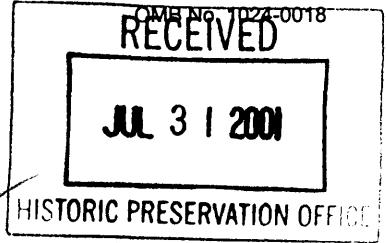


United States Department of the Interior
National Park Service

2002 8 - 833

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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Livingston Homestead

other names/site number Whittlesey, Watson, House; Waldron House

2. Location

street & number 81 Harrison Avenue

city or town Highland Park Borough

state New Jersey code 023 county Middlesex zip code 08904

not for publication
 vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official [Signature] Date 12/20/01
Commissioner, Department of Environmental Protection/SHPO
State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, (explain): _____

Signature of Keeper

Date of Action

[Signature] Edson H. Beall 3/20/02

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- building
- district
- site
- structure
- object

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

Contributing	Non-contributing	
4		buildings
		sites
		structures
		objects
4		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/business

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Greek Revival

Materials
(Enter categories from instructions)

foundation STONE

roof STONE: Slate; METAL

walls WOOD: Weatherboard

other BRICK

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or a grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1843-1909

Significant Dates

1843

1908

1909

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Whittlesey, Watson

Hasselmann, Francis George (See Continuation Sheet)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary Location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository: Rutgers University Special Collections and University Archives

10. Geographical DataAcreage of Property 1.9 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18 547840</u>	<u>4483660</u>	3	_____	_____
2	_____	_____	4	_____	_____

 See continuation sheet.**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Stacy E. Spiesorganization Stacy E. Spies, Architectural Historian date May, 2001street & number 407 Warren Street telephone (908) 889-0161city or town Scotch Plains state NJ zip code 07076**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 1

Livingston Homestead
Middlesex County, New Jersey

NARRATIVE DESCRIPTION

The Livingston Homestead is a 2 1/2-story, Neo-Classical Revival style dwelling of substantial size and presence. The building was constructed ca. 1843 in the Greek Revival style and updated ca. 1908 in the Neo-Classical Revival style as the showpiece of a new residential development. (Photograph Nos. 1, 2) The main elevation, which is dominated by its projecting, full-height porch, faces southwest atop a gently sloping site overlooking the Raritan River. A semi-circular drive is located adjacent to the southeast (side) elevation and the remains of a circular drive are located adjacent to the southwest (main) elevation. A well house, a hen house, a garage, a greenhouse, a shed, and various landscape features are also located on the property. The property is surrounded by the Livingston Manor residential development constructed by Watson Whittlesey beginning in 1905. The neighborhood retains much of its early twentieth-century appearance. The overall condition of the building is excellent. Remaining nearly unaltered since the 1910s, the building retains a very high level of integrity of location, design, setting, materials, workmanship, feeling and association.

The 2 1/2-story, L-plan house is three bays wide and two bays deep with a four-bay wing to the north and an enclosed porch to the south. The building is covered with clapboards with cornerboards. The original house was traditional in form as a two-story, three-bay main block with a side hall plan and a two-story, single-bay wing. A side-gabled roof most likely capped the structure. A Greek Revival, flat-roofed portico was the structure's nod to the fashion of the day. It appears that Whittlesey was responsible for extending the wing by another bay, evidenced by a break in the roofline, and for constructing the single-story, two-bay-wide lateral wing ca. 1908. A porch on the southeast elevation was enclosed between 1908 and 1912. (Photograph No. 3) A small, enclosed entry, constructed ca. 1910, is located at the kitchen door on the northeast elevation.

Slate shingles cover the cross-gabled roof, which appears to be the result of a late-nineteenth-century Italianate-style updating of the building. (See Additional Information.) The traditional side-gabled roof of the main block was altered with the addition of cross-gables with round-arch windows. The roof was capped with a belvedere located at the roof peak. The belvedere featured an arched roof in the shape of a howdah and what appear to be Italianate-style rounded windows and details. The square base of the former belvedere was enclosed by a square-section wood balustrade ca. 1908.

The roof was altered to its present appearance ca. 1908 with the construction of the projecting, full-height porch that dominates the southwest (main) elevation. (Photograph No. 4) Four fluted Ionic columns support the projecting triangular pediment, which contains a centered Palladian window. The porch rests on brick piers. The porch floor is constructed of tongue-and-groove boards and is inset with textured glass slabs that allow light to pass through to the basement windows below. The boxed eaves with a modillioned cornice above a blank frieze also date from this period. Three interior brick chimneys pierce the roof.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section Number 7 Page 2 Livingston Homestead
Middlesex County, New Jersey

Many of the design details reflect the unknown builder's use of a pattern book, particularly those of Asher Benjamin. The main entrance has chamfered pilasters that flank a molded surround set on plinths. (Photograph No. 5) The surround is similar to one depicted in Benjamin, *The Builder's Guide* (1839)¹ and is capped by a projecting modillioned cornice. The six-panel wood door features an unusual zigzag pattern around each panel. (Photograph No. 6) Globe light fixtures are located on either side of the doorway. These fixtures are constructed of wrought iron in a chain motif that encloses the opalescent art glass. (Photograph No. 7).

Six-over-six wood sash windows are located throughout the house. The wavy lights feature pink or green tints. Simple Greek Revival surrounds emphasize the windows. (See Photograph No. 5) Round-arch windows are located in the northwest, northeast, and southeast cross-gables and are covered by wood-frame storm windows. Two rectangular wood sash windows flank the round-arch window in the southeast elevation. Louvered shutters are located on the first, second, and attic levels of the southwest and southeast elevations. Louvered shutters are located on only the first floor of the secondary elevations. The shutters hang from pintles and retain their latching hardware.

The building rests on a rough-cut rubble stone foundation. The four-light rectangular basement windows have stone sills and metal grilles.

The flat roof of the south porch (See Photograph No. 3) is supported by slender chamfered posts and was divided into three sections when it was enclosed with clapboards. Each section now contains 4/4 wood sash windows beneath two-light clerestory windows. Brick piers support the porch. Wood steps lead to a center full-light wood door. The bottom step is constructed of dressed brownstone. A single globe light fixture is located above the entrance.

The kitchen entry (See Photograph No. 2) features treatments that are located in several sections of the house and appear to have been the last alterations added to the house, based on their Colonial Revival appearance. The cornice has a Colonial Revival shape and features gable end returns. The same exterior molding surrounds the entry's doors and windows and is also located inside the enclosed porch on the southeast elevation. A shed-roof shelter supported by triangle brackets is a later addition. The addition contains 2/2 wood sash windows.

The interior of the dwelling retains the vestiges of a side-hall plan typical of the Greek Revival period. The main hall extends from the front entrance to the rear of the main block and wraps around the northeast elevation to form an L shape. A relocated or replaced formal stair is located in the southeast corner of the first floor. The relocation of the stair allows the far end of the hall to access the surrounding rooms, which are arranged in a pinwheel fashion. The former side hall was transformed into an open hall in a centralized

¹ Asher Benjamin, *The Builder's Guide* (Boston, 1839, Reprinted New York: DaCapo Press, 1974), Plate XLI, No. 6.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section Number 7 Page 3 Livingston Homestead
Middlesex County, New Jersey

location. The second-floor and attic halls have similar centralized configurations. The small wing at the north corner of the house presently contains a parlor and a bathroom. The northwest wing contains the living room and the library. The dining room and kitchen are located in the southeast block.

The interior contains features that appear to be original to the house, as well as features that were reworked at the turn of the twentieth century. The manner in which this work was undertaken indicates that it was executed between 1906 and 1909 when Watson Whittlesey lived and worked in the house while using as it the office for his Livingston Manor residential development. Supporting this theory, contemporary accounts reported that Whittlesey undertook large-scale alterations to the building to bring it to its present-day appearance.² In some instances, the finishes mimic features that are, or could have been, original to the house. In other instances, the work appears to have involved bringing in salvage materials whose high quality and unusual characteristics would have made concerns about their slightly *passé* forms insignificant.

For example, a compound Greek molding surrounds all of the rooms on the first floor. (Photograph No. 8) The molding could be original to the house based on its similarity to those shown in Benjamin, *The Builder's Guide* (1839).³ However, its consistent location throughout the first floor, including those rooms not original to the house, indicates that it was at least substantially expanded ca. 1908, if not newly fabricated following the favor for Greek forms common to the Neo-Classical Revival style.

Another example lies in the half-turn stair with landings that rises three stories into the finished attic level. (Photograph No. 9) Its magnificent mahogany newel post is consistent with 1840s Greek Revival forms. (Photograph No. 10) The mahogany handrail, of similar shape to that illustrated in Benjamin, *The Rudiments of Architecture* (1814),⁴ curves around all three levels. The turned-wood balusters also appear to be mahogany beneath the paint. Curvilinear wood details are applied at the step ends. The treads are constructed of oak.

The stair, while elegant in design, is oddly placed and seems too large for the space. Several pieces of evidence indicate that the stair was either moved from its original location or was brought in from another location. Its placement caused the kitchen ceiling to be lowered in the location of the first landing. Furthermore, the stair's open well is awkwardly enclosed at the first floor to accommodate the doorway to the kitchen. The window on the northeast elevation was also infilled at its base and replaced with a smaller sash in order to accommodate the stringer. (See Photograph No. 9) A window at the second floor was removed in order to accommodate the stair. The exterior window frame, now with shutters closed over the former opening, remains on the northeast elevation. (See Photograph No. 2) Since the building does not appear to

² "E.A. Waldron Buys New Home -- Gets Old Livingston Homestead from Watson Whittlesey --To Move Immediately" *Daily Home News*, June 29, 1909.

³ Benjamin, *The Builder's Guide*.

⁴ Asher Benjamin, *The Rudiments of Architecture* (1814, Reprinted New York: DaCapo Press, 1972), Plate 31, Fig. 4.

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Section Number 7 Page 4 Livingston Homestead
Middlesex County, New Jersey

have originally had a finished attic, there would have been no reason to have had an elegant stair that led to an unfinished attic. It seems likely that the salvage stair was brought in as a showpiece ca. 1908, and not relocated from another location in the hall.

The narrow tongue-and-groove quarter-sawn oak on the first and second floors was installed ca. 1908 by Whittlesey.⁵ The complete reflooring of the house would mask any indication of the location of the original stair, which, conjecturally, was a straight-run stair along the northwest exterior wall. The third floor was finished with tongue-and-groove pine boards at the same time. These finishes are similar to those being used in the contemporary Livingston Manor development. In the first-floor hall, the floor is laid in a basketweave pattern encircled by a rope pattern of contrasting wood.

