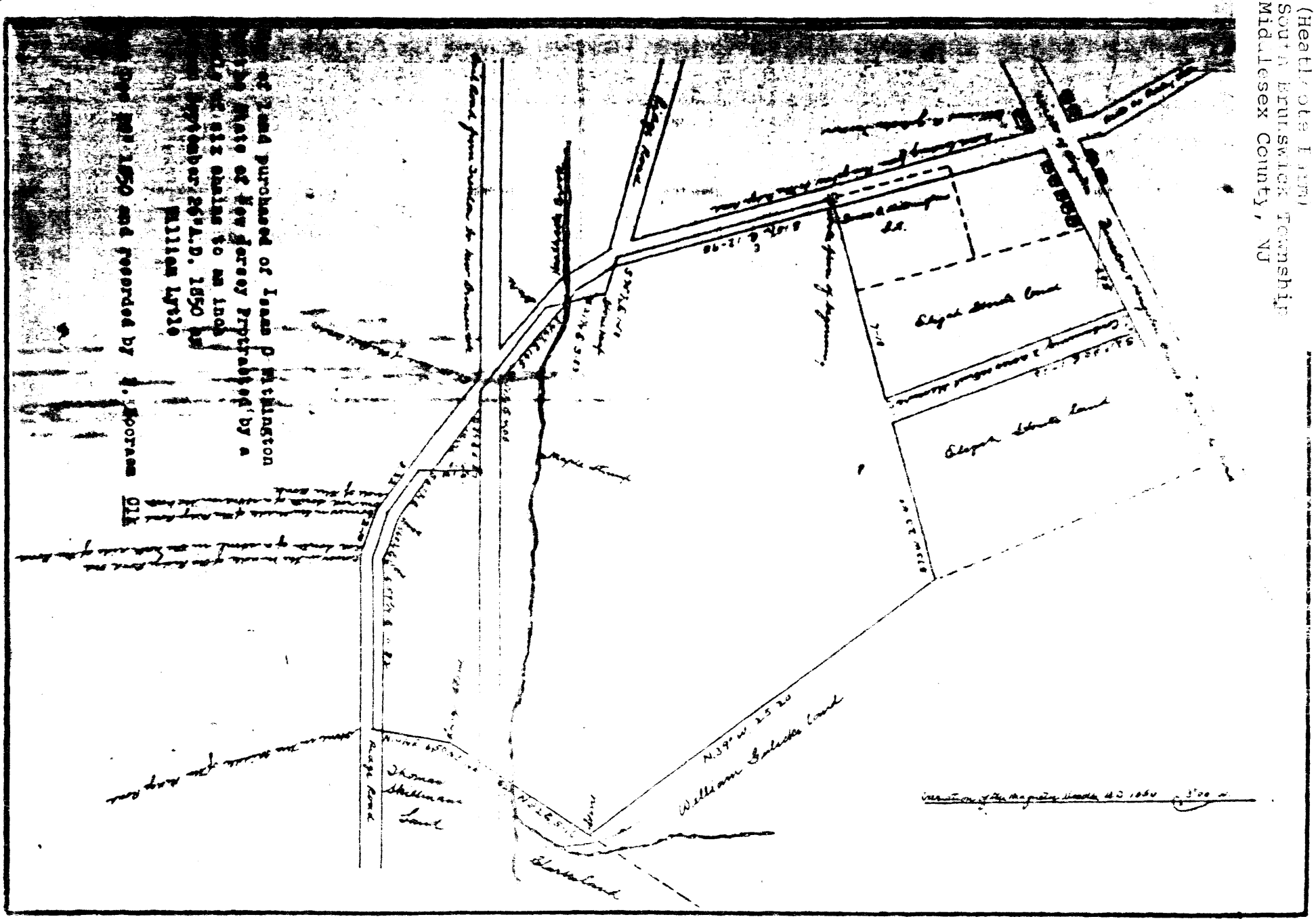
Verbal Boundary Justification

Together Block 97 lots 10.13 and 10.14 include all of the key structural and landscape architectural elements of the Withington Estate, or Heathcote Farm. Lot 10.14 includes the dwelling (the former House of Refuge structure) and the majority of the landscaped portion of the estate (including the summerhouse). Lot 10.13 includes the stone barn, the carriage barn, some landscaped areas, and the wooded areas bordering the landscaped core. This lot also provides direct connections to the agricultural lands to the south and west which contribute so mightily to the estate's rural environment.

Withington Estate
(Heathcote Farm)
South Brunswick Township
Middlesex County, NJ



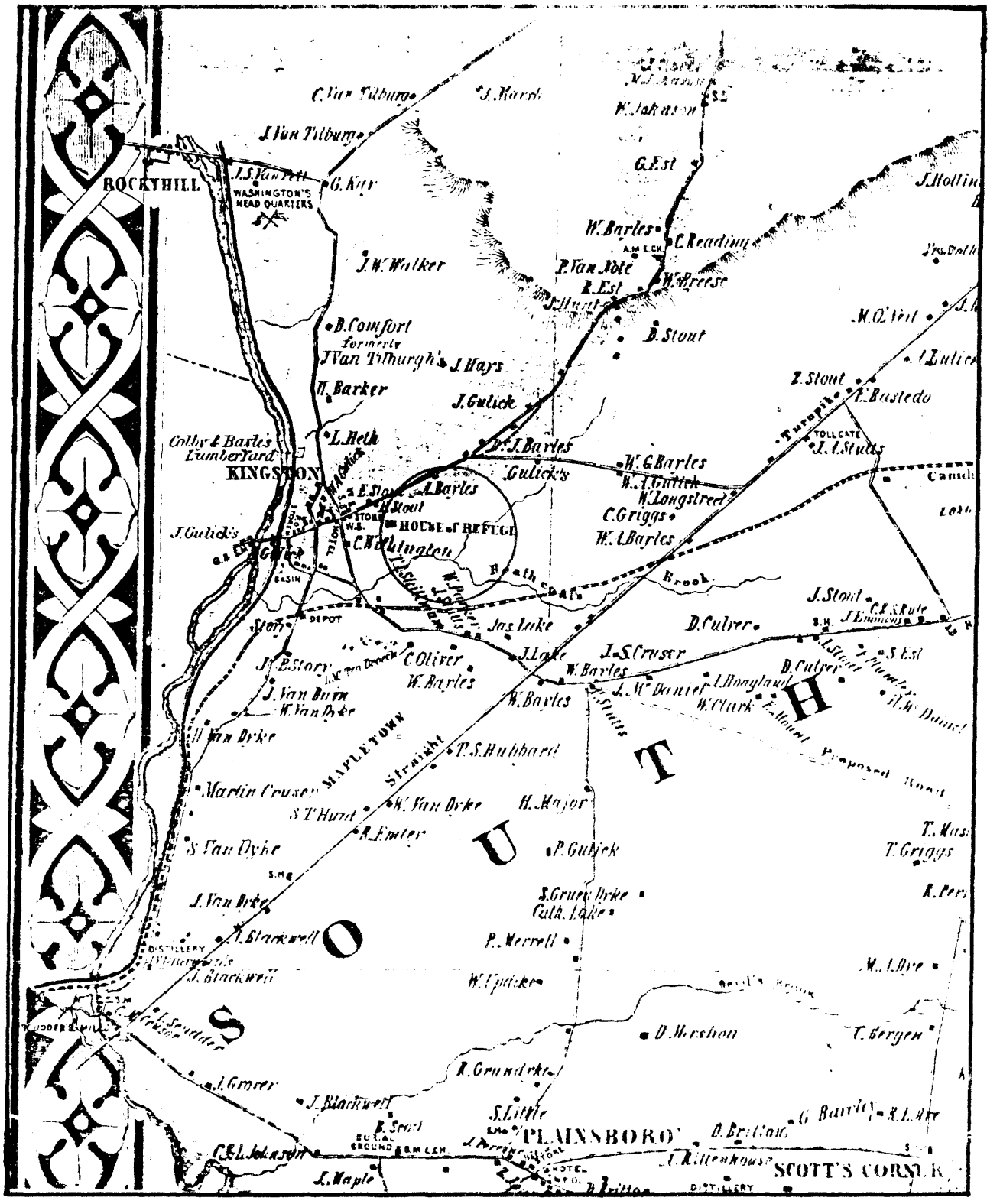
HEATHCOTE FARM
Figure 1. Location of the Withington Estate, or Heathcote Farm, showing boundary line. Source: USGS Hightstown and Monmouth Junction Quandrangles (Scale: 1"=2000').



