

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99000392 Date Listed 4/9/99:

Perry-Petty Farmstead Warren NJ
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia W. Andrews
Signature of the Keeper

6/21/99
Date of Action

=====

Amended Items in Nomination:

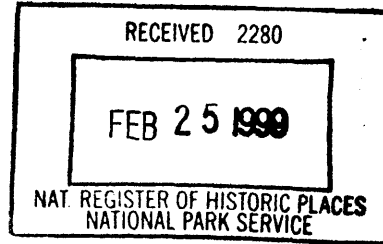
This SLR makes a technical correction to the form. The property is nominated under Criterion A, but no Area of Significance was indicated on the form. In consultation with the NJ SHPO, Agriculture is added as an Area of Significance.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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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 an 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 Perry/Petty Farmstead

other names/site number _____

2. Location

street & number 882 Jackson Valley Road N/A not for publication

city or town Mansfield Township vicinity

state New Jersey code NJ county Warren code 041 zip code 07863

3. State/Federal Agency Certification

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

Signature of certifying official/Title

2/4/99
Date

Assistant Commissioner for Natural & Historic Resources/DSHPO
State of 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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Patrick Andrews

4/9/99

Perry/Petty Farmstead
Name of Property

Warren, NJ
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>2</u>	<u>3</u>	buildings
		sites
		structures
		objects
<u>2</u>	<u>3</u>	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 family
Agriculture: agricultural outbuilding

Current Functions
(Enter categories from instructions)

Domestic: single family
Agriculture: agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

Mid-19th Century

Materials
(Enter categories from instructions)

foundation stone
walls weatherboard

roof slate
other _____

Narrative Description

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

Perry/Petty Farmstead
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

N/A

Property is:

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

Narrative Statement of Significance

(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): N/A

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1848-1924

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Property owners

Perry/Petty Farmstead
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10. Geographical Data

Acreeage of Property 6.59

Washington Quad

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	8	5	05	0	6	0	4	5	1	6	5	6	0
Zone	Easting			Northing									

3

Zone	Easting			Northing									

4

Zone	Easting			Northing									

 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 By

name/title Dennis N. Bertland
organization Dennis Bertland Associates date September, 1998
street & number P.O. Box 11 telephone (908)689-6356
city or town Port Murray state NJ zip code 07865

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 SHPO or FPO.)

name Beverly Manetta and Dennis Dillon
street & number 882 Jackson Valley Road telephone (908)689-4254
city or town Oxford state NJ zip code 07863

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 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 Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Perry/Petty Farmstead
Warren County, NJ

Section number 7 Page 1

The Perry/Petty farm a modest 19th-century farmstead located in the valley of the Pohatcong Creek at Karrsville in Mansfield Township, Warren County, New Jersey. Often swampy at Karrsville and greatly constricted by flanking hills, the Pohatcong valley forms part of the state's Highlands geographical province, an area of low parallel ridges separated by valleys of varied width. An assemblage of small frame buildings, the farmstead consists of a house dating to the mid-19th century, a somewhat later barn, and three 20th-century chicken coops. Fronting on Jackson Valley Road and delineated on its other sides by stone and hedge rows, the nearly level, 7-acre property encompasses sizeable yards around the house and barn, as well as a pasture on the south and a small western hay field. The barnyard is enclosed by wooden post and rail and snake rail fences, and a continuation of the latter separates the pasture from the house yard. The farmstead is surrounded by a mix of fields and woods with expansive views of the mountains to the west. To the east and west along Jackson Valley Road are several 19th-century houses interspersed among modern dwellings.

House

The principal element of the complex is the house, a 1 and 1/2-story, gable-roofed dwelling consisting of a main block and rear wing. Facing north with a short set back from the road, the 4-bay, single-pile main block was built in two sections and, based on physical and documentary evidence, can be dated to c. 1847-60. Of traditional construction and design, it has a two-room plan, interior west gable-end chimney, and simple detailing which exhibits few stylistic influences. While retaining much early fabric, the house was renovated in the early 20th century, and some features date to that period or more recent work (photo #s 1-11). Complementing the main block in form and detailing, the 2-bay rear wing, constructed last year to replace a mid 20th-century shed-roofed appendage, has a one-room plan and gable-end chimney.

The exterior of the main block presents a mix of early and later finishes. Most of the siding appears to be original. The untapered clapboards are attached with machine cut nails typical of the mid-to-late 19th-century period, and a vertical seam in the front wall between the two central bays marks the junction of the two parts of the main block. The clapboard seam aligns with a step in the rubble stone foundation which reflects the slight change in floor level between the two sections (the east being approximately one foot higher than the west). The boxed overhanging eaves are of

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Italianate style derivation, and incorporate a simple bed molding but no crown molding. That their raking frieze boards overlap the gable siding suggests that they are an early modification. While the 6/3 sash upper story windows on the front and rear elevations appear to be early fabric, the 2/2 sashes on the first story are early 20th-century replacements, as is the glass-and-panel front door which occupies the west inner bay. Typical of many of the region's early dwellings, the main block had two front entries, the second located in the east inner bay, as evidenced by the seams in clapboards below the window which replaced it. The window and door trim is plain except for a quirk-bead molding around the inner edge. The 6/3 sash west gable window appears to be an early 20th-century installation (the profile of its muntins does not match the Grecian ovolo muntins of the other upper story windows), and a vertical seam in the clapboards below demarks the location of a removed window which itself appears to have been a latter installation. The slate roof with cast iron eagle snow guards, which most likely replaced wood shingles, is another early 20th century feature, and the brick chimney stack probably was rebuilt some years thereafter. The 3bay front porch, also dating to the early 1900s, is embellished in the Colonial Revival style with a molded box cornice and Tuscan columns; the concrete porch deck is a mid 20th-century replacement. Paint scrapping done while the house was recently undergoing repair indicated that the columns and other trim were painted a darker color than the siding, a contrast reflected in the present paint scheme (photo #s 1-3).