The treatment of fireplaces also indicates a reworking of the existing interior finishes and/or installation of high-quality salvage materials. The fireplace mantels throughout the house are constructed of colored marble of unusual colors from various stylistic periods. In all instances, the openings have been partially infilled with small rectangular tiles that are also used for the hearth. While this infilling was a typical treatment in the last quarter of the nineteenth century and the first decade of the twentieth century, mantels of that time were more often of oak or other wood. The rear and sides of the fireplaces are covered with a cast iron fireback with a decorative motif. The firebacks all date stylistically from the last quarter of the nineteenth century into the first decade of the twentieth century. The fireback patterns include a *fleur-de-lis* pattern, a daisy pattern, and a laurel wreath encircling a torch.

The style and material used in four of the mantels are typical of the Greek Revival period and feature two flat pilasters on plinths supporting an unadorned lintel and a shelf. (Photograph No. 11) The style is similar to one depicted in Benjamin, *The Builder's Guide* (1839).⁶ They are constructed of black marble veined with brown and white, with solid black marble capitals, plinths, and shelf. These mantels are located in the first floor back parlor and in the three bedrooms on the second floor.

A port wine-colored mottled marble mantel with a rounded opening is located in the dining room. (Photograph No. 12) The incised mantel, which has a projecting keystone at center, dates stylistically from the 1850s through the 1870s. Two caramel-colored surrounds in the living room and library closely resemble an A. J. Davis design of 1839.⁷ They are very similar to the Greek Revival surrounds but feature a beveled lintel with a slightly pointed arch at center. (Photograph No. 13)

⁵ *Daily Home News*, June 29, 1909.

⁶ Benjamin, *The Builder's Guide*, Plate LI.

⁷ Drawing in the collection of the Metropolitan Museum of Art. Illustrated in Catherine Hoover Voorsanger and John K. Howat, editors, *Art and the Empire City: New York, 1825-1861* (New Haven: Yale University Press, 2000), p. 264.

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Section Number 7 Page 5 Livingston Homestead
Middlesex County, New Jersey

The walls and ceilings throughout the house are plastered and nearly every room is wallpapered with prints typical of the first decades of the twentieth century. Although unsubstantiated, the prints are likely examples of the designs for which the John Waldron Company produced the printing machinery. (See Statement of Significance.) The dining room contains a Lincrusta-type wainscot beneath a molded chair rail. (Photograph No. 14) The wainscot features a design of elongated egg and dart molding. The 7-inch-wide window and door surrounds on the first floor feature the same profile as that of the exterior front door molding. The segmental-arched doorway between the hall and the living room contains a similar surround. (Photograph No. 15) First-floor rooms have 11-inch baseboards similar to those pictured in Benjamin, *The Builder's Guide* (1839).⁸ (Photograph No. 16)

The door surrounds and crown moldings on the second floor, and in the playroom on the attic level, are simpler than those located on the first floor. (Photograph No. 17) Surrounds and baseboards on the attic level are correspondingly simpler still. (Photograph No. 18) However, surrounds in the attic-level nursery feature the Colonial Revival profile also located at the kitchen entrance and the enclosed porch, in which molded pilasters support a projecting header. (Photographs Nos. 19, 20) Baseboards in the nursery are eight inches high and have a molded cap. (Photograph No. 21) Six-panel wood doors are located throughout the house. Paneled wood pocket doors are located between the hall and the living room and the living room and the library.

Windows throughout the house contain delicate muntins with rectilinear profiles. Wood-frame sliding screen panels with finger lifts are located on the interior of the windows. Bi-fold, interior wood shutters are located on the main elevation of the house in the dining room, the living room, the library, and the master bedroom. (Photograph No. 22) The paneled shutters are similar to those illustrated in Benjamin, *Practice of Architecture* (1833).⁹ Molded wood panels are located below the windows on the first and second floors.

The electric light fixtures throughout the house date from 1895 to 1910. On the first floor, the fixtures have a dull black iron finish and feature art glass shades with silk or metal chain fringe. (Photograph No. 23) Such fixtures are located in the dining room, library, back parlor, and the enclosed porch. On the second floor, brass ceiling fixtures hang from the center of each room. These pendant fixtures, of which there are several variations, consist of a center orb from which curvilinear tubes extend. (Photograph No. 24) Brass wall sconces in the second-floor bedrooms and in the third-floor nursery have a more Colonial Revival appearance with lantern shapes holding etched glass shades with floral motifs and cut glass pendants. Molded glass globe fixtures suspended from chains are located in the bathrooms. The nickel-finished fixtures have a crown base adorned with *fleur-de-lis*. Push-button switches inset with mother-of-pearl are located throughout the house. A single gas fixture, a now-disconnected wall sconce, is located in the master bathroom.

⁸ Benjamin, *The Builder's Guide*, Plate XLII, No. 5.

⁹ Asher Benjamin, *Practice of Architecture* (New York: 1833, Reprinted New York: DaCapo Press, 1972), Plate 43.

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Section Number 7 Page 6 Livingston Homestead
Middlesex County, New Jersey

The kitchen's present appearance dates from ca. 1905-1915, with small additions into the 1950s. The southwest wall and floor is covered with slate slabs that formed the hearth for a cook stove that was replaced in 1955 or 1956 with the existing gas range. The ceramic sink resting on metal cabinets was probably added during the 1920s. The built-in floor cabinets and tall glass-front wall cabinets feature crown moldings and simple hardware. (Photograph No. 25) The pantry contains floor and wall cabinets of a similar design. A window on the northeast wall of the pantry provides additional light. A dumbwaiter enclosure is located in the southeast corner of the pantry.

The bathroom fixtures in the master bath are typical of high-end offerings of the 1900s and 1910s by such firms as Kohler, Standard Sanitary Manufacturing, or the Mott Iron Works of New York City. (Photograph Nos. 26, 27) The room includes a fluted pedestal sink with an oval slab located beneath a wood-framed, mirrored medicine cabinet, a freestanding bathtub, and a sitz bath. Nickel-finished fixtures and towel arms are contemporary with the fixtures. Built-in cabinetry similar to that located in the pantry is located on the far wall. Closet-sized cabinets are located in the interior wall. Radiators located throughout the house are adorned with floral motifs and scalloped caps. (Photograph No. 28)

The property contains several outbuildings and landscape features. Two rustic, or "Adirondack," posts supporting light fixtures are located alongside the south drive. (Photograph No. 29) Two trellises on the lawn are constructed of the same unbarked tree trunks. These may be remnants of the rustic fence that once lined the property along the railroad (see Statement of Significance.) Two small concrete pools are located between the garage and the greenhouse. The north pool is lined with slate tiles. (Photograph No. 30) Both are currently non-functional. A river rock pillar, presumably intended to support a birdbath, is located in the northwest corner of the yard. A cast iron hitching post is located near the northwest corner of the front porch.

The stuccoed masonry garage was constructed in two sections. (Photograph No. 31) The three-bay main (north) block, constructed between 1922 and 1927,¹⁰ contains two auto bays and a door. The south wing, constructed between 1927 and 1951,¹¹ contains a single auto bay on the southeast elevation and a door on the southwest elevation. The asphalt-shingled gable roof has overhanging eaves and gable end cornice returns. The gable peak is covered with hexagonal asphalt shingles that are separated from the stucco by a molded stringcourse. The two garage bays on the southwest elevation contain side-hung, chamfered board-and-batten doors with six lights each. Simple drip caps top all the doorways. Shelters supported by triangle brackets are located above the structure's two six-panel wood doors. Twelve-light fixed windows are located on the long elevations; nine-light hopper windows are located on the gable ends. The entrance to the south wing auto bay

¹⁰ Sanborn Map Company, *Insurance Maps of the City of New Brunswick and the Borough of Highland Park* (New York: Sanborn Map Company, 1912 corrected to 1936, with intermediate corrections in 1922 and 1927).

¹¹ Sanborn Map Company, *Insurance Maps of the City of New Brunswick and the Borough of Highland Park* (New York: Sanborn Map Company, 1912 corrected to 1936, with intermediate corrections in 1922 and 1927 and 1912, corrected to 1951).

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Section Number 7 Page 7

Livingston Homestead
Middlesex County, New Jersey

has a poured concrete ramp incised with a diamond pattern. Ghosting on the northwest gable end indicates the former presence of a single-story wing that was depicted in the Sanborn atlas.¹² The main block contains a finished attic accessed via a straight-run stair. The interior of the remaining block and wing is unfinished save a poured concrete floor. The building retains a high level of integrity and is in excellent condition.

The greenhouse, constructed during the 1910s, has a poured concrete foundation, footings and sidewalls with a single bay of side ventilators above them. (Photograph Nos. 32, 33) A clear-span roof truss supports the gable roof. The greenhouse is four bays long with six lights (one ventilator) per bay. The building's structural frame consists of flat metal bars. The bottom chord of the truss is an angle bar bolted directly to the rafters. The frame's side posts were set into the concrete when the sidewalls were constructed, joining the metal and masonry together. Three purlins support the roof in addition to the ridge purlin and roof plate. The side ventilators and ridge vent are opened manually with hand cranks. The sash bays between the glazing are wood on the interior with metal bar caps securing the glazing on the exterior.

A walkway covered with lozenge-shaped terra cotta tiles follows the interior perimeter of the structure. A four-light over two panel wood door is centered in the north and south elevations. Wood benches supported by metal posts are located around the perimeter of the structure and are heated by the pipe radiators located beneath them. A sunken fountain lined with Arts-and Crafts style multicolor tiles is located at the center of the room. The northernmost bay is enclosed by a glass wall. This room served as a potting shed and contains larger domestic-size radiators and shelves for trays of seedlings. The floor of this room is covered with square terra cotta tiles. The building is in good condition and retains a high level of integrity.

The frame hen house is located at the north property line. (Photograph No. 34) The structure, constructed before 1910,¹³ consists of a gambrel roof frame set on a poured concrete foundation and floor. A small center cupola with triangle brackets serves as a ventilator. The structure is covered with asphalt shingles and is accessed through a board and batten door in the south gambrel end. Glass skylights set in metal frames are located on the east and west elevations. The interior of the structure is divided into three pens. These frame dividers enclose built-in frame platforms and feed bins. The building has a high level of integrity but is in poor condition.