HEATHCOTE FARM

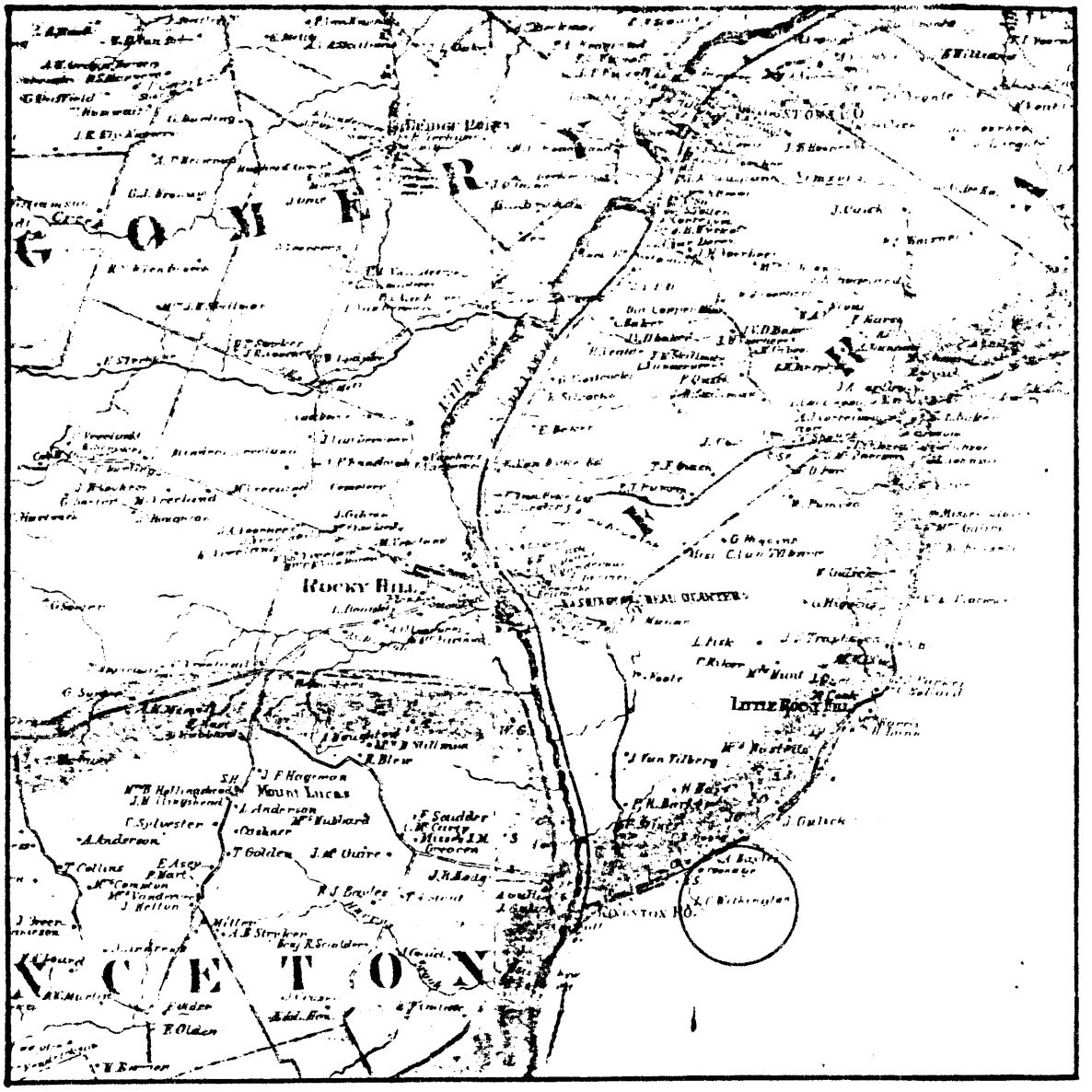
Figure 4. Map depicting the property proposed as the site of the New Jersey House of Refuge after its purchase from Isaac Chandler Withington. Source: Lytle, William, "Map of Land purchased of Isaac C. Withington by the State of New Jersey," 1850 (Scale: 1"=396') in M.C. Deed 53 308.