The main block is of traditional braced-frame, mortice and tenon construction, incorporating hewn timbers for the larger framing members and saw cut lumber with vertical saw marks for the studs, braces, and rafters. While the top hewn logs used for the first floor joists are typical of earlier construction, the nailed miter joint connecting the rafters at the roof peak is a framing detail not usually employed by local builders before the middle of the 19th century. Another distinctive construction feature is the stone and mud mortar wall nogging, generally adopted by local builders in the second quarter of the 19th century in place of the split oak slat nogging used earlier. Packed between the studs after the siding was installed, the nogging fills all the exterior wall cavities except on the upper story of the west section and the east gable (photo #s 19 & 20). Typical of early traditional construction, interior wall plaster is applied directly to the nogging without lath. Plaster lath was used only for ceilings and the walls without nogging. The west gable-end chimney is also of stone

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and mud mortar construction and while serving a substantial cooking fireplace lacks the exposed back typical of earlier frame houses of the region. The east section also had a chimney, located within the east gable wall. Removed in the early 1950s, its size indicates that it was designed to vent stoves.

While one might expect that the west half of the house predated the east half because of its cooking fireplace and lower floor level, there is physical evidence to suggest that the east section was built first and the western half constructed next, possibly with a lower roof which was subsequently raised to its present height. That the west gable of east section was once an exterior wall, for example, is established by the nail hole pattern of removed clapboards in the framing studs visible in the attic. Furthermore, the west section appears to lack a structural east wall; there are no east corner posts, and its south and north wall framing is joined to the corner posts of the east section (photo #20). The lack of nogging in the exterior upper story walls of the west section also suggests that the roof of the west section was raised, as does the use of circularly sawn plaster lath in this area in contrast to the hand-split lath of the west-room ceiling below (photo #23). Although mere conjecture, the lower floor level of the west section could be explained as surviving, perhaps along with the fireplace, from an earlier, possibly log, one-room dwelling which was replaced with the present west section after the east section was constructed. Additional physical investigation, however, would be necessary to establish an exact construction chronology for the main block.

The frame of the east half of the house also features a modest piece of folk decoration uncovered during the recent construction of the rear wing. The compass-inscribed ornament scratched into the outer face of the south rafter plate consists of a six-lobe star within a circle about six inches in diameter (photo #19). It evidently was executed during the construction of the east half of the house (or during the installation of the overhanging eaves) and was not intended to be visible as surface decoration.

The interior of the house retains its original plan and considerable early fabric, although some features have been lost or obscured by modern alterations. Each half of the main block has a full cellar and a single first story room. Access to the cellars is from hatch ways, both originally exterior although the east cellar hatch is now entered by a trap door in the floor of the new

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wing. An enclosed winder staircase to the north of the fireplace in the west first-story room provides access to the upper story. Upstairs, the east section also has one room from which a small passageway has been partitioned to create access to the upper story of the new wing. The west section originally had three rooms, a larger room to the north and two smaller chambers to the south, divided by plank partitions covered by lath and plaster on both sides. Sometime before the middle of the 20th century the north room was subdivided into a narrow bathroom along the north wall and hallway leading from the stairs to the east room. More recently, the plank partition between the two small chambers was removed. Photo #s 4-9.

The simple early finishes of the main block include random width, tongue and groove flooring, plaster walls and ceilings, simple door and window trim with a quirk-bead molding on the inner edge, plain baseboards, and batten doors hung on cast iron butt hinges and with cast iron lift latches of types popular in the mid-to-late 19th century. Among the more notable features of the house is the west-room fireplace, flanked to the south by a built-in cupboard and to the north by a closet and the winder stairs. The stone fireplace, which retains fragments of white and red-tinted washes on its rear wall, has a timber lintel and simple shelf. The cupboard has a batten lower door and 4-light upper door, the latter apparently a replacement of probably early 20th-century date. The reworking of the cupboard, no doubt was contemporary with the installation and subsequent removal of the gable-end window, whose sill level aligned with the stile between the cupboard's upper and lower doors. The staircase door has been removed, but survives. The original flooring of the west room was covered by narrow tongue and groove boards in the mid-20th century, around which time tongue and groove pine paneling was installed in the east first-story room. The original wall plaster and woodwork, however, remain intact behind the paneling. Some years thereafter, the ceiling plaster and east chimney were removed, and while the wall paneling and floor were patched the hand-hewn ceiling joists were left exposed. Photo #s 4-9.

Abutting the east end of the main block on its south side, the new wing has a slate roof, clapboard siding, flush eaves, multi-pane sash windows, and a shed-roofed porch along its west side. The gable-end chimney has an exposed stone chimney back with protruding bake oven (plastered brick on a stone base) and brick stack. There is a kitchen on the first story with half bath and mud room in a

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shed appendage which extends along the south wall of the main block and a bedroom upstairs. Both the kitchen and bedroom have fireplaces, the one in the kitchen with a timber lintel and the one above with a simple period mantel. The finishes which include tongue and groove pine floors, simple woodwork and batten doors harmonize with those of the main block. Photo #s 3, 10 & 11.

Beneath the south end of the new wing's porch is a well, presumably of 19th-century date and possibly contemporary with the house. The round well, approximately 40 inches in diameter and 12 feet deep, is lined with rubble stone, and care was taken during the construction of the wing not to disturb it.

Outbuildings

1. Barn. Located about 150 feet west of the house, the small barn stands perpendicular to the road with a short set back. It is a frame, 2-bay, gable-roofed structure with open-sided shed appendage on its south gable end, and can be dated to the later 19th century based on physical evidence. Exterior features include a stone foundation, slate roof with cast-iron eagle snow guards, overhanging eaves, vertical plank siding attached with modern machine cut nails, several small multi-pane sash windows, and several entries. On the west side are two wagon entries with batten sliding doors, the larger one to the north above which is a small batten loft door. The east elevation has two small batten-doored entries, one of which is a Dutch door, and both are hung on cross garnet hinges. Photo #s 12-14.

Resembling two thirds of an English barn, the interior is divided by a central truss into a northern wagon bay and a stable area with loft above to the south. The northern bay may have been open to the roof originally, as its loft floor appears to have been a subsequent installation. The barn is framed with circularly sawn timbers of moderate size, and while the larger members are connected with pegged mortise and tenon joints modern machine cut nails, instead of pegs, were used to secure the mortise joints by which the long diagonal braces of the central truss are connected to horizontal and vertical members, an unusual feature which is suggestive of a later 19th-century construction date (photo #15). The rafters also are connected at the peak with a nailed miter joint (photo #16). The wooden cattle stanchion in the stable area are wire nailed and presumably of early 20th-century provenance.