A frame shed, which is in poor condition, is covered with novelty siding. (Photograph No. 35) The asphalt-shingled gable roof has exposed rafter tails. A beaded board and batten door with wrought-iron hardware is located in the north elevation. A simple drip mold caps the doorway.

¹² Sanborn Map Company, *Insurance Maps of New Brunswick, including the Borough of Highland Park* (New York: Sanborn Map Company, 1912 corrected to 1936, with intermediate corrections in 1922 and 1927).

¹³ Hughes & Bailey, "Aero-view of New Brunswick, New Jersey" (New York: Hughes and Bailey, Publishers, 1910).

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 8 Livingston Homestead
Middlesex County, New Jersey

A stone well house is located in the southwest corner of the property. (Photograph No. 36) Four corner posts constructed of river rock set in concrete support an asphalt-shingled pyramidal roof. The roof features decorative rafter tails. The circular well curb, also constructed of river rock, rests on a poured concrete floor. The curb is capped with a cast iron pump and a wood trough. A flowerbed enclosed by river rocks set into the lawn extends from the southwest corner of the building. The building is in good condition and retains a high level of integrity.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 1

Livingston Homestead
Middlesex County, New Jersey

Architect/Builder (Continued):

Krug, George Edward

STATEMENT OF SIGNIFICANCE

The Livingston Homestead is eligible for listing under Criterion C in the area of Architecture as an exceptional local example of the Classical Revival style of architecture and as an extremely well-preserved developer's showpiece. The house was constructed in the Greek Revival style ca. 1843 and was substantially altered in the Classical Revival style ca. 1908 by Watson Whittlesey. Whittlesey developed the residential Livingston Manor neighborhood that surrounds the property. The building served not only as Whittlesey's residence, but also as the office of his Livingston Manor Corporation and the showpiece for the development. Whittlesey's dramatic alterations to the structure created a grand statement, but also paid respect to the building's Greek Revival origins. The period of significance, 1843-1909, reflects the building's Greek Revival origins and Whittlesey's transformation of the building in the Classical Revival style ca. 1908.

History of the Property

The house was constructed ca. 1843 in the Greek Revival style for Louisa M. Livingston and her husband, Robert James Livingston. While the house contains stylistic features that were common in the 1830s, several factors suggest that the building was not constructed until Louisa Livingston's ownership. The property was sold a number of times in short succession in the years leading up to the Livingston purchase. It was during this same time that the Greek Revival style gained popularity in New Brunswick (i.e. 1835-1855)¹ and it seems unlikely that a short-term owner would construct so grand a dwelling. The dwelling's size, scale, design, and location on a large tract of land (134 acres) make it more likely that a family of means, as were the Livingstons, was responsible for the construction of such a building. Finally, features of the house suggest that pattern books, particularly Asher Benjamin's 1839 *The Builder's Guide*, were consulted. The use of a number of features corresponding to designs in these pattern books seems to indicate that the house's construction date post-dated publication of the book (1839).

Until the 1840s, Highland Park was a sparsely settled outpost of New Brunswick and was overshadowed by that city and nearby Raritan Landing. When rail connections were made from New Brunswick through to New York, Trenton, and Philadelphia in the 1840s, development began to grow on the periphery of New Brunswick. Construction of large estates like the Livingston Homestead began during the mid-nineteenth century atop the heights across the Raritan River from New Brunswick.²

¹ Barbara Cyviner Listokin, *The Architectural History of New Brunswick, NJ 1681-1914*. (Ph.D. diss., Rutgers University, 1984), 105.

² Heritage Studies, "Middlesex County Inventory of Historic, Cultural, and Architectural Resources" (Prepared for Middlesex County Cultural and Heritage Commission, Board of Chosen Freeholders, 1979), Highland Park - 1.

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On April 7, 1843, Louisa M. Livingston purchased the 96-acre tract on which the house was constructed.³ Louisa Livingston purchased 38 additional acres in 1845.⁴ Residents of New York City, Louisa and her husband Robert James Livingston reportedly used the property as a vacation house. A trip via rail from New York to New Brunswick was less than two hours in duration, allowing for reasonable access to the property. The house was traditional in form with a two-story, three-bay main block with a side hall, and a two-story, single-bay wing. A Greek Revival, flat-roofed portico sheltered the entrance and a side-gabled roof capped the structure. In many aspects it was a larger and more sophisticated version of the traditional buildings being constructed across the river in New Brunswick during that time.

The Livingstons' long association with the property was noted on maps of the period,⁵ although their presence was apparently not often seen. An 1873 account stated, "Mr. Livingston only spends an occasional summer at the house but keeps the place in a state of the best preservation,"⁶ and added that Mr. Livingston "will not sell it or any part of it at any price."⁷ The Livingston's absence was commented upon again in 1890 in a newspaper account of a fire at the property, stating that the house "has been unoccupied for many years, the Livingston descendants who own it living in New York."⁸ During their absence, tenant farmers tended the property. Patrick Hickey appears in the New Brunswick city directories of 1883-1887 and 1890 as a farmer "on Livingston Farm." Patrick Collins appears in one directory as an "employee" on the farm in 1886-1887.⁹

References to the estate during this period focused not on the house but on the rustic fence, since removed, that lined the property along the railroad right-of-way to the north. The fence was notable for its size -- reported to be between one half-mile and one mile in length -- and for the fact that no two panels were alike.¹⁰ An 1890 account stated, "one of the features of the place, which never fails to attract the attention of passengers on the Pennsylvania Railroad trains, is the rustic fence half a mile or more in length, along the northern front of the farm, formed of the rough and unbarked branches of trees of all sizes, so arranged as to make the word 'Livingston.'"¹¹

³ Middlesex County Deed Book 38, page 179.

⁴ Middlesex County Deed Book 42, page 120.

⁵ J.W. Otley and J. Keily, *Map of Middlesex County, New Jersey* (Camden, N.J.: Lloyd Vanderveer, 1850) shows "J. Livingston;" F.W. Walling, *Map of the County of Middlesex*. (Smith, Gallup and Company, 1861) shows "R.J. Livingston;" Everts and Stewart, *Combination Atlas Map of Middlesex County, New Jersey* (1876) shows "R. H. Livingston"; E.B. Hyde, "Driving road chart of the country surrounding New York City" (New York: Hyde & Company, 1887) shows "R.J. Livingston;" Alexander Merchant, "Highland Park, September 1888" (1888) shows Livingston Farm.

⁶ A.E. Gordon, *New Brunswick and its Industries* (New Brunswick, N.J.: Times Printing House, 1873), 35.

⁷ *Ibid.*

⁸ "An Historic Place." (Unidentified newspaper clipping from Highland Park Historical Commission, March 11, 1890).

⁹ R.L. Polk, *New Brunswick City Directory: including Highland Park, North Brunswick Township, and Part of Franklin Township* (Malden, Mass.: R.L. Polk & Co., 1883-1884, 1886-1887, 1890).

¹⁰ Gordon, *New Brunswick*, 35.

¹¹ "An Historic Place," March 11, 1890.

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In April 1866, Louisa M. Livingston wrote a will leaving the property to her husband and her daughter, Louisa, wife of Eldridge T. Gerry. Louisa and Eldridge Gerry lived in New York City, as had her parents.¹² The will was proved in 1883 in New York City.¹³ Robert Livingston died in 1891 and Louisa Gerry became the sole owner of the property.¹⁴ Eldridge Gerry is reported to have been the founder of the Gerry Society, a society for the prevention of cruelty to children.¹⁵

In 1891, Louisa Gerry and husband sold the tract to an heir, Helen Murray, wife of Thomas Murray.¹⁶ One account reports that Helen Murray was the daughter of Louisa and Eldridge Gerry.¹⁷ Thomas Murray was a contractor or engineer involved with the construction of railroads in the United States, Canada and Mexico.¹⁸ Unlike earlier generations, it appears that the Murrays lived on the property. During the 1890s, Thomas Murray, "contractor," appears in New Brunswick city directories at 11 River Road.¹⁹ (Before the Livingston Manor development, the Livingston house was accessed by a drive that led to River Road.)

It appears that the Murrays fell into financial difficulties. In 1893, Helen and Thomas Murray took out a mortgage for \$15,000 from the New Brunswick Savings Institution and a second mortgage from Charles Norbury for \$3,600.²⁰ Three years later, the New Brunswick Savings Institution assigned the \$15,000 mortgage to John Waldron²¹ on the same day the Murrays sold the northwestern portion of their property along the Pennsylvania Railroad to the John Waldron Company for the construction of a new factory.²²

The John Waldron Company "produced machines for the manufacture of wallpaper, playing cards, calico, carpets, sandpaper, carbon papers, coated papers, cardboard, artificial leather, and other paper products."²³ The company was founded in 1848 on Nelson Street in New Brunswick by William Waldron and was relocated to Highland Park in 1897. The move to Highland Park "represented an expansion for the company

¹² Ibid.

¹³ Will refiled in Middlesex County Will Book N, page 173.

¹⁴ H. Richard Segoine, "Remarks regarding the Livingston Property in Livingston Manor, Highland Park." (Paper read before New Brunswick Historical Club, April 19, 1951), 2.

¹⁵ "Estate is Relic of Earlier Day," (Unidentified newspaper clipping from Highland Park Historical Commission, May 13, 1955).

¹⁶ Middlesex County Deed Book 239, page 325; Segoine, "Remarks...", 2.

¹⁷ "Estate is Relic...", 1955.

¹⁸ Segoine, "Remarks...", 2.

¹⁹ R.L. Polk, *New Brunswick City Directory*, 1891, 1893, 1897, 1899.

²⁰ Middlesex County Mortgage Book 118, page 304 and Mortgage Book 125, page 462.

²¹ Middlesex County Assignments of Mortgages Book R, page 630.

²² Middlesex County Deed Book 281, page 30.

²³ Daily Home News, *Industrial and Thirtieth Anniversary Edition of the Daily Home News, New Brunswick* (New Brunswick, N.J.: Daily Home News, 1908), 132; Livingston Manor Corporation, New Brunswick, N.J. "Our model homes at Livingston Manor, New Brunswick, N.J." (New Brunswick, N.J.: Livingston Manor Corporation, c. 1908), 16.