Withington Estate
[illegible]
South Brunswick Township
Middlesex County, NJ



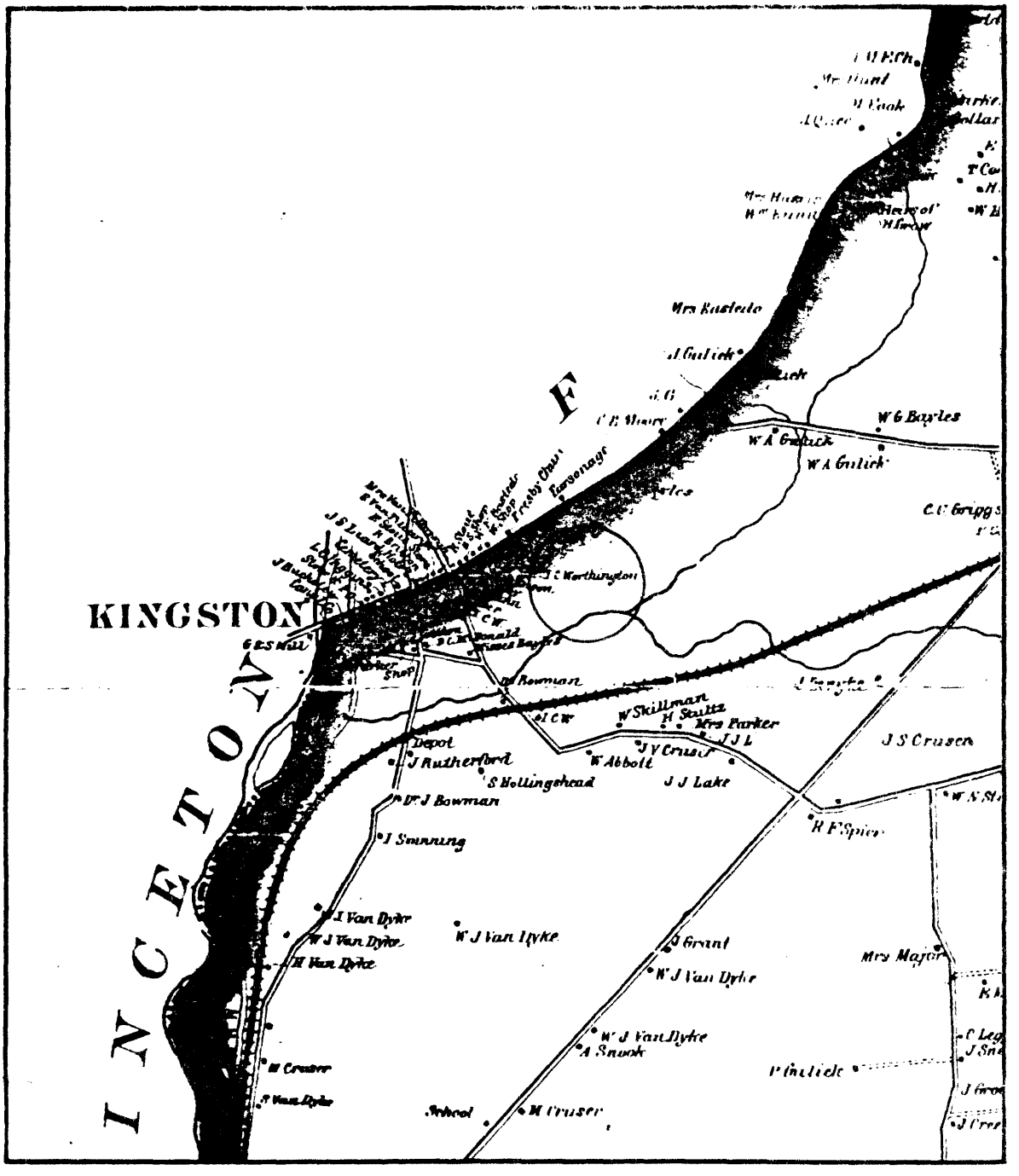
HEATHCOTE FARM
Figure 5. "House of Refuge" structure and notation circled. Note structure owned by Withington to southwest. Source: Otley and Keily 1850 (Scale: 1"=75 mile).

Withington Estate
(Heathcote Farm)
South Brunswick Township
Middlesex County, NJ



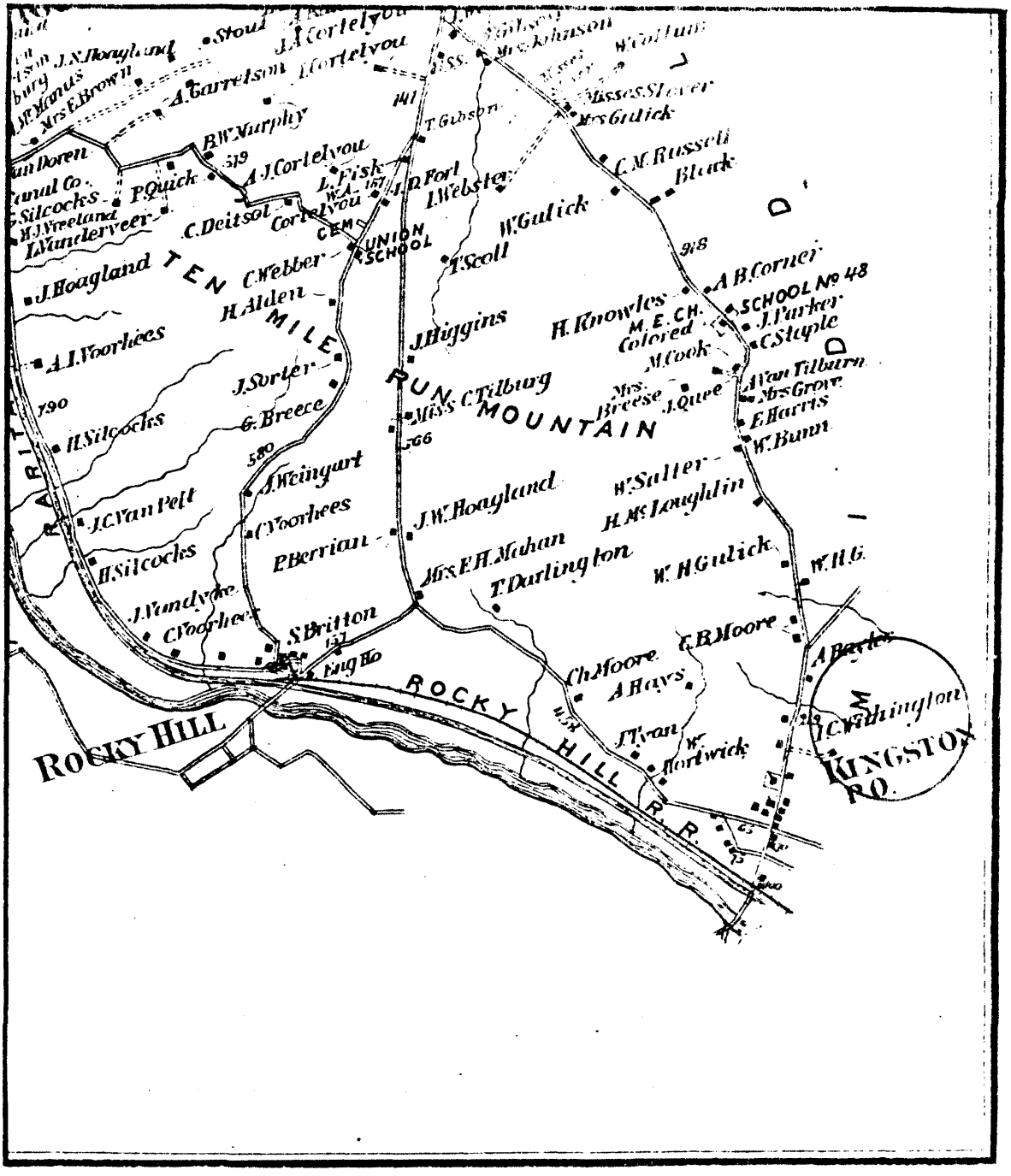
HEATHCOTE FARM
Figure 6. "I.C. Withington" structure and notation circled. Source: Lake and Beers 1860 (Scale: 1"= 1 mile).