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The poured concrete floor was installed in more recent years, and beneath its northeast corner is a stonewalled cistern, approximately 7 feet wide, 8 feet long, and 11 feet deep. The barn contributes to the farmstead's significance.

3. Chicken coops. The farmstead complex is completed by three frame chicken coops, which probably date c. 1930-50. Two adjoin the barn, and the third is located about two hundred feet south of the house. All three are long, low, shed-roofed buildings with poured concrete foundations, new standing steam metal roofs, novelty siding, multi-pane sash windows, and batten or panel doors. The frames are constructed of milled lumber of standard modern sizes and wire nails. Two garage bays with batten double doors have been installed in the coop between the house and barn, and the coop to the south of the house has been converted into a carpenter's shop. The coops are not contributing resources. Photo #s 12, 13 & 17.

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Picturesquely sited in the Pohatcong Valley, the Perry/Petty Farmstead is an important survivor from Mansfield Township's rural past and has significance under criteria A and C for agriculture and architecture. It exemplifies the region's smallest 19th-century farmsteads, properties whose owners evidently engaged in agriculture on a limited basis as a supplement to another occupation. The well-preserved house and barn provide a document of the region's more modest rural architecture during the mid-to-late 19th century. In addition, the environs of the house and barn, along with the well and cistern, may have the potential to yield archaeological information about the region's material culture in that era.

The house and barn are simple vernacular buildings clearly rooted in the region's traditional construction practices and forms but also reflecting, to a limited degree consonant with both rural conservatism and the evidently modest needs and means of their builders, contemporary innovations in building technology and stylistic fashions. The house is a representative late example of the small, 1 and 1/2-story, traditional house type, known variously as the "British cabin" and "East Jersey cottage," which remained popular with people of modest means into the middle of the 19th century before disappearing from the local building vocabulary. While earlier examples in the area appear to have been widely distributed, later examples are generally associated with more marginal agricultural locations (Mansfield Township has perhaps a half dozen survivors, among which the Perry/Petty House is one of the best preserved).¹ The barn is evidently an uncommon (at least locally), two-thirds version of the "English" barn type, a variant suitable for small, part time farmers. Both the house and barn are constructed mostly with traditional mortice and tenon joinery, but incorporate the nailing of some smaller framing members, a practice which, although not unknown earlier, appears to have been generally adopted by local builders around the middle of the 19th century, perhaps encouraged by the wide availability of relatively inexpensive, machine made nails by that time. The stone and mud mortar wall nogging with interior plaster finish is another traditional feature of the house, and the use of lath and plaster instead for the walls of the enlarged upper story (which evidently was an early alteration) also illustrates the changes occurring in local building practices during the middle decades of the 19th century. The influence of stylistic fashions on rural builders can be seen in the addition of the vaguely Italianate overhanging eaves to the house, as well as the later Colonial Revival porch. Also of note is the

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compass-inscribed folk ornament scratched into dwelling's south rafter plate and uncovered during recent renovations.

Ownership of the site of the Perry/Petty Farmstead can be traced back to the third quarter of the 18th century, when the portion of the Pohatcong valley stretching northeastward from roughly what is now Tunnel Hill Road to beyond Mitchell Road comprised a property of 1,675 acres called the "Timberswamp tract." Like many other large tracts of land in northwestern New Jersey at that time, the property was owned by a well-to-do nonresident and apparently settled by tenants (and no doubt occasionally by squatters) who cleared and improved the land. The earliest known deed for the Timberswamp is the 1765 conveyance from John Fordham, a former Philadelphia resident, to Issac Andrews of Deptford Township in south Jersey's Gloucester County. In 1772 Andrews had the tract laid out into eleven lots and in his 1775 will (probated in 1776) directed his executors to sell the land according to the arrangements that he had made in his lifetime. Some of the lots were acquired by local settlers and others were conveyed to nonresident investors.² Among Timberswamp's earliest residents were the Taylors, who settled and eventually acquired title to the land immediately west of the Perry/Petty Farmstead where they built a grist mill and later a saw mill on the creek and farmed for several generations. Laid out in 1778, Jackson Valley Road has an oxbow bend which provided access to Taylor's Mill. Taylor's Mill was the neighborhood's earliest focal point and its place name until the middle of the 19th century when a post office was established with the name of Karrsville.³

The land to the east of the Taylors' holdings comprised a 219 acre "farm or plantation" (no doubt one of the eleven Timberswamp lots and designated as lot A on the accompanying map) which was acquired at a Sheriff's sale in 1788 by Moore Furman, a large landowner and successful businessman, who was one of Hunterdon County's most prominent citizens. Furman, who undoubtedly rented the property to tenants, devised it in his 1806 will to his daughter Anna Marie Hunt of Trenton. She in turn sold the property in March, 1813 to Mansfield Township resident, Benjamin Coleman, who quickly proceeded to subdivide and sell it.⁴

An 8.36 acre portion of the tract (designated as lot B on the map and including the farmstead site) was purchased in April, 1813 by Jonathan Petty for \$100, a figure that suggests that no improvements had as yet been made.⁵ Jonathan Petty appears to have been a

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Mansfield Township farmer who used the property at Taylor's Mill as a wood lot. When he died in 1838 without leaving a will, John Petty, Jr. (presumably his son) was granted the administration of his estate. In the following year, the other heirs (presumably John's brothers and sisters) conveyed the property to John in a deed which described it as a "wood lot".⁶

In 1841 John Petty, Jr. and his wife Elizabeth (who later on, if not at that time, lived on the south bank of the Pohatcong, just east of Taylor's mill pond) sold the smaller east half of his father's wood lot (lots B.1, B.2 and B.5) to William Ketcham of Lebanon Township, Hunterdon County for \$84.96. This deed was not recorded until 1847 when Ketcham purchased an acre from the west half of the wood lot (lot B.3) from the Pettys for \$25.⁷ In the following year, Ketcham and his wife, by then Mansfield residents, conveyed the one acre (lot B.3) and the half acre northern corner of his 1841 purchase (lot B.1, which gave B.3 road frontage) to George Winters for \$190.⁸