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that was the largest manufacturer of machinery for the wallpaper industry in the United States."²⁴ By 1926, the company had more than 100 workers, and, in 1939 employed more than 170.²⁵ The move was also the beginning of the Waldron family's extended presence on the north side of Highland Park.

On January 14, 1897, the Murrays deeded the tract for \$27,000 to Watson Whittlesey,^{26,27} who founded the Livingston Manor Corporation and developed what is known today as the Livingston Manor neighborhood. This tract included the Greek Revival house and extended to the Old Mill Road.

Watson Whittlesey was born in 1862 in Rochester, New York and became a contractor at a young age. By the early 1890s, Whittlesey and his wife, Anna, had settled in East Orange, New Jersey.²⁸ At that time, the Oranges' farmlands were already being transformed into suburban developments for upscale New York City businessmen and other professionals. This development was facilitated by the Delaware, Lackawanna & Western Railroad, which made daily travel to Manhattan convenient. Whittlesey established himself as a real estate developer, each project being larger than the last, and soon came to prominence in the community. By 1896, Whittlesey had been elected to the board of directors for the Second National Bank of the Oranges.²⁹

Shortly after Whittlesey purchased the former Livingston property in 1897, he filed two initial development plans with the Middlesex County Building Department, comprising 1,089 lots and 1,090 lots. The former Livingston property was shown on an approximately two-acre lot,³⁰ its present size, that was substantially larger than the rest of the lots. At that time, Whittlesey already had other projects underway and he continued to work on those endeavors prior to breaking ground in Highland Park.

Whittlesey was professionally active during the 1890s in Plainfield and East Orange. The Plainfield property, located in the Netherwood neighborhood near the Netherwood train station, was developed ca.

²⁴ Center for Public Archeology, "Stage 1A Cultural Resource Reconnaissance Survey" (Prepared for Highland Park Environmental Commission. New Brunswick, N.J.: Rutgers, the State University of New Jersey, Center for Public Archaeology, Department of Anthropology, 1993), 39.

²⁵ Jeanne Kolva and Joanne Pisciotto, *Highland Park* (Charleston, S.C.: Arcadia Publishing, 1999), 11.

²⁶ Middlesex County Deed of Warranty Book 289, page 85; Middlesex County Deed Book 288, page 243.

²⁷ A small parcel and house on River Road was sold to James Murray in 1897, Middlesex County Deed Book 288, page 243.

²⁸ "Watson Whittlesey Succumbs to Apoplexy in San Francisco," *Daily Home News*, April 8, 1914.

²⁹ Henry Whittemore, *The Founders and Builders of the Oranges* (Newark, N.J.: L.J. Hardham, Printer and Bookbinder, 1896), 215.

³⁰ Asher Atkinson, "Map for 1090 Building Lots Owned by Watson Whittlesey Located at Highland Park in the Township of Raritan, County of Middlesex and State of New Jersey." (Map No. 291, File No. 291, Filed Aug. 9, 1897. Traced from original in 1938 by Fred Simons, project supervisor, WPA Project 3025-12, On file at Middlesex County Courthouse Map Room under "Highland Park," New Brunswick); Asher Atkinson, "Map of 1089 Building Lots Owned by Watson Whittlesey Located at Highland Park, in the Township of Raritan..." (n.d., On file at Middlesex County Courthouse Map Room with "Unfiled Maps" under "Watson Whittlesey," New Brunswick).

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1891.³¹ Prior to 1893, he also purchased a large parcel of land in East Orange near the Grove Street train station and developed the neighborhood he named "Hyde Park." By 1904, approximately 115 homes had been sold and approximately 40 more awaited new owners. Whittlesey built a home for himself and his family on Hawthorne Avenue in Hyde Park.³² Whittlesey's next project, Watchung Heights, was begun prior to 1904. Located in West Orange near the Montclair border, this development of approximately 50 houses was constructed between 1904 and 1911.³³ It appears that once the West Orange project was underway, Whittlesey came to Highland Park to begin the Livingston Manor project.

Whittlesey returned to Highland Park in 1905 and formed the Highland Park Lumber Company to prepare and distribute retail lumber and building materials.³⁴ Whittlesey deeded the former Livingston tract to the Livingston Manor Corporation on Dec. 1, 1906 for \$1.00,³⁵ and, it appears, began work on the development. Whittlesey is stated to have brought many of his East Orange employees, such as master mechanics, carpenters, a plumber and a decorator,³⁶ with him to Highland Park. It has also been reported that he brought with him designers and sales agents.³⁷

Whittlesey used the Livingston house from 1906-1909,³⁸ which he referred to as the "old Livingston Homestead," as the corporate office and as his personal residence during the early construction of the development.³⁹ His extensive modifications of the building included relocation of the main stair, installation of wood floors, the installation of electric lights, and "every modern convenience throughout the entire house."⁴⁰ The alterations to the Livingston house are similar in materials and execution to the new houses Whittlesey was constructing in the Livingston Manor development. In the development, "the main living spaces of the typical interior were finished with oak flooring on the first floor and pine flooring on the second and third floors. Interior woodwork was either oak or chestnut... Originally, Manor houses utilized gas lighting, which was converted to electric during the 1920s."⁴¹ In the Livingston house, quarter-sawn oak

³¹ F.A. Dunham, "Map of Desirable Building Lots, Property of Watson Whittlesey Situated at Netherwood, City of Plainfield, New Jersey" (1891, On file at Rutgers University Library Special Collections and University Archives).

³² "Watson Whittlesey Succumbs to Apoplexy in San Francisco," *Daily Home News*, April 8, 1914; A.H. Mueller, *Atlas of the Oranges* (Philadelphia: A.H. Mueller, 1904).

³³ Mueller, *Atlas of the Oranges*, 1904; *Ibid.*, *Atlas of the Oranges, Essex County, New Jersey*. (Philadelphia: A.H. Mueller, 1911).

³⁴ "Watson Whittlesey Succumbs to Apoplexy in San Francisco," *Daily Home News*, April 8, 1914.

³⁵ Middlesex County Deed Book 294, page 74.

³⁶ Highland Park Historical Commission, "Walking Tour of Livingston Manor" (Highland Park Historical Commission, 1983), 4; Cultural Resource Consulting Group, "Evaluation of Historical Significance: Livingston Manor District, Borough of Highland Park, Middlesex County, New Jersey" (1997), 47.

³⁷ Cultural Resource Consulting Group, "Evaluation of Historical Significance...", 1997, 47.

³⁸ "E.A. Waldron Buys New Home -- Gets Old Livingston Homestead from Watson Whittlesey -- To Move Immediately," *Daily Home News*, June 29, 1909.

³⁹ Livingston Manor Corp., "Our Model Homes -- at Livingston Manor, New Brunswick, N.J." (New Brunswick, N.J.: Livingston Manor Corporation, 1908), 17.

⁴⁰ "E.A. Waldron Buys New Home...", *Daily Home News*, June 29, 1909.

⁴¹ Cultural Resource Consulting Group, "Evaluation of Historical Significance...", 1997, 51-52.

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floors were installed on the first and second floor. Pine flooring was installed at the attic level. The interior woodwork is painted. One gas fixture remains amid the numerous electric fixtures.

It is unclear who was the designer of the alterations; Whittlesey was not a registered architect.⁴² It appears likely that one of the architects he retained to design the houses in the Livingston Manor development would have designed the changes, or at least signed off on the drawings. Whittlesey retained at least two, but perhaps more, architects for the Livingston Manor development. The names of George Edward Krug of East Orange, New Jersey and Francis George Hasselman of Orange, New Jersey appear in the Livingston Manor promotional material.⁴³ Krug designed the Hyde Park Club House and many houses for Whittlesey's East Orange Hyde Park development. Krug was responsible for many of the Livingston Manor floor plans and Hasselman's name appears on renderings of the houses.⁴⁴ Krug and Hasselman were both licensed in 1902, the year in which the state began requiring architects to be licensed. Records indicate that they were both practicing architects prior to the institution of licensing.⁴⁵

The exact date when Whittlesey began the extensive alterations to the building is not documented, although it appears that a large portion of the work was complete in 1908. Graphic evidence provides some clues in deciphering a construction date. A ca. 1907-1908 promotional birds-eye map of the Livingston Manor development⁴⁶ shows the house with its howdah-style belvedere and without the single-story wing. This footprint is supported by Whittlesey's 1897 subdivision map, but contradicted by an undated subdivision map that appears to date from near the same time.⁴⁷ A photograph of the house with its present configuration and appearance is depicted in Whittlesey's ca. 1908 promotional brochure.⁴⁸ The 1910 "Aero-view" of New Brunswick shows the house with the existing square-section balustrade replacing the belvedere, the projecting pediment, and the single-story wing.⁴⁹

In 1909, Whittlesey sold the house and the approximately two acres around it to John Waldron, of the adjacent John Waldron Company factory, for \$10,000.⁵⁰ After temporarily moving into one of his unsold houses in 1911, Whittlesey and his wife constructed a home for themselves on Harrison Avenue a few lots closer to the river. Whittlesey died of a stroke in 1914 at the age of 54.⁵¹ While he did not see Livingston

⁴² New Jersey State Archives, Record Group: Department of State; Subgroup: Secretary of State's Office; Series: Board of Architects Licenses; v. 1-5.

⁴³ Livingston Manor Corp., "Our Model Homes...", 1908.

⁴⁴ Ibid., 21; Watson Whittlesey, "Picturesque Hyde Park, East Orange, N.J." (Brooklyn and West Orange, N.J.: Chas. M. Kozlay, Steam Printer, n.d.).

⁴⁵ New Jersey State Archives, Record Group: Department of State, Subgroup: Secretary of State's Office, Series: State Board of Architects Licenses 1902-1969, Volumes 1-5.

⁴⁶ Asher Atkinson, "Livingston Manor, Comprising 1090 Building Lots - Property of Livingston Manor Corp." (ca. 1907-1908).

⁴⁷ Atkinson, "Map of 1090 Building Lots..." (1897); Atkinson, "Map for 1090 Building Lots..." (n.d.).

⁴⁸ Livingston Manor Corp., "Our Model Homes...", 1908, 21.

⁴⁹ Hughes & Bailey. "Aero view of New Brunswick, New Jersey." (New York: Hughes and Bailey, Publishers, 1910).

⁵⁰ Middlesex County Deed Book 439, page 273.

⁵¹ "Watson Whittlesey Succumbs to Apoplexy in San Francisco," *Daily Home News*, April 8, 1914.