Withington House
(Heathcote Farm
South Brunswick Township
Middlesex County, NJ



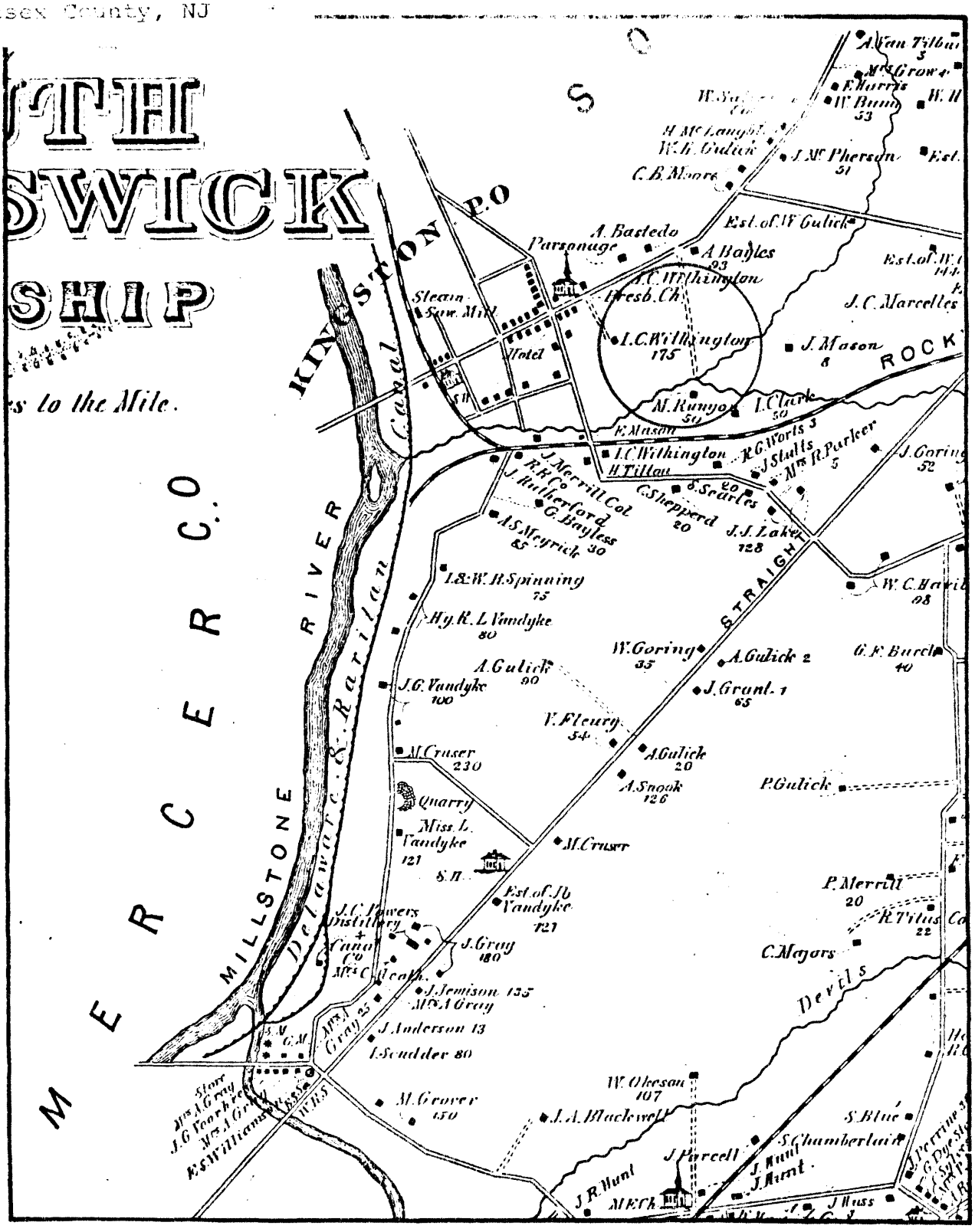
HEATHCOTE FARM
Figure 7. "I.C. Withington" structure and notation circled. Structure depiction blurred by dark extension of county boundary line. Source: Walling 1861 (Scale: 1"=.5 mile).

Withington Farm
(Heathcote Farm)
South Brunswick Township
Middlesex County NJ



HEATHCOTE FARM
Figure 8. "I.C. Withington" structure and notation circled. Note depiction of access lane, now Spruce Lane. Source: Beers, "Franklin", 1873 (Scale: 1"=3300').

Within ton Estate
(Heathcote Farm)
South Brunswick Township
Middlesex County, NJ

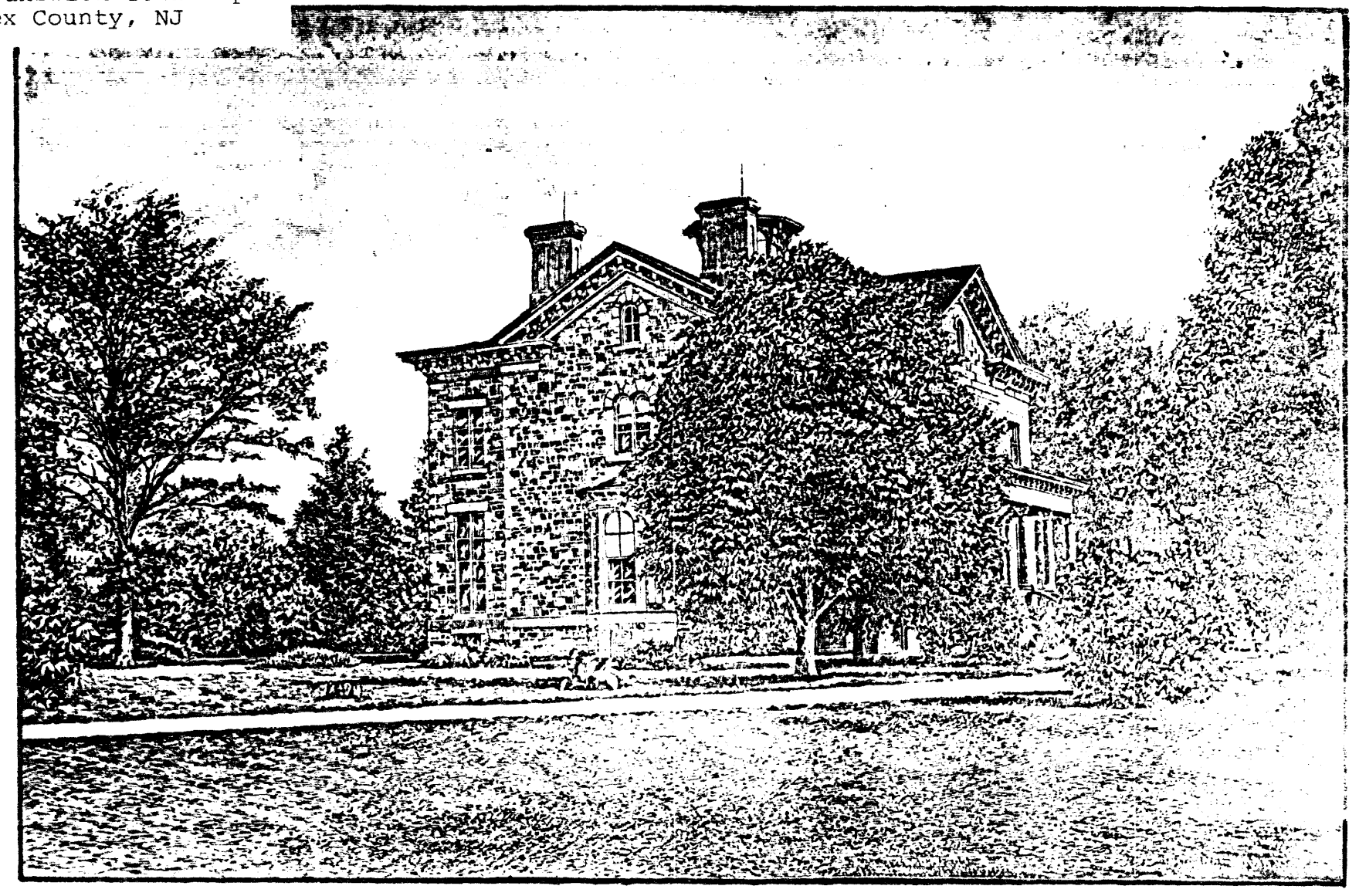


HEATHCOTE FARM
Figure 9. "I.C. Withington" structure and notation circled. Note acreage notation (175) and Spruce Lane. Source: Everts & Stewart, "South Brunswick Township," 1876 (Scale: 1"-.5 mile).