The 1850 census provides the first evidence that an occupied dwelling was located on the property, by the order in which George Winters was enumerated as a head of household. Winters is listed as a 26-year-old canal boatman with a 20-year-old wife, Margaret, and a 2-year-old son, Benjamin. It seems likely that Winters, a Karrsville native who married in 1846 at the age of twenty-four, purchased the 1 and 1/2 acre lot from Ketcham in 1848 as a place to live, it being less than two miles from the Morris Canal at Port Murray.⁹ While the sale price of \$190 suggests that some improvements had been made to the property before he purchased it, Winters may well have been responsible for constructing the house which his family occupied at the time of the 1850 census. There is no evidence that Ketcham ever occupied the premises. Ketcham bought and sold considerable property in Mansfield Township during the middle of the 19th century, and the 1850 census of township residents describes him as an innkeeper.¹⁰

In 1853 Winter and his wife sold the 1 and 1/2 acre property to William G. Perry for \$250. The 1860 Walling map of Warren County depicts a house on the site with "W. Perry" as its owner. The U. S. Census of that year identifies Perry as a 29-year-old laborer with a 29-year-old wife, Frances, and three children ranging in age from 5 months to 12 years. His real estate was valued at \$600 and his personal property at \$100. The first figure, representing more than twice what he had paid for the property,

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suggests that he had made considerable improvements, possibly enlarging or replacing Winter's dwelling and/or erecting a barn or other outbuildings.¹¹

Perhaps because of such expenditures or for some other reason, Perry became financially insolvent and in 1861 lost the property at a court-ordered sheriff's sale. Daniel M. Wyckoff of Washington Township bought the house at the sheriff's auction for \$1; in 1862 his son and executor sold it for \$100 to Ann E. Perry, the wife of John R. Perry. How they were related to William Perry is unknown. In December 1864, Ann Perry sold the property to James Jordan for \$600 and before the end of the month Jordan conveyed its title to George W. Taylor for the same price.¹²

George W. Taylor was the last male representative of his family to own and occupy the homestead property at Karrsville. Active in business and politics (he was a state Senator and a local bank director), he undoubtedly purchased the Perry house for use as rental property.¹³ In 1870, it appears to have been occupied by Joseph Petty whom the census of that year identifies as a 22-year-old laborer with a 20-year-old wife Adaline. Joseph probably was the son of William Petty, who owned a farm located about a half mile to the east adjoining the Karrsville schoolhouse. How these Petty were related to Jonathan and John Petty is not known.¹⁴

Two years after George Taylor's death in 1872, his heirs sold the Perry house and its 1 1/2 acre lot to Jacob Petty for \$300.¹⁵ Jacob Petty (possibly Jonathan's grandson and John's nephew) was a carpenter who lived in the first house to the east on the same side of the road which was torn down about ten years ago. He had acquired that 2-acre house lot (lot C) from William Ketcham in 1846 and purchased the adjoining 2.47 acre portion of Jonathan Petty's wood lot (lot B.2) in the following year from Ketcham for \$85. In 1852 he purchased the 4.47-acre remainder of the west half of the wood lot (lot B.4) from John and Elizabeth Petty for \$134.10, thus assembling an almost 9 acre property which he farmed in a small way to supplement his trade.¹⁶ The censuses from 1850 to 1880 indicate that he practiced his trade throughout that period and that he and his wife Margaret had at least seven children.¹⁷

Their son George also became a carpenter and settled next door to his parents. In February, 1876 he bought the Perry house from his parents for \$325 and in June of that year acquired a 7.67 acre parcel to the west (lot D) from Fenton Quigley.¹⁸ He probably was

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married around that time and set-up housekeeping in the house with his wife Katherine. They had two sons, Elmer and Earl.¹⁹ Like his father, George farmed his small property as well as practiced his trade. According to the Agricultural Schedule of the 1880 U. S. Census his farm (both land and improvements) was worth \$800. It consisted of eight tilled acres including two acres of mowed grasslands (which produced 3 tons of hay in 1879) and one acre of oats (from which 10 bushels were harvested in 1879; the remaining acreage was unmown grasslands (lying fallow or used as pasture). His livestock, valued at \$50, included 1 milk cow, 2 swine, and 11 chickens. In 1879, the cow dropped a calf which was sold alive, and 200 pounds of butter were produced, as were 15 dozen eggs. The total value of all farm products for 1879 was \$40.¹⁸ Neither George nor his father Jacob, who farmed on a similar scale, owned horses at the time of the census. George apparently did his farm work without them (or perhaps hired a neighbor to plow his one acre of oats) and presumably walked to his various carpentry jobs, as his father's obituary noted that the elder Petty did.²⁰

Agriculture clearly was only a supplementary source of income for George Petty, as it was for many Mansfield artisans and other workers at that time. Of the 150 Mansfield farmers listed in the 1880 agricultural census, about 19% were small operators with less than 25 acres, and the population schedule of the 1880 census indicates that most of these individual had nonagricultural primary occupations. For example, William Petty, Jr., a neighbor and probably a relative of George and Jacob Petty, was a shoemaker who farmed 11 acres.²¹

George Petty died in 1924 at age 75, from injuries suffered falling off a beam while helping to build a barn on farm several miles from home.²² He bequeathed his farm to his wife for life and then to his two sons to be divided equally between them. The brothers sold the property in 1929 to Lester and Louise Wilson, who presumably were responsible for the construction of the chicken coops. By mistake, that deed conveyed only the parcel bought by George Petty from Quigley and not the lot that he had acquired from his father Jacob, a defect that was not corrected until recently.²³

The property changed hands once in 1947, before it was acquired by Lena Vanderveen in 1949.²⁴ In 1953, she also bought the 4.47 acres (lot B.4) which Jacob Petty had purchased from John and Elizabeth Petty in 1852. Jacob Petty left his property to his daughter, Bertha Skinner, who sold it in 1908. Two years later it

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Perry/Petty Farmstead
Warren County, NJ

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was acquired by George Brugman, from whom Lena Vanderveen purchased the 4.47 acres. Lena Vanderveen occupied and farmed the premises which she named "Valley Promise Farm" until her death in 1983, after which it was acquired by the present owners.²⁵

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Footnotes

¹ Robert Guter, "A Survey of Historic Sites and Architecture of Mansfield Township, Warren County, New Jersey," Mansfield Township Environmental Commission, 1981, Site #s 68a, 77, 80:36, 80:65, 80:67, 92, 110, 138, and 142.

² New Jersey Colonial Conveyances, Book Z, page 102; New Jersey Wills, #1183H.