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Manor completed, the company continued after his death. By 1922, 210 houses had been constructed in Livingston Manor.⁵²

Waldron is reported to have given the property at the time of purchase to his son Edward and daughter-in-law Eleanor as a belated wedding gift.⁵³ The Waldron sisters, Janet and Elizabeth, daughters of Edward and Eleanor, grew up in this house with their parents and their brothers, Jerome and John. The third floor was used for the girls' nursery and playroom and they were attended to by the servants who also roomed on the third floor. Edward Waldron died in 1942 at the age of 74. Janet and Elizabeth, who never married, lived with their mother until her death in 1958 at the age of 97. Janet died in 1989 and Elizabeth died in 1998. After Elizabeth's death, her heirs sold the property to the present owners.

The Livingston Homestead is an excellent local example of the Classical Revival. Its well-preserved state, which is nearly untouched since the 1910s, provides an unusually clear view of the implementation of the style and how, in this case, it was overlaid onto Greek Revival forms. The house is also significant for its role as the showpiece of an early twentieth-century residential development. Developer Watson Whittlesey used the house as his residence as well as the office for the Livingston Manor Corporation. As a result, in addition to the requirements for residential use, the program had an added public and commercial aspect that affected its design.

At the end of the nineteenth century, designers began to reject the picturesque styles that had dominated the second half of the century. Called an "Academic Reaction" by Hitchcock, this style was a "return to disciplined order of the most formal sort. It represented also a return to close archaeological imitation of a style from the past such as had ended in America, on the whole, with the decline of the Greek Revival a generation earlier."⁵⁴

The Classical Revival "revived the architecture of the early period of America's history up to, and through the Greek Revival period."⁵⁵ The Classical Revival style had two subtypes that reflected the Early Classical Revival and Greek Revival styles. The World's Columbian Exposition of 1893 prompted the revival of interest in classical models. The Exposition's central buildings were monumental in scale and they inspired countless public and commercial buildings in the following decades. Several states, including Kentucky, Nebraska, and Connecticut, chose classical forms for their domestic-scale pavilions located on the periphery of the grounds. It is these pavilions that provided the closest models for the dwellings that would follow their lead. Kentucky and Nebraska featured traditional full-height porches with triangular pediments, while the Connecticut pavilion had a full-height entry porch with a lower full-width porch.

⁵² Sanborn Map Company, *Insurance Maps of New Brunswick, including the Borough of Highland Park* (New York: Sanborn Map Company, 1912 corrected to 1936).

⁵³ Highland Park Historical Commission, "Walking Tour...", 1.

⁵⁴ Henry-Russell Hitchcock, *Architecture: Nineteenth and Twentieth Centuries* (London: Penguin, 1958 (1983 edition)), 319, 320.

⁵⁵ Listokin, *Architectural History of New Brunswick*, 204.

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In New Brunswick, of which Highland Park was considered an extension at the turn of the twentieth century, the revival of classical styles dominated local architecture from 1890 to 1914.⁵⁶ In the case of the Livingston Homestead, Whittlesey had the advantage of a Greek Revival house at his disposal. It was a logical choice to build upon that which was stylistically already present. Whittlesey reinterpreted the house's existing Greek Revival features into the parameters of the Classical Revival by retaining original features, by adding on to existing features, and by creating new features using Greek forms. This activity overlaid the building with interpretations of Greek forms from two distinct periods, sixty years apart.

Many features of the Livingston Homestead are fine examples of the Classical Revival. The portico, the modillioned cornices, and the Palladian windows are all typical of the style. The two-story columns supporting a projecting pediment dominate the main elevation of the house. Columns on pre-1920 buildings are typically more ornate than those on later buildings and are often fluted, as is the case here. This early phase of the style emphasized elaborate, correct columns. Whittlesey's adaptation of round-arch attic windows that had been added to the house during an intermediate updating reflects the renewed interest Palladian windows gained during this period.⁵⁷ The addition of flanking rectangular windows was a simple and effective means of achieving the Palladian model.

Classical Revival houses typically have boxed eaves with a moderate overhang, and frequently have dentils or modillions, as here. A wide frieze band, loosely based on Adam or Greek Revival precedents, is often located beneath the cornice. Roof-line balustrades were also common in this style.

On the interior of the Livingston Homestead, original Greek Revival features were combined with Classical Revival features that are typical of the style. "A freer arrangement of rooms, the hallmark of the eclectic styles... was incorporated in the Neoclassical Revival."⁵⁸ In this instance, interior spaces underwent dramatic changes in the effort to update the house. In open plans, which had begun to gain favor during the 1890s, all rooms on a floor might open onto the hall or onto one another. This is certainly the case in the Livingston Homestead, where nearly every room has access to another room as well as to the hallway.

In order to create these open plans, older buildings' nineteenth-century side halls were replaced with large central entrances as the main arteries. Whittlesey's transformation of the side-hall plan Livingston house involved the relocation of the stair and the reorientation of the house's long, rectangular hallways into nearly-square central hallways off of which the chambers opened in a pinwheel effect. The first floor hall became L-shaped. The remaining portion of the truncated second floor side hall became the dressing room off of the master bedroom.

⁵⁶ Ibid., 203, 217.

⁵⁷ Ibid., 216.

⁵⁸ Ibid., 217.

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In the Classical Revival style, classical detail was particularly noticeable on ceiling, doorway and window moldings. The Livingston Homestead features such details throughout the house, as seen in the cornice molding and the architraves. While much of the cornice appears to be replicated, based on suspicious seams and its location in post-Greek Revival rooms, the new work may consist of extensions to the remaining of original cornice. Even if Whittlesey began completely anew and all of the cornice molding was constructed ca. 1908, its presence is appropriate due to the favor for such profiles during the Classical Revival.

The panels beneath the windows and the interior shutters appear to be original to the house. They are equally appropriate to the Classical Revival as they originally were to the Greek Revival. The use of wood trim to offset painted and wallpapered walls, such as those located in the Livingston Homestead, were used in the Classical Revival instead of the dark wood and paneling that had fallen out of favor.

While none of the houses Whittlesey would build in Highland Park were as large as the Livingston Homestead, the house effectively served as a model home with the conveniences and finishes he was installing in the Livingston Manor homes. The Classical Revival provided the house with an impressive appearance and, for a developer wooing homebuyers, catching the buyer's attention and keeping it was paramount.

From the exterior alone, the property would serve strongly as an ideal of what the Livingston Manor development could offer the homebuyer. However, since the building was also used as an office, it can be assumed that the public also had access to the interior. In addition to its purpose as a model home demonstrating the finishes and features that the buyer could expect to find in any of the Livingston Manor homes, the building contained lavish and grand details to delight the eye, and had been chosen for the purpose of impressing potential buyers and other visitors, which it continues to do today.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 3

Livingston Homestead
Middlesex County, N.J.

Maps

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 10 Page 1

**Livingston Homestead
Middlesex County, New Jersey**

Verbal Boundary Description

The boundaries are those of the existing tracts of land as delineated by a heavy line on the enclosed site plan. They represent Lots 3 and 4 in Block 180 as shown on the official tax maps of the Borough of Highland Park. The two tracts are described as follows.

Tract One - Lot 4

Beginning at a monument marking the intersection of the southwesterly line of North Second Avenue with the northwesterly line of Harrison Avenue, thence along the northwesterly line of Harrison Avenue South 57 degrees 33 minutes West 270.1 feet to a monument; thence North 32 degrees 27 minutes West 203.78 feet to a point along the southeasterly line of Cleveland Avenue; thence along the southeasterly line of Cleveland Avenue North 57 degrees 22 minutes East 237.52 feet to a monument along the southwesterly line of North Second Street; thence along the southwesterly line of North Second Avenue South 41 degrees 30 minutes East 207.12 feet to the place of beginning.

Tract Two - Lot 3

Beginning at a point along the northwesterly line of Harrison Avenue, southwesterly 270.10 feet from the intersection of the southwesterly line of North Second Avenue with the northwesterly line of Harrison Avenue thence North 32 degrees 27 minutes West 203.78 feet to a point along the southwesterly line of Cleveland Avenue; thence along the southeasterly line of Cleveland Avenue South 57 degrees 22 minutes West 150.0 feet to a point; thence South 32 degrees 27 minutes East 203.3 feet to a monument along the northwesterly line of Harrison Avenue; thence along the northwesterly line of Harrison Avenue North 57 degrees 33 minutes East 150.0 feet to the point of beginning.

Boundary Justification

The boundaries have been drawn to include the existing lawn, buildings, and structures on the property. The property is the same as that set aside after 1897 during the development of the Livingston Manor neighborhood by Watson Whittlesey and the same as that during the ownership by the Waldron family from 1909 until 1998.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs Page 1

Livingston Homestead
Middlesex County, New Jersey

PHOTOGRAPHS

For all photographs:

Property Name: Livingston Homestead
Property Location: Borough of Highland Park, Middlesex County, New Jersey
Photographer: Stacy E. Spies
Date: February-April 2001
Location of Negatives: Stacy E. Spies, Architectural Historian
407 Warren Street
Scotch Plains, NJ 07076

Photograph No. 1 of 36:

View: Main (southwest) elevation, looking east.

Photograph No. 2 of 36:

View: Northeast and southeast elevations, looking west.

Photograph No. 3 of 36:

View: Southwest and southeast elevations, looking north.

Photograph No. 4 of 36:

View: Portico detail, looking northeast.

Photograph No. 5 of 36:

View: Doorway and window, main elevation beneath portico, looking northwest.

Photograph No. 6 of 36:

View: Front door, looking northeast.

Photograph No. 7 of 36:

View: Light fixture at front door, looking north.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs Page 2

**Livingston Homestead
Middlesex County, New Jersey**

Photograph No. 8 of 36:

View: Cornice molding in first floor hall.

Photograph No. 9 of 36:

View: Stair in first floor hall, looking east.

Photograph No. 10 of 36:

View: Newell post detail at stair in first floor hall.

Photograph No. 11 of 36:

View: Typical black marble mantel, first floor rear parlor, looking west.

Photograph No. 12 of 36:

View: Mantel in dining room, looking west.

Photograph No. 13 of 36:

View: Mantel in living room, looking northeast.

Photograph No. 14 of 36:

View: Dining room, looking northwest.

Photograph No. 15 of 36:

View: Doorway from living room, in foreground, to hall, looking east.

Photograph No. 16 of 36:

View: Typical first-floor baseboard.

