

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Beattystown  
other names/site number \_\_\_\_\_

2. Location

street & number State Route 57 & Kings Highway  not for publication  
city, town Mansfield Township  vicinity  
state New Jersey code 034 county Warren code 041 zip code 07865

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>32</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>32</u>	<u>3</u> objects
			<u>3</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.  
Signature of certifying official [Signature] Date 8/14/90  
Acting Assistant Commissioner for Natural & Historic Resources/DSHPO  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Patrick Andrews 9/28/90  
 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 [Signature] Date of Action \_\_\_\_\_

## 6. Function or Use

Historic Functions (enter categories from instructions)  
Domestic/single dwelling

Current Functions (enter categories from instructions)  
Domestic/single dwelling

Commercial/trade

Religion/religious structure

Education/school

Religion/religious structure

Industry/manufacturing

## 7. Description

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Early Republic: vernacular

foundation limestone, sandstone

Mid 19th century: Greek Revival

walls Weatherboard, shingle, synthetic,  
asbestos

Late Victorian: Stick/Eastlake

roof slate shingle, asphalt, asbestos

other tin

Describe present and historic physical appearance.

The village of Beattystown is situated in southeastern Warren County, and lies within New Jersey's Highlands geographical province. The village is due northwest of Schooley's Mountain and is located on a gentle northern slope parallel to the Musconetcong River. The Musconetcong River is a tributary of the Delaware River, and it provided a water power site for the development of the village. The village is located above the flood plain of the river excepting the Beatty/Fisher grist mill locale. The village's urban form is of a lineal type that runs on both sides of the current State Route 57. The village center is in the general location of the intersection of Route 57 and the Kings Highway. The village is surrounded by a mixture of woods, pasture and cropland. Its western boundary is adjacent to a recent suburban tract development mixed with open field.

The Beattystown District includes the entire village, including a few neighboring farmsteads, but it excludes the groups of modern houses scattered west of the district. The district also contains pasture land in the northeast end of the district that is integral to the cultural landscape of the community. The district contains 29 primary structures with attendant outbuildings. The current buildings are primarily of a residential use, with the Presbyterian Church being institutional. Originally the structures in the village were of a higher mix, including residential, industrial, agrarian commercial and institutional uses in the 18th and 19th centuries. The district's buildings are generally gable roofed vernacular structures of frame construction dating from late 18th to early and mid 19th centuries. The buildings generally exhibit simple formal stylistic detailing of those periods. The majority of the structures have been enlarged or refurbished over the years. These improvements, while resulting in the occasional loss or obscuring of early fabric in some cases, have been neither numerous nor disfiguring enough to impugn the historic architectural character of the district. In general terms the buildings are maintained and in good condition, with only a few in fair to poor condition.

Most of the district's buildings are closely spaced on small lots and face the road with short setbacks. This creates a rather tight streetscape. Wider spacing and / or varying setbacks occur at the northern and southern ends of the village. The yard areas are of varying character with little landscaping, and their character of maintenance runs from abandoned to well maintained. The center of the district is set with the large lot of the Presbyterian Church at the intersection of Route 57 and Kings Highway.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

industry, commerce, architecture,  
settlement

Period of Significance

1762-1929

Significant Dates

\_\_\_\_\_

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Beattystown possesses historical significance in the area of settlement pattern, industry, architecture, and commerce. The village is an example of the settlements that developed in the West Jersey Proprietorship in the 18th Century. Beattystown is the oldest urban settlement within Mansfield township, having been established by around 1762. Industry and commerce were the focus of the community throughout the 18th and into the early quarter of the 19th century. The grist mill (1762) and distillery (1780) established here, provided an industrial focus for the settlement. This focus led to a subsequent development within Beattystown of early rural produce trade and rural shop manufacturers. Thus the village provides a significant physical document of the development and evolution of the small scale water powered industry, rural shop manufacturers, and commerce that first developed in this area. The village has lost its local economic and social importance in this century; but, Beattystown does retain its essentially 19th century character and remnants of its 18th century composition and form. A majority of the buildings within the district were built between 1800-1850, while there are exceptions of 18th century and later 19th century structures standing as well.

The social economic significance of Beattystown during the period of 1762-1830 as an early settlement can be placed in perspective with other later mill seat developments along the Musconetcong River Valley and southeastern Warren County. Beattystown is the site of earliest grist mill, (George Beatty Mill circa 1762) within southeastern quarter section of Warren County. Other mill seat settlements and small manufacturing sites in this same vicinity developed later and were not of prime importance for trade and artisan manufacturing during the period from 1762- to about the late 1820's . Hacketstown, although settled in 1720 did not develop a mill till 1770 with an attached sawmill, built by General William Helms. Nearby Anderson's grist mill was established in 1798 by William Little. Anderson did not develop a distillery until 1810. And in nearby Washington Township a grist mill was established not until 1787 at Changewater. Even in further areas of this part of Warren County did not develop grist mills and several associated water powered industries until after Beattystown. In Franklin Township Colonel William McCullough established two grist mills, saw mill and oil mill were built in 1784, in Asbury. But at this site no significant village commerce and artisan shops developed. And grist mills were not established at Allamunchy in 1800 and Independence until 1815. During this period Beattystown was not only a significant place because of water powered industries. It was this areas primary place of trade and artisan shop commercial operations.