³ J. P. Snell (ed.), History of Warren and Sussex Counties, New Jersey, Philadelphia: Everts & Peck, 1881, page 735; Sussex County Road Returns, Book A, page 111; John L. Kay and Chester M. Smith, Jr., New Jersey Postal History, Lawrence, Massachusetts: Quarterman Publications, Inc., 1976, page 135.

⁴ Sussex County Deeds, Book B2, page 61; New Jersey Wills, #1670J.

⁵ Sussex County Deeds, Book A2, page 110.

⁶ Warren County Letters of Administration, Book 1, page 169; Warren County Inventories, Book 1, page 169; Warren County Deeds, Book 17, page 38.

⁷ Warren County Deeds, Book 28, pp. 131 and 133; F. W. Beers, County Atlas of Warren, New Jersey, New York: F. W. Beers & Co., 1874, page 56.

⁸ Warren County Deeds, Book 28, page 608.

⁹ James E. Lee, Tales the Boatmen Told, Exton, Pennsylvania: Canal Press, Inc., 1977, pp 299-300; United States Census, Population Schedules, Warren County, Mansfield Township, 1850.

¹⁰ United States Census, Population Schedules, Warren County, Mansfield Township, 1850; Warren County Deeds, Book 26, pp. 12, 158, 237, & 625, Book 27, page 44, Book 28, pp. 312, 537 & 608, and Book 29, pp. 189, 196, 198 & 306. United States Census, Population Schedules, Warren County, Mansfield Township, 1860.

¹¹ Warren County Deeds, Book 38, page 310; H. F. Walling, Map of Warren County, New Jersey, New York: Smith, Gallup & Co.,

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Perry/Petty Farmstead
Warren County, NJ

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1860.

¹² Warren County Deeds, Book 52, page 351, Book 55, page 466, Book 59, page 613, and Book 61, page 268.

¹³ Snell, page 735.

¹⁴ United States Census, Population Schedules, Warren County, Mansfield Township, 1870, 1860, and 1850; Beers Atlas, page 56.

¹⁵ Warren County Deeds, Book 106, page 587.

¹⁶ Ibid., Book 29, page 198, Book 29, page 198, Book 35, page 524; "Ten Foot Fall Fatal," The Washington Star, May 2, 1907.

¹⁷ United States Census, Population Schedules, Warren County, Mansfield Township, 1850, 1860, 1870, and 1880.

¹⁸ Warren County Deeds, Book 106, page 587.

¹⁹ United States Census, Population Schedules, Warren County, Mansfield Township, 1880.

²⁰ United States Census, Agricultural Schedule, Warren County, Mansfield Township, 1880; "Ten Foot Fall Fatal," The Washington Star, May 2, 1907.

²¹ United States Census, Population and Agricultural Schedules, Warren County, Mansfield Township, 1880.

²² "Carpenter Dies From Injuries," The Washington Star, August 2, 1907.

²³ Warren County Wills, Book 22, page 268.

²⁴ Warren County Deeds, Book 330, page 20, Book 340, page 438.

²⁵ Warren County Deeds, Book 185, page 95, Book 190, page 260, and Book 268, page 127; Information supplied by the present owner, Dennis Dillon.

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Perry/Petty Farmstead
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Section number 9 Page 1

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Walling, H. F. Map of Warren County, New Jersey. New York: Smith, Gallup & Co., 1860.

Periodicals:

"Carpenter Dies From Injuries." The Washington Star, Washington, New Jersey, August 2, 1924.

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Warren County, NJ

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"Ten-Foot Fall is Fatal." The Washington Star, Washington, New Jersey, March 2, 1907.

Public Records:

New Jersey Archives, State Library, Trenton, NJ
New Jersey Colonial Conveyances
New Jersey Wills

Sussex County Court House, Newton, NJ.
Sussex County Deeds
Sussex County Road Returns

United States Census

Agricultural Schedules, Warren County, Mansfield Township,
1880

Population Schedules, Warren County, Mansfield Township, 1830-
1910

Industrial Schedules, Warren County, Mansfield Township, 1850-
1880.

Warren County Court House, Belvidere, NJ.
Warren County Deeds
Warren County Road Returns
Warren County Surrogate Records

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Verbal Boundary Description

The nominated property encompasses Mansfield Township tax parcel block 703, lot 20A. Its boundaries are those of that lot as the survey prepared by Ronald Haffling and dated February 2, 1985 (see accompanying plat).

Verbal Boundary Justification

Consisting of approximately 6.59 acres on the south side of Jackson Valley Road, the nominated property encompasses the lands historically associated with the Perry/Petty Farmstead, but excludes three lots subdivided from its west end in the 1950s and includes a portion of the property owned by George Petty's father Jacob added to its south side in 1953. The subdivided lots are owned by different parties, and a modern dwelling occupies the westernmost of the three but is screened by evergreen trees from the farmstead.

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Warren County, NJSection number photo Page 1Photographic Identification:

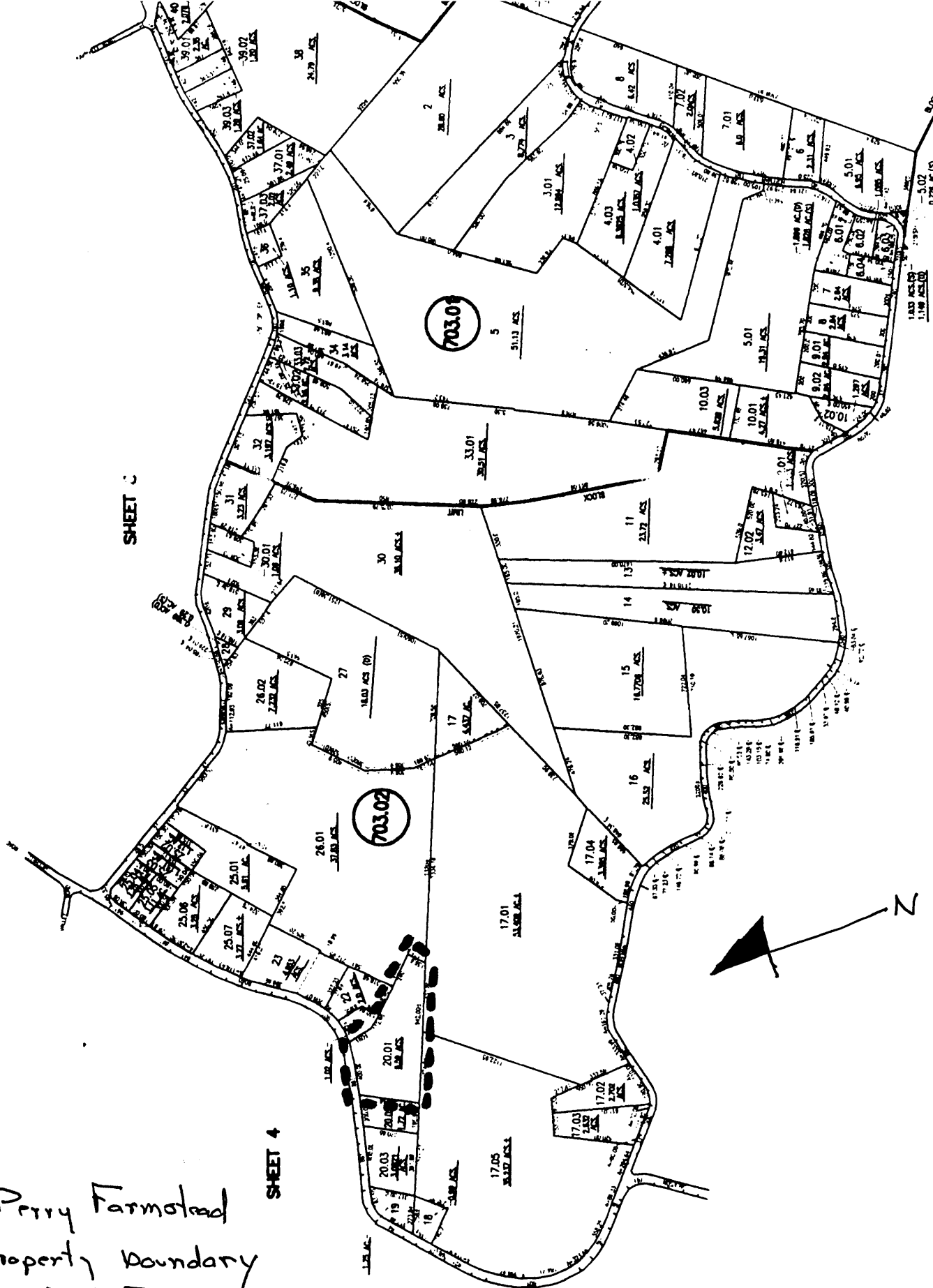
The following information is the same for all of the photographs submitted with the nomination:

Name: Perry/Petty Farmstead
Location: 882 Jackson Valley Road
Mansfield Township, Warren County, NJ
Photographer: Dennis Dillon
Date of photographs: Summer 1998, #s 20-22 Summer 1996
Negative repository: Dennis Dillon
882 Jackson Valley Road
Oxford, NJ 07863

Photograph direction of view:

- #1 House, southeast view.
- #2 " , southwest view.
- #3 " , northeast view.
- #4 " , west room, west view.
- #5 " , west room, northeast view.
- #6 " , east room, north view.
- #7 " , east room, detail plaster/trim behind paneling, N view.
- #8 " , west bedroom, northeast view.
- **#9 " , east bedroom, northeast view.
- #10 " , south wing, kitchen, southwest view.
- #11 " , south wing, bedroom, southeast view.
- #12 Barn and coops, northwest view.
- #13 Barn and coop, northwest view.
- #14 Barn, southeast view.
- #15 " interior, bent detail, nailed mortice joints, SW view.
- #16 Barn, interior, north gable, northwest view.
- #17 South coop, northwest view.
- #18 South pasture, northwest view towards farmstead.
- #19 House, compass-inscribed decoration, south plate, **N** view.

** omitted



Petty / Perry Farmstead

●●● property boundary

Mansfield Twp
 Blk 703.02, lot 20.01, sheet 7

Warren County, NJ

Site Map (not to scale)

Perry / Peth Farmstead

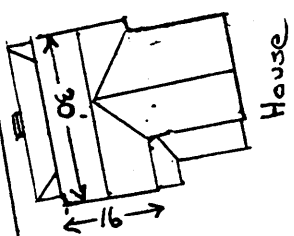
882 JACKSON VALLEY ROAD
MANFIELD TOWNSHIP
WARREN COUNTY NEW JERSEY

BLOCK 703 LOT 20A

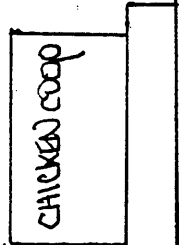


JACKSON VALLEY ROAD

HEDGE and STONE ROW 175'