Photograph No. 17 of 36:

View: Typical second-floor doors and surrounds, rear bedroom, looking south.

Photograph No. 18 of 36:

View: Door and surround, former servants' rooms, third floor, looking southeast.

Photograph No. 19 of 36:

View: Former nursery, looking west.

Photograph No. 20 of 36:

View: Door to bath in nursery, looking southeast.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs Page 3

**Livingston Homestead
Middlesex County, New Jersey**

Photograph No. 21 of 36:

View: Baseboard in nursery.

Photograph No. 22 of 36:

View: Interior shutters, dining room, looking southeast.

Photograph No. 23 of 36:

View: Typical first-floor light fixture, dining room.

Photograph No. 24 of 36:

View: Typical second-floor light fixture, rear bedroom.

Photograph No. 25 of 36:

View: Kitchen cupboards, looking southeast.

Photograph No. 26 of 36:

View: Master bathroom, looking south.

Photograph No. 27 of 36:

View: Master bathroom, looking northeast.

Photograph No. 28 of 36:

View: Typical radiator.

Photograph No. 29 of 36:

View: Light pole beside driveway.

Photograph No. 30 of 36:

View: Slate-lined pool between garage and greenhouse, looking west.

Photograph No. 31 of 36:

View: Garage, looking east.

Photograph No. 32 of 36:

View: Greenhouse, looking north.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs Page 4

**Livingston Homestead
Middlesex County, New Jersey**

Photograph No. 33 of 36:

View: Greenhouse, interior, looking northwest.

Photograph No. 34 of 36:

View: Hen House, looking north.

Photograph No. 35 of 36:

View: Shed, looking south.

Photograph No. 36 of 36:

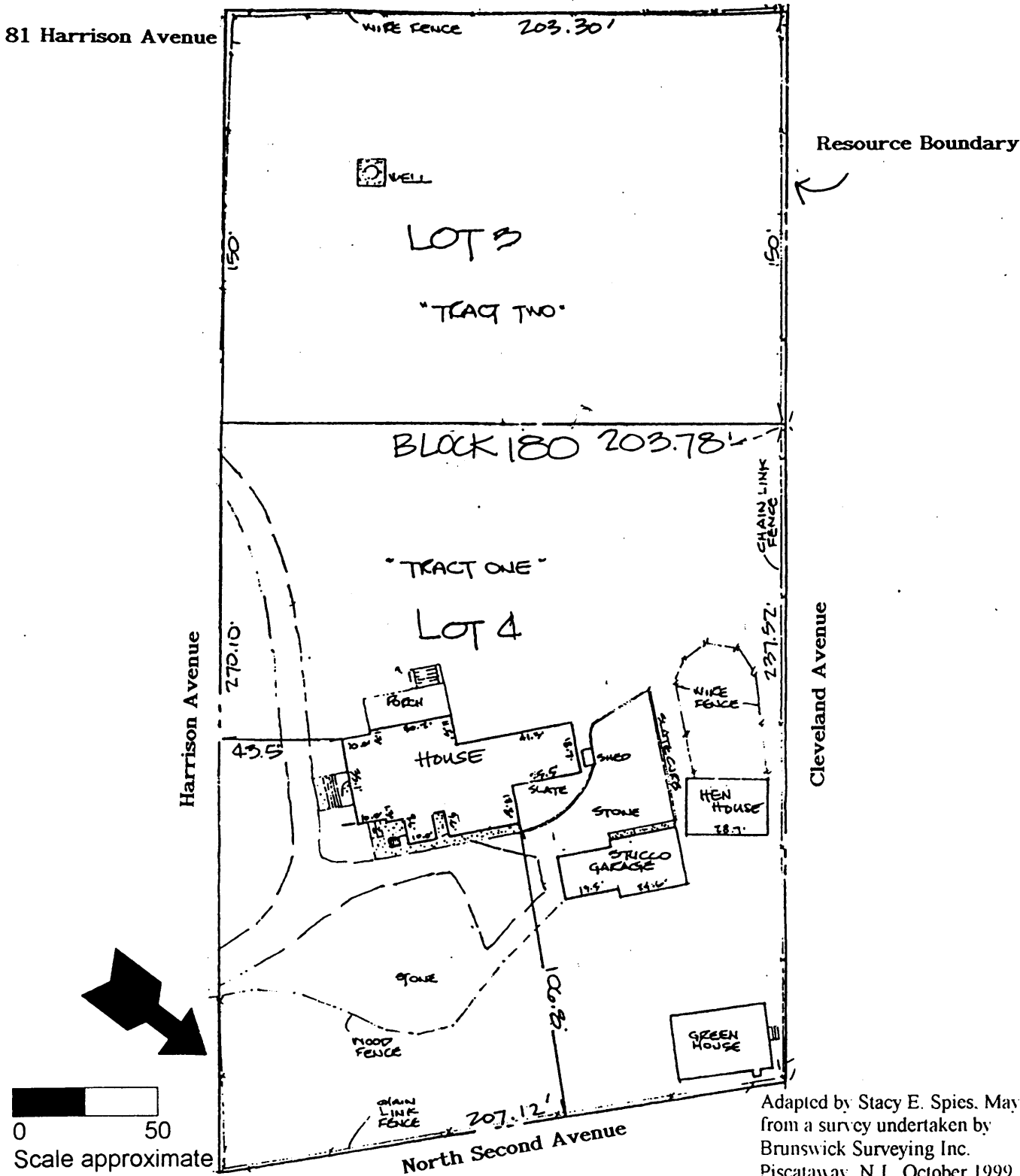
View: Well house, looking northwest.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Additional Information Page 1

Livingston Homestead
Middlesex County, New Jersey



Adapted by Stacy E. Spies, May 2001
from a survey undertaken by
Brunswick Surveying Inc.
Piscataway, N.J., October 1999

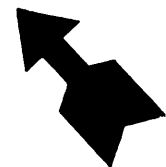
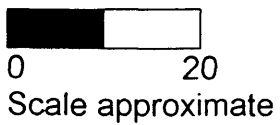
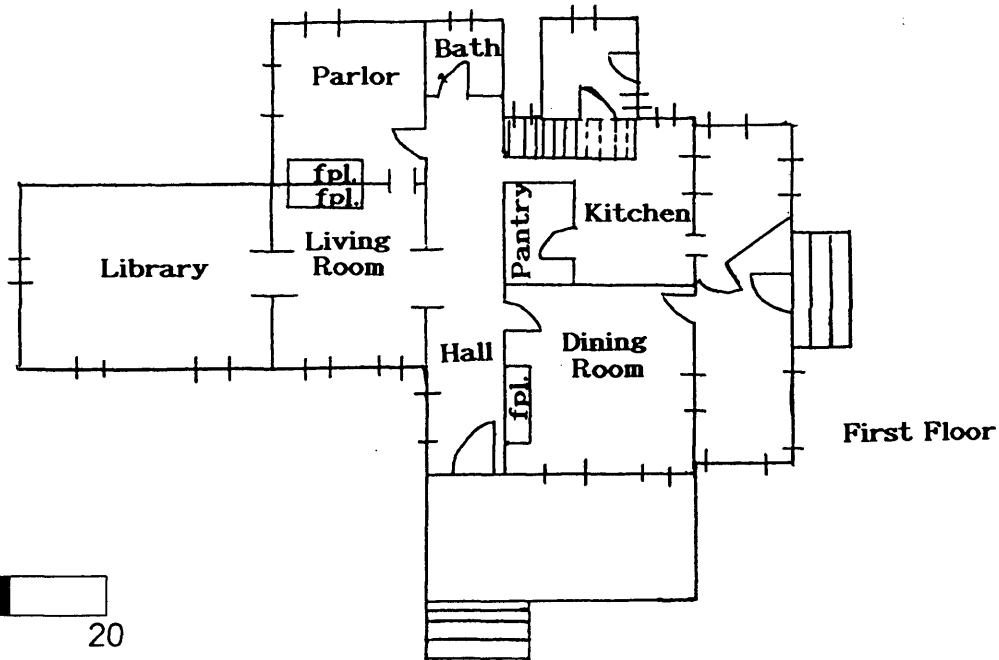
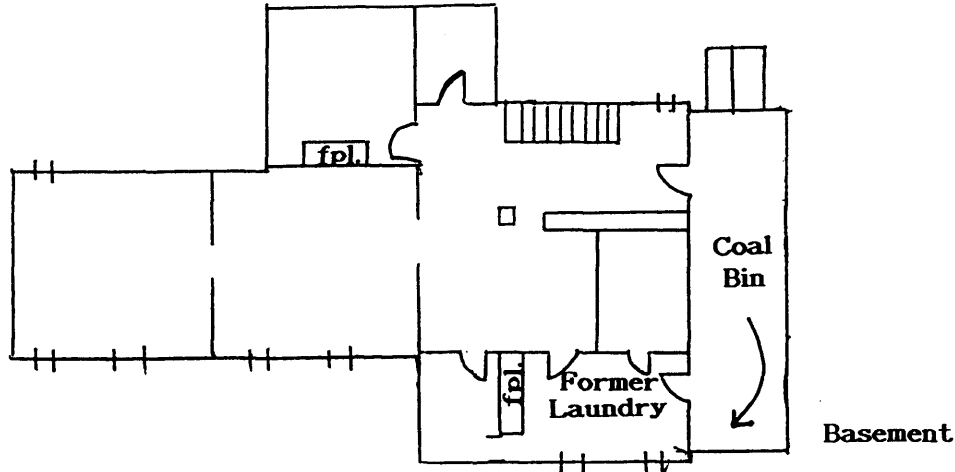
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Additional Information Page 2

Livingston Homestead
Middlesex County, New Jersey

Floor Plan



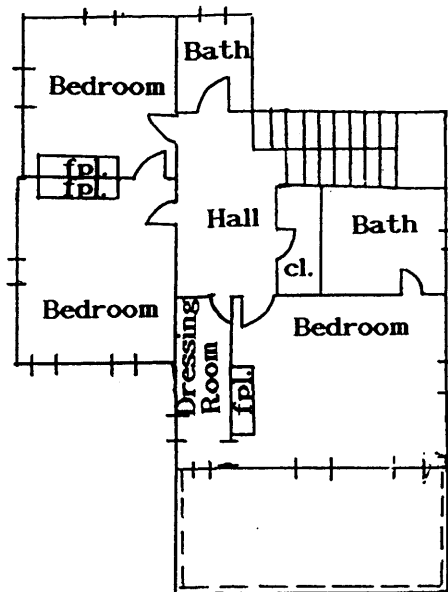
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