Withington Lot
(Heathcote Farm)
South Brunswick Township
Middlesex County, NJ

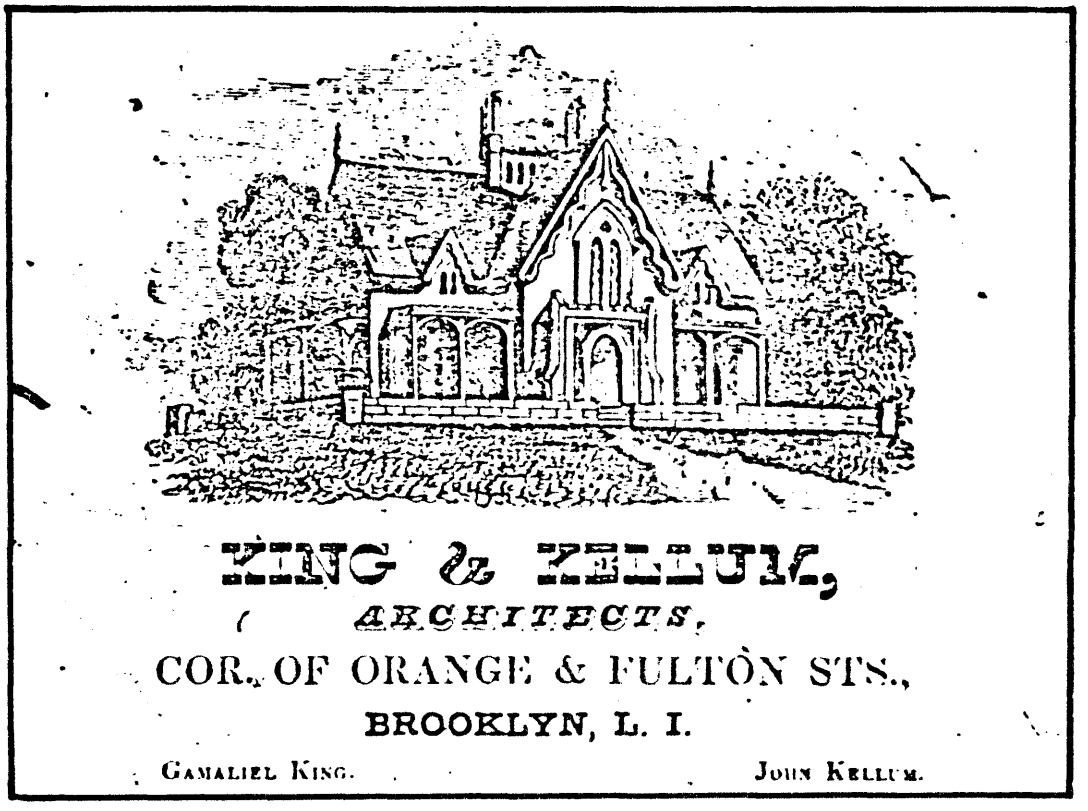
HEATHCOTE FARM
Figure 10. Isaac Chandler Withington. Source: Clayton 1882: following 736.

thington Estate
eathcote Farm)
ut\ Brunswick Township
ddlesex County, NJ



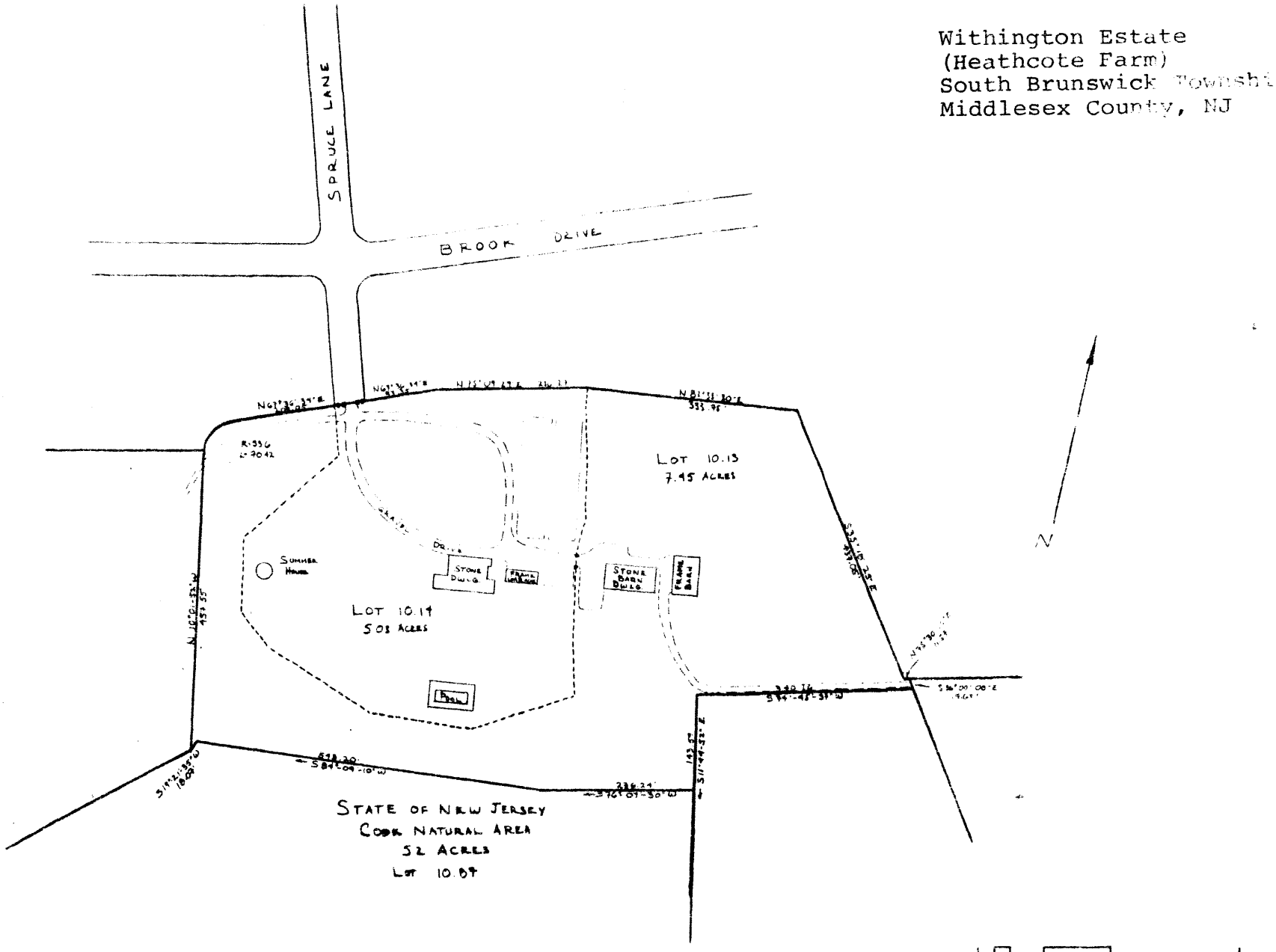
RESIDENCE OF J. CHANDLER WITHINGTON,
KINGSTON, SOUTH BRUNSWICK TOWNSHIP, N. J.