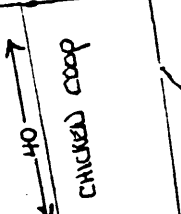


House

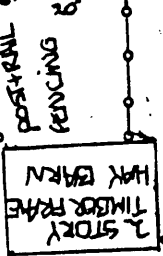


CHICKEN COOP

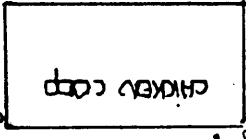
DRIVE



CHICKEN COOP



2 STORY
TIMBER RAFT
HAY BINS



CHICKEN COOP



ZIG ZAG SNAKE FENCING



SPRING

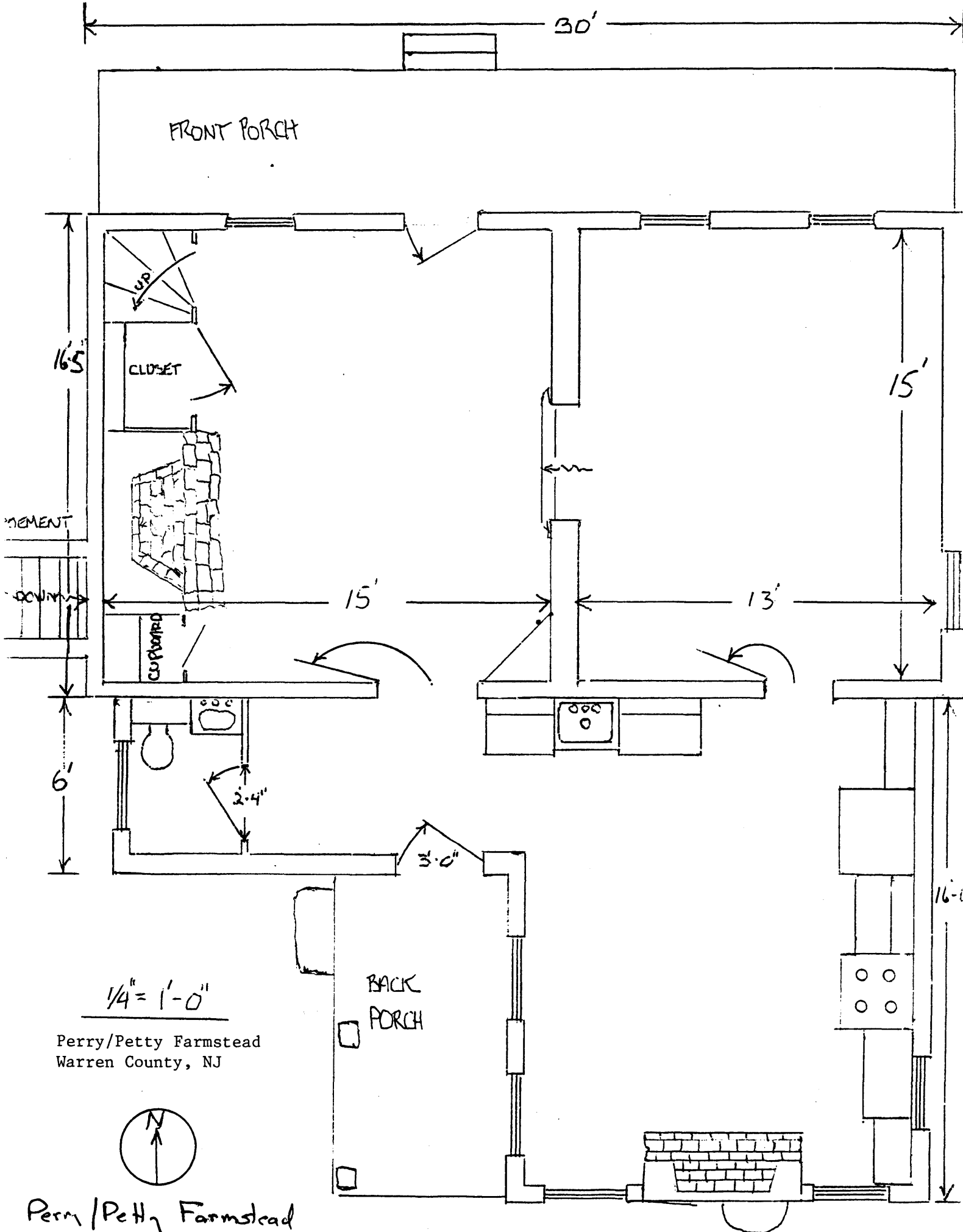
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HAY FIELD

132'

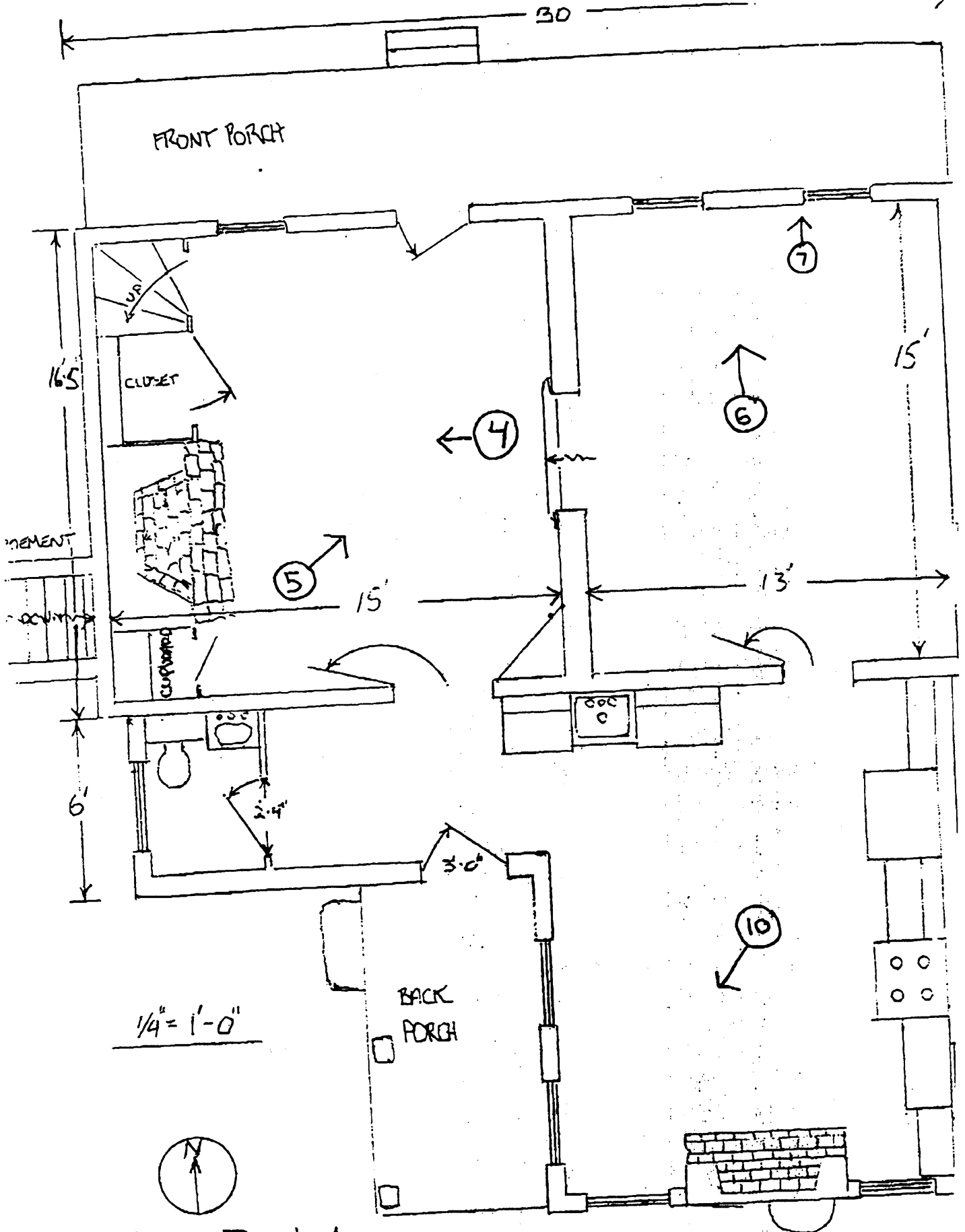
550'