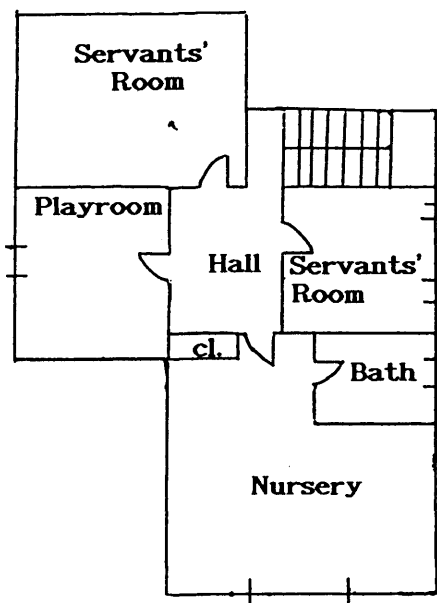
Section number Additional Information Page 3

Livingston Homestead
Middlesex County, New Jersey

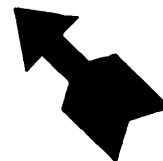
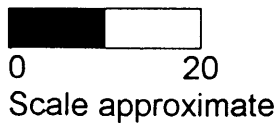
Floor Plan



Second Floor



Third Floor



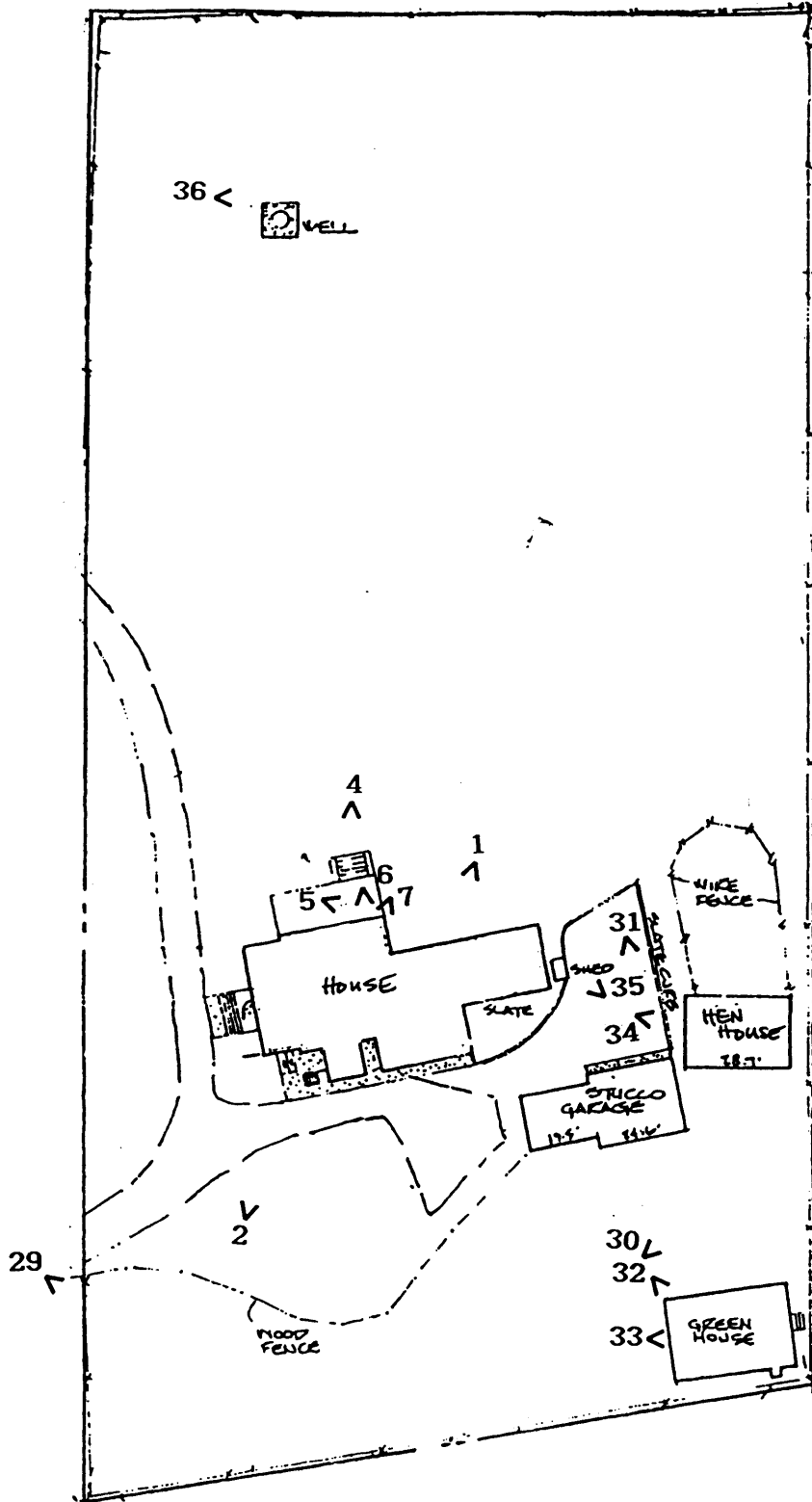
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Photographs Page 5

Livingston Homestead
Middlesex County, New Jersey

Photo Key
Exterior



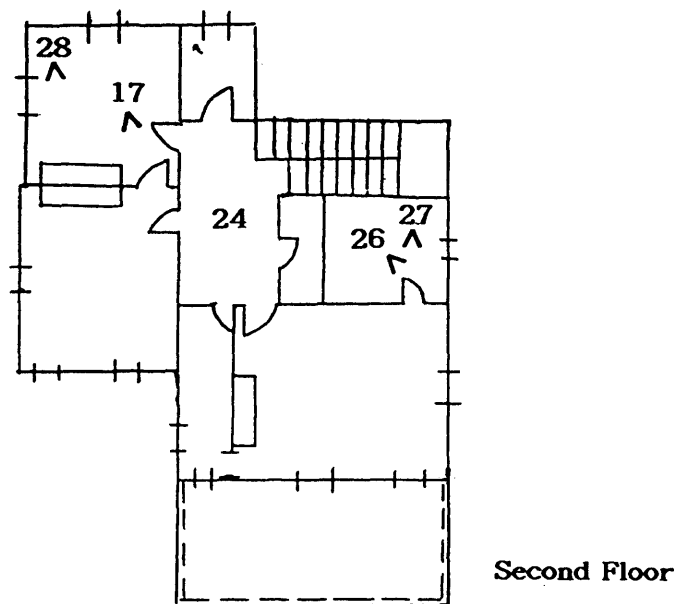
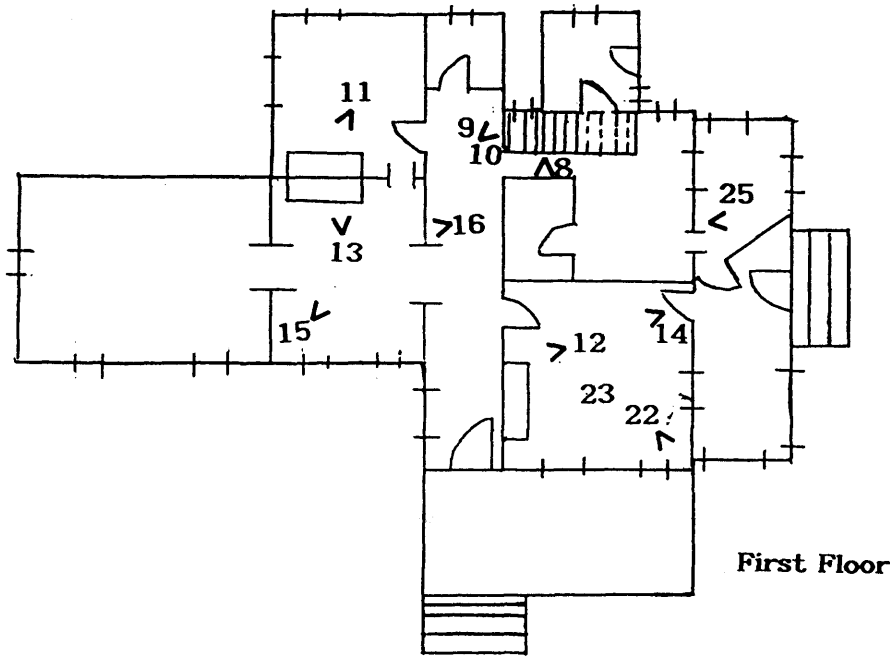
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs Page 6

**Livingston Homestead
Middlesex County, New Jersey**

**Photo Key
First and Second Floors**



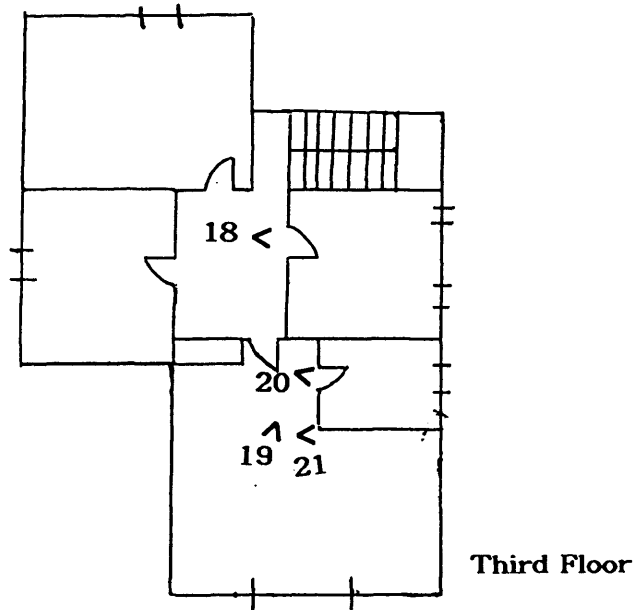
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CONTINUATION SHEET**