HEATHCOTE FARM
Figure 11. The Isaac Chandler Withington house, formerly the New Jersey House of Refuge. Source: Clayton 1882: following 786.



HEATHCOTE FARM
Figure 12. Advertisement for King & Kellum, Architects. Source: Hearnes' Brooklyn City Directory for 1850-1851: 10.

Withington Estate
(Heathcote Farm)
South Brunswick Township
Middlesex County, NJ

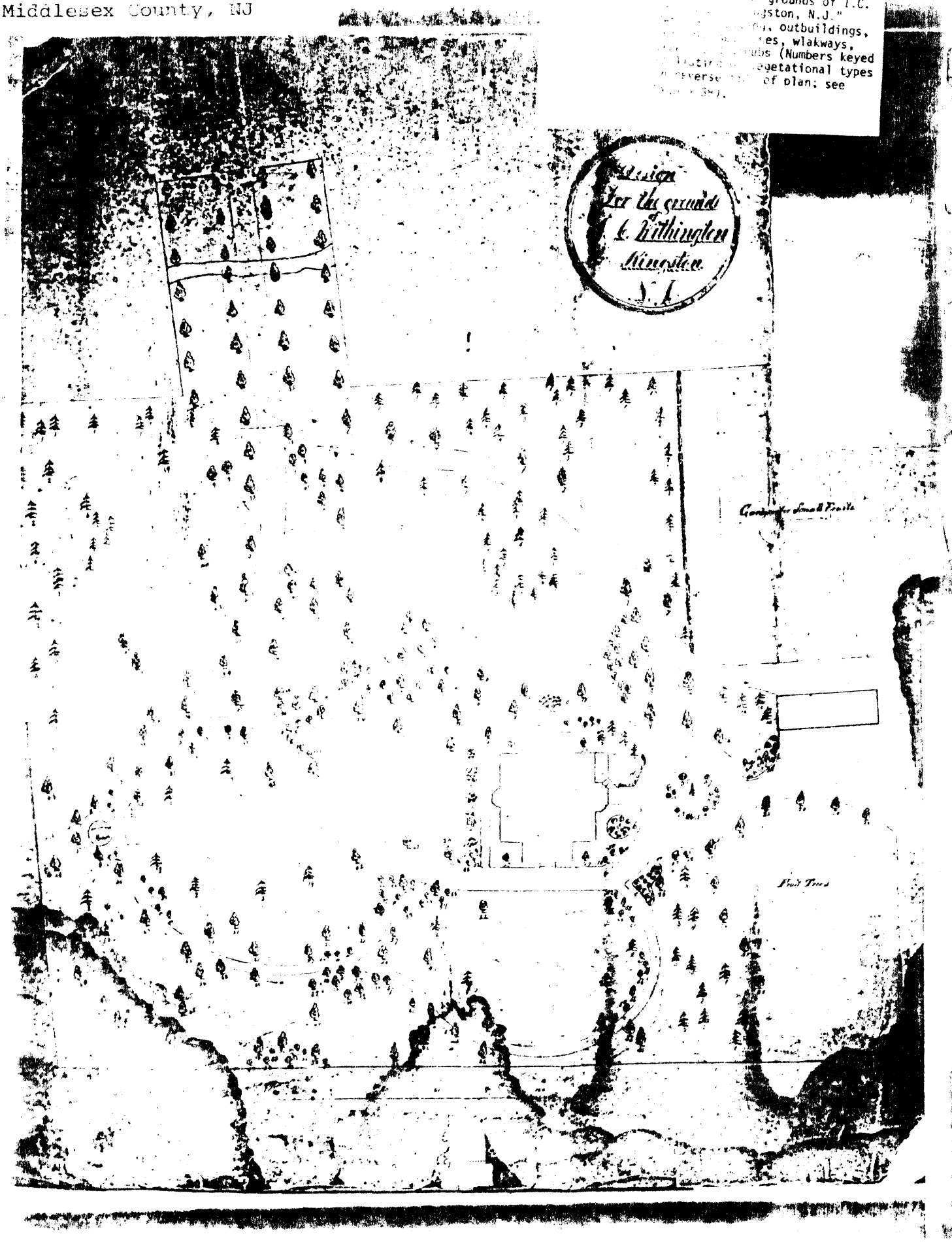


31 DECEMBER 1983
SOUTH BRUNSWICK TOWNSHIP

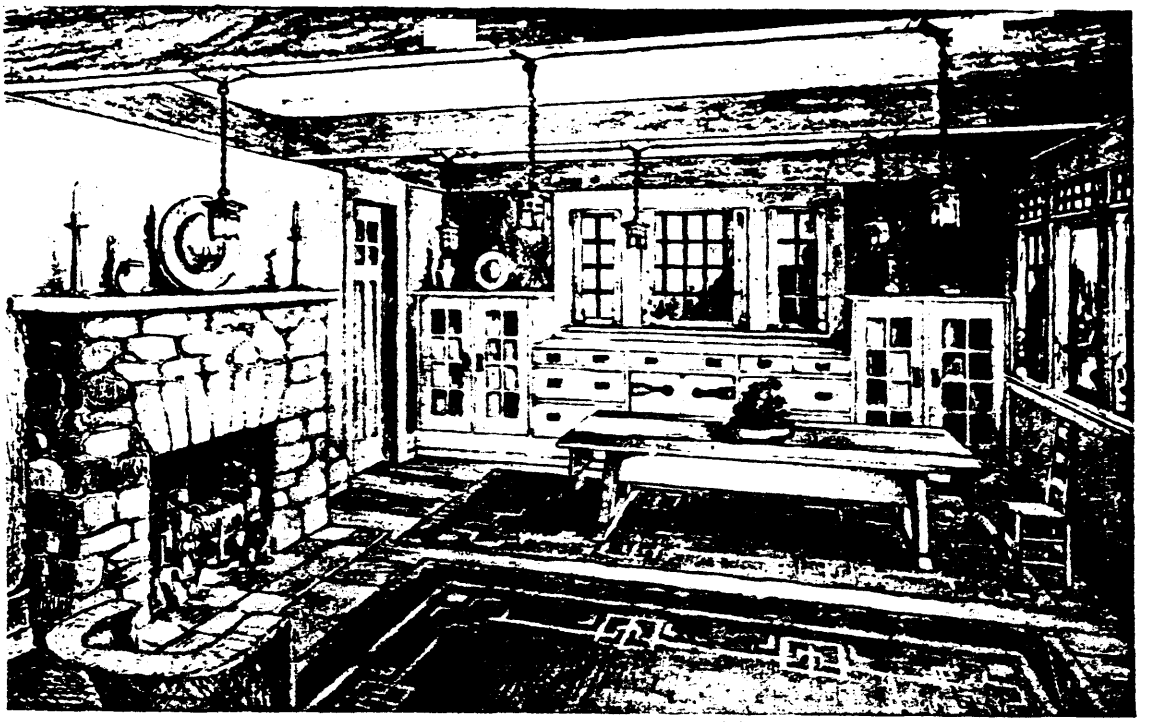
HEATHCOTE FARM
KINGSTON · NEW JERSEY

DRAWN [illegible]
AFTER PLAT PLAN BY C.A. BRENNFLECK · SURVEYOR

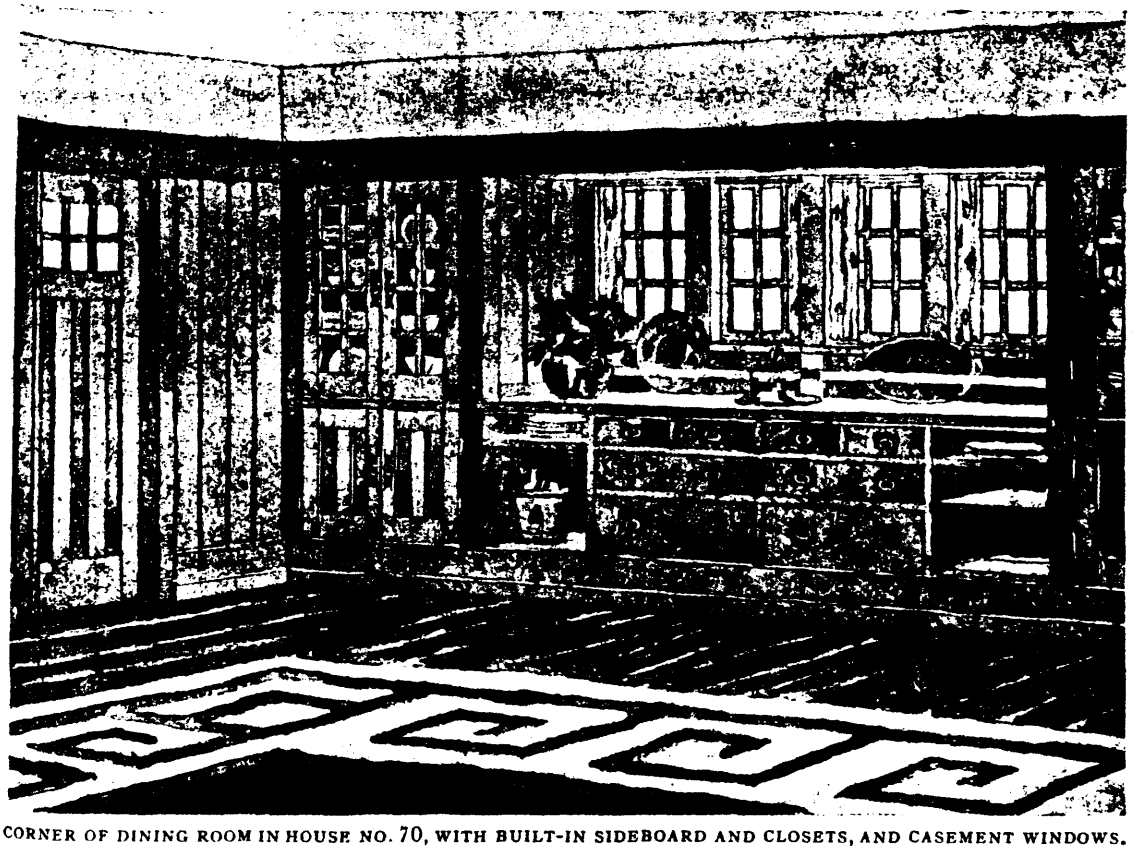
Wilmington [illegible]
(Heathcote Farm)
South Brunswick Township
Middlesex County, NJ



8/31/87