HEDGE and STONE ROW



Perry/Petty Farmstead
house, First Floor plan

Interior photos 1st-story direction of view (4) →



Perry/Petty Farmstead, Warren County, NJ

First Floor plan

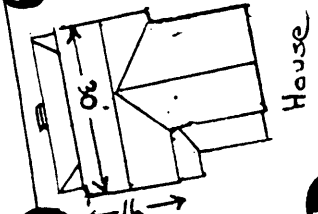
14.7'

JACKSON VALLEY ROAD

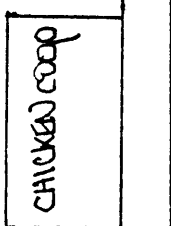
882 JACKSON VALLEY ROAD
MANFIELD TOWNSHIP
WARREN COUNTY NEW JERSEY

BLOCK 703 LDT 20A

12



House

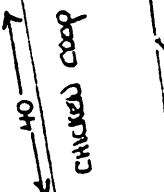


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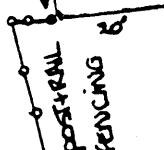
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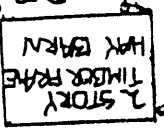
DRIVE



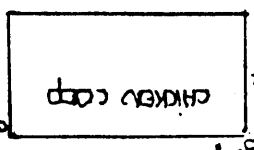
CHICKEN COOP



PERMANENT FENCING



2.5 STORE
TIMBER RAFT



CHICKEN COOP

18

14

HAY FIELD

13

17



SPRING

PASTURE

18



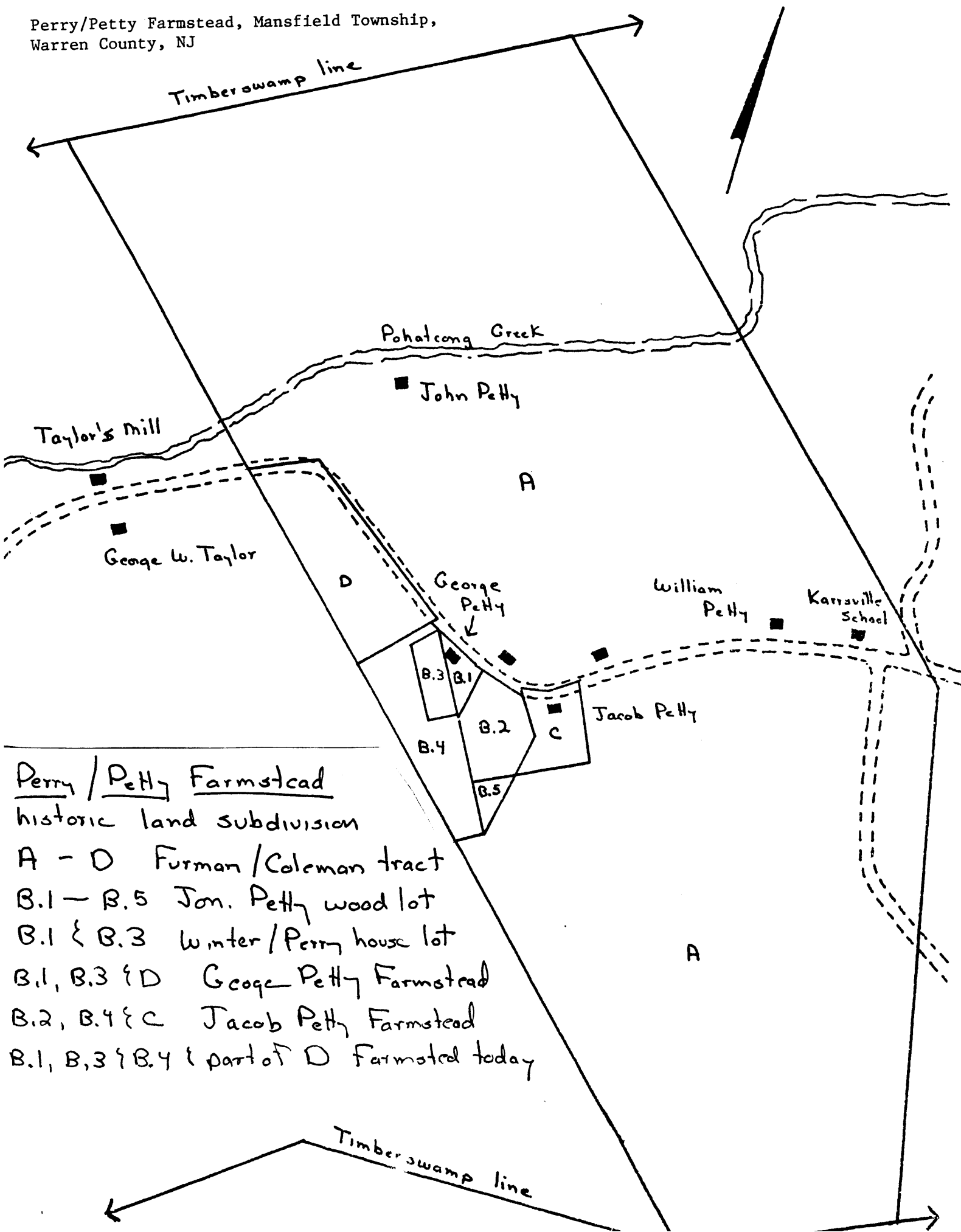
HEDGE and STONE ROW 175'

550'

132'

700'

Perry/Petty Farmstead, Mansfield Township,
Warren County, NJ



Perry / Petty Farmstead

historic land subdivision

A - D Furman / Coleman tract

B.1 - B.5 Jon. Petty wood lot

B.1 & B.3 winter / Perry house lot

B.1, B.3 & D George Petty Farmstead

B.2, B.4 & C Jacob Petty Farmstead

B.1, B.3 & B.4 & part of D Farmstead today