See continuation sheet

**9. Major Bibliographical References**

SEE CONTINUATION SHEET

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data: N/A  
 State historic preservation office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 35 Hackettstown NJ Quad

UTM References

A 

1	8	5	1	3	6	0	0	4	5	1	8	1	6	0
Zone		Easting				Northing								

  
C 

1	8	5	1	2	8	8	0	4	5	1	7	2	8	0
Zone		Easting				Northing								

  
E 1 8 5 1 3 0 2 0 4 5 1 7 9 4 0  
G 1 8 5 1 3 4 4 0 4 5 1 7 2 6 0

B 

1	8	5	1	3	2	6	0	4	5	1	7	5	4	0
Zone		Easting				Northing								

  
D 

1	8	5	1	2	6	2	0	4	5	1	7	7	0	0
Zone		Easting				Northing								

  
F 1 8 5 1 3 0 6 0 4 5 1 7 8 8 0  
 See continuation sheet

Verbal Boundary Description  
SEE CONTINUATION SHEET

See continuation sheet

Boundary Justification

SEE CONTINUATION SHEET

See continuation sheet

**11. Form Prepared By**

name/title Thomas E. Jones  
organization Groenendaal and Jones date 4/3/89  
street & number 4 Centre Square, Box 1326 telephone (215) 253-0424  
city or town Easton, state PA zip code 18042

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The inventory of all of the buildings in the district follows at the end of this section. For descriptive and analytical purposes, a typology of the traditional and popular house types found in the village was employed and is included in the inventory. Buildings also have been categorized as "contributing" or "noncontributing" to the district's historical and architectural character; only 3 noncontributing primary structures are present.

Beattystown's architecture reflects the region's vernacular construction practices and building types. The village is primarily composed of one and a half to two story gable roofed house types with single pile plans, interior gable-end chimneys and generally regular fenestrations of two to five bays. The architecture reflects a significant East Jersey / Long Island influence. There are exceptional examples of Victorian architecture that deviate from this general pattern.

Buildings #7 and #9 appear to date from the late 18th century. Buildings #1, #4, #5, #12, #13, #14, #19, #20, #23, #24, #26, and #27, and #29, all generally date from the period of 1800 - 1830's, while buildings #3, #10, #11, #15, #16, #17, #18, and #25, and #30, date from 1830 - 1860, and buildings #2, #6, #8, #22, #27, and #28, date from 1860 - 1890, and in conclusion, buildings #20, #22, and #313 date from 1890 to the 1920's.

Beattystown Presbyterian Church, built in 1882, is a representative example of the Eastern Stick Style of architecture. It is of frame construction, the decorative elements include the horizontal boards that cross the facade and meet the corner boards. The south gable end is fitted with X-shaped members that connect the two banks of windows on the facade and the gable - apex and open belfry motifs. Two non-structural, almost vestigial buttresses on the west elevation exhibit Gothic style vocabulary in terms of massing. The principle entry is through a set of panelled, double-leaf doors in the south elevations of the bell tower beneath a shed - roofed porch.

Beattystown retains its grist mill, artisan shops, and commercial building locales. The mill is better known as the S.B. Fisher Grist Mill. The current stone walls appear to date from the early 19th century. The mill is a four story building of stone construction. It is rectangular in plan. It is fitted with a gabled slate roof, upper two stories under gable, ends of clapboard. The windows show two distinct patterns. Earlier sections in the center have arched windows; newer sections have rectangular openings. The chimney in the northeast corner is of brick and tile construction. There is a turbine pit in the arched opening at the east end.

Beattystown also retains several commercial and artisan shop structures. Among them is the 1-1/2 story brick store, Building #3, originally built around 1810. The store glass area is altered by a recent rehabilitation, but the facade retains its ornamental pressed metal anthemion motif pilaster strips and cornice work manufactured by "G.L. Mesker & Co., Evansville, Ind." The H. Johnson Hotel locale, building # 19, is a large 7 bay main block built in several parts. It is composed of a cross gabled rear ell and several lean-tos, and other appendages. The narrow gable roof with projecting eaves, retains a slate covering and a center chimney. The blacksmith shop, building #13, is a

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frame 2-1/2 story structure. It is 4 bays long by 1 bay wide. The east gable end is composed of centered double entry and loft doors. The north elevation is fitted with an offset door entry set within 4 bays of double hung windows.

Outbuildings are commonly found behind the district houses. Small barn or wagon houses, tool or wood sheds, and modern garages comprise this group. The farmsteads at the village ends retain larger barns around which occur wagon sheds, chicken coops, and smoke houses.

The following is an inventory of all structures and sites within the district. Each entity is identified with a number that corresponds with the enclosed district map. All entries have been categorized as "contributing" and "noncontributing." All outbuildings included are contributing unless identified with the designation "NC". To facilitate their description, most of the dwellings have been classified according to a typology of the traditional and popular house types found in the region.

- I-