LIVING ROOM IN BUNGALOW NO. 75: A HOMELIKE CRAFTSMAN INTERIOR.



CORNER OF DINING ROOM IN HOUSE NO. 70, WITH BUILT-IN SIDEBOARD AND CLOSETS, AND CASEMENT WINDOWS.

Illustration I: Typical interiors published in The Craftsman. Top September 1909; bottom July 1909.

Margaret Bourke-White Childhood Home
Middlesex Borough
Middlesex County, NJ

8/31/87

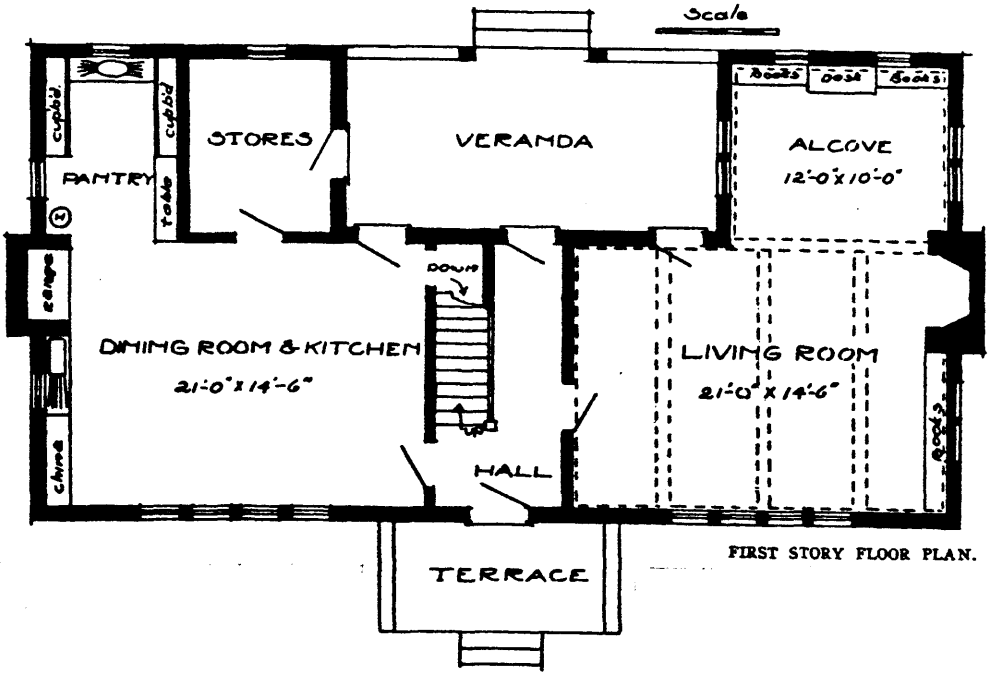


ILLUSTRATION II: Plan from The Craftsman May 1905.
The recessed veranda is also found at the White house.

Margaret Bourke-White Childhood Home
Middlesex Borough
Middlesex County, NJ

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Published in The Craftsman, July, 1905.

Published in The Craftsman, February, 1907.

Illustration III: Craftsman exteriors related to the White house.

Margaret Bourke-White Childhood Home
Middlesex Borough
Middlesex County, NJ

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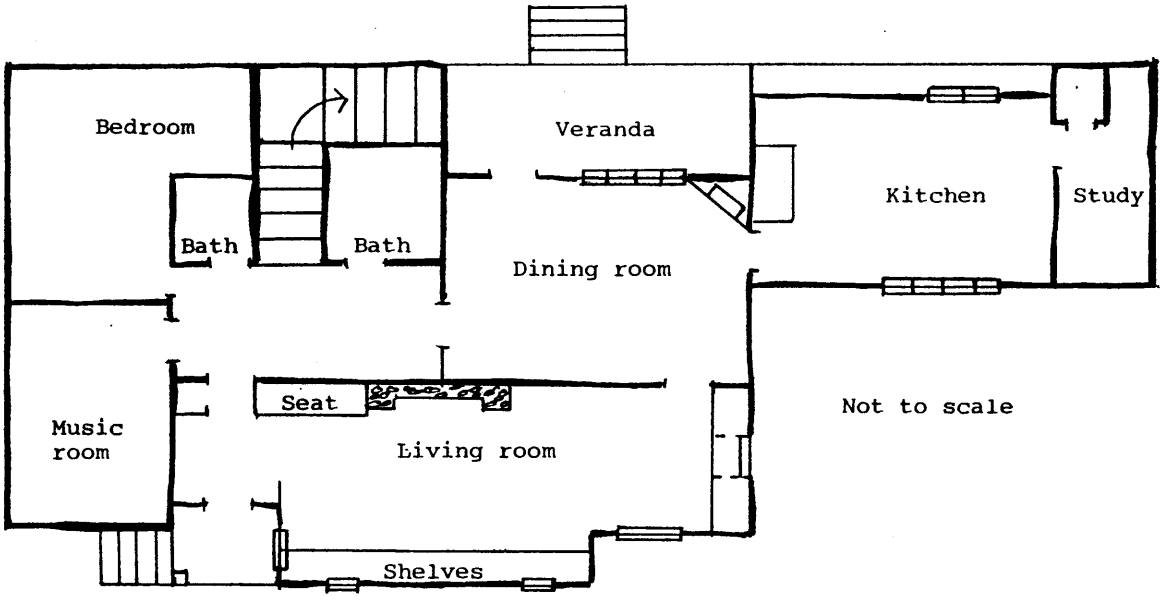
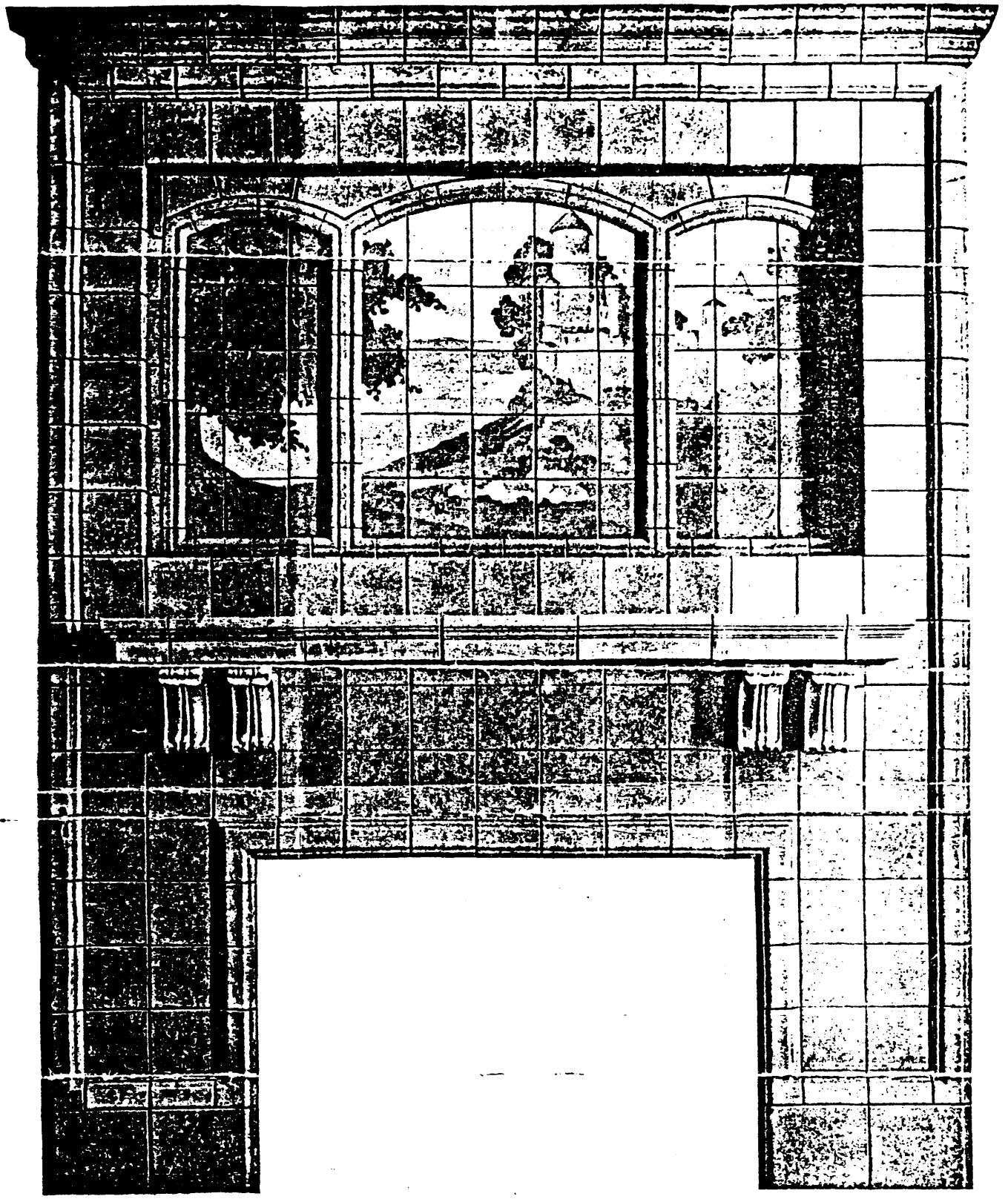


Illustration IV: Schematic plan of the White house.

Margaret Bourke-White Childhood Home
Middlesex Borough
Middlesex County, NJ



A 666 ALL FAIENCE MANTEL—EXECUTED IN COLORED MAT GLAZES
The Panel is of Special Design, not Repeated
Made by The Rookwood Pottery Company, Cincinnati, U. S. A.

Illustration V: The custom-made fireplace mantle in the upstairs bedroom of the White house, from an undated advertisement of the Rookwood Pottery Company.

Margaret Bourke-White Childhood Home, Middlesex Borough, Middlesex County, NJ

5/31/07

5/31/87

Margaret Bourke-White photographed people for the first time when she teamed up with Erskine Caldwell to create You Have Seen Their Faces, a documentary of sharecroppers in the American South during the Depression. The image above was titled only Sharecroppers.

(Next page) Bourke-White was sent to Europe several times during World War II to cover the Allied invasion of italy, and then the advance of Allied troops up the Rhine and into Fermany itself. In April 1945, she was with General Patton's troops at the opening of the concentration camp at Buchenwald. This image, and several others Margaret Bourke-White took were the first searing impression Americans had of the concentration camps.

All the images of Margaret Bourke-White's photographs in this nomination are reproduced from her autobiography, Portrait of Myself.

Margaret Bouke-White Childhood Home
Middlesex Borough
Middlesex County, NJ

8/31/87

Margaret Bourke-White on a gargoyle of the Chrysler Building, outside her studio. She delighted in the media attention she gained from daring exploits such as this. At the time of this photograph, taken by Oscar Grauber, she was 26 years old, and already a well-known "personality" as well as aphotographer in great demand.

Margaret Bourke-White Childhood Home
Middlesex Borough
Middlesex County, NJ

8/31/87

Margaret Bourke-White Childhood Home
Middlesex Borough
Middlesex County, NJ

The Fort Peck Dam, as photographed by Margaret Bourke-White, was used on the first cover of Life magazine in 1936.