Section number Photographs Page 7

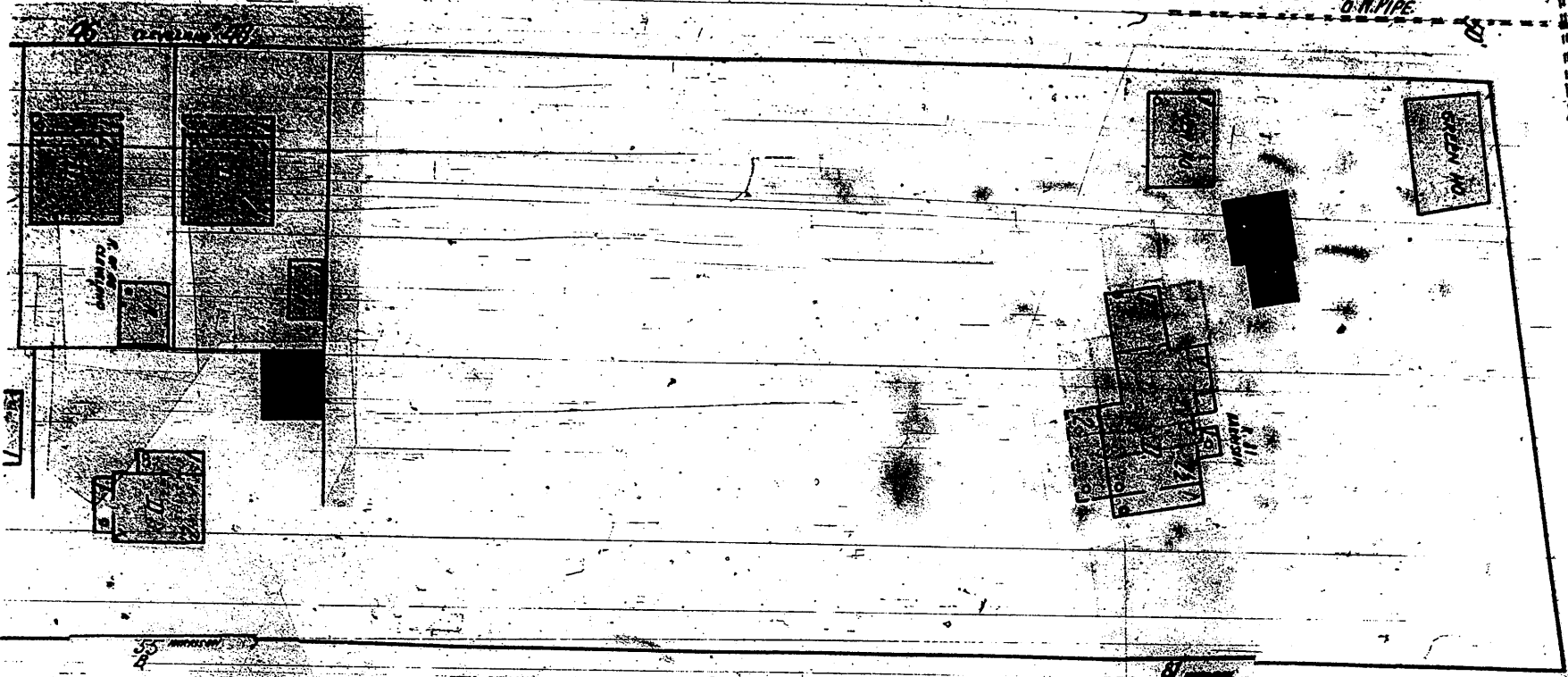
**Livingston Homestead
Middlesex County, New Jersey**

**Photo Key
Third Floor**



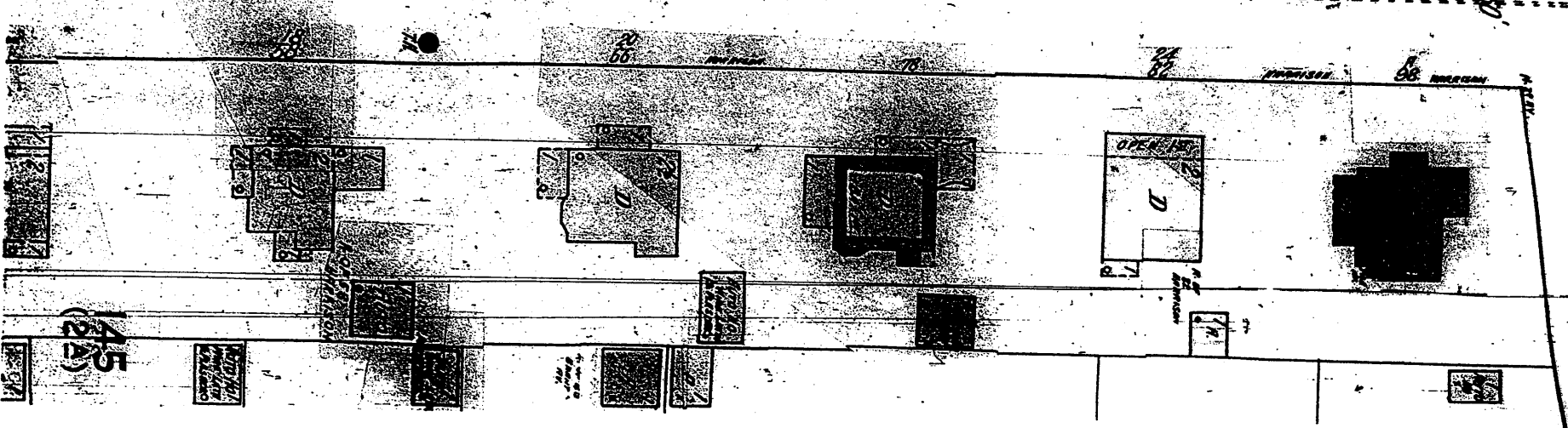
Livingston Homestead
Middlesex County, NJ

VELAND AV.



TRAIL CONTINUES
43

RISON AV.



TRAIL CONTINUES



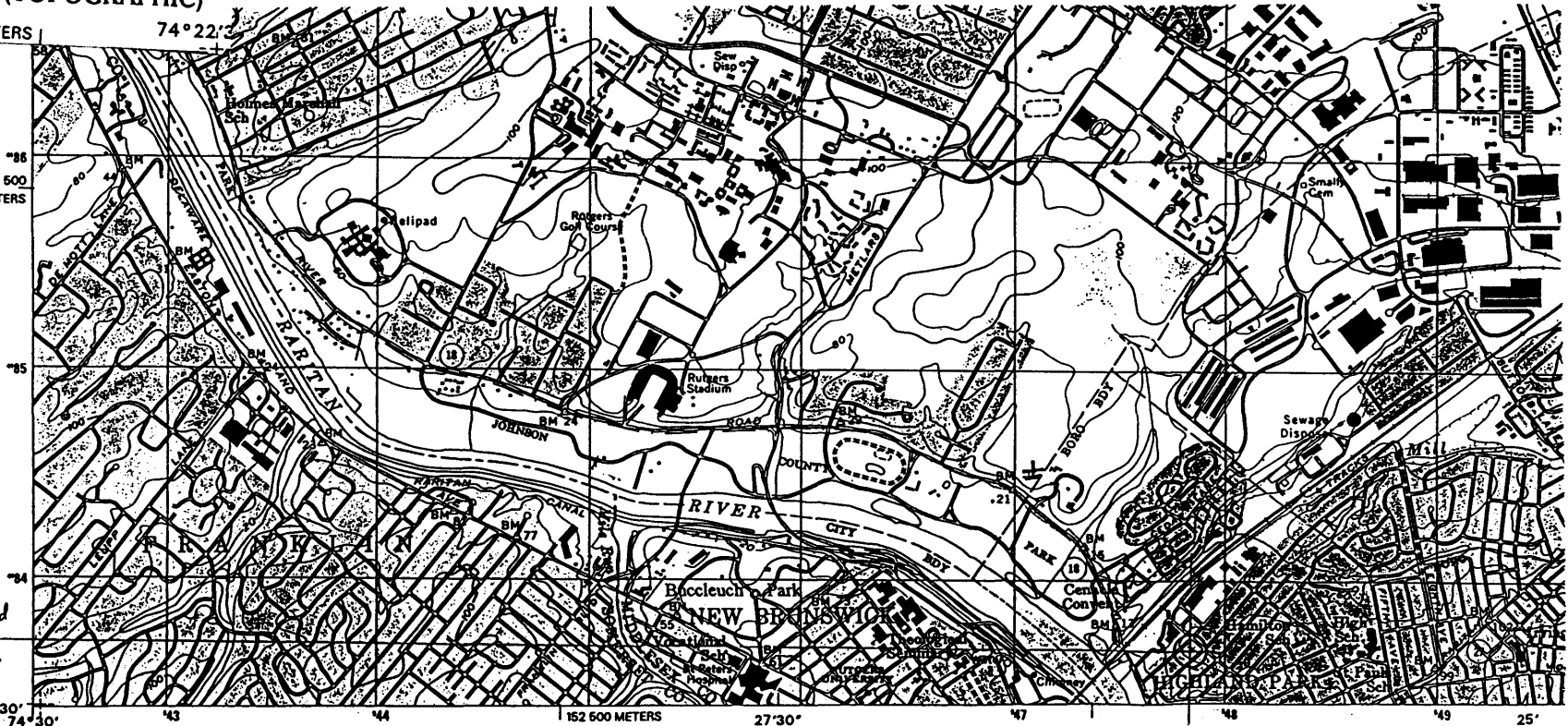
LIVINGSTON HOME STEAD, NO DATE.

**PLAINFIELD QUADRANGLE
NEW JERSEY
7.5-MINUTE SERIES (TOPOGRAPHIC)**

180 000 METERS

74° 22'

86
187 500
METERS



*Livingston Homestead
Hightland Park
Middlesex Co., NJ.*

40° 30'
74° 30'

152 500 METERS

27° 30'

SCALE 1:24 000

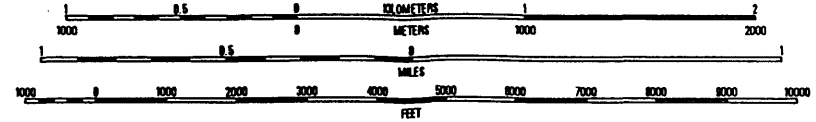
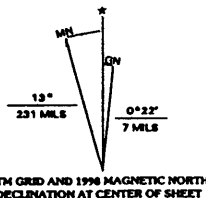
Produced by the United States Geological Survey

Topography compiled 1942. Planimetry derived from imagery taken 1995. Survey control current as of 1943

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 18 2 500-meter ticks: New Jersey Coordinate System of 1983

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map
Landmark buildings verified 1943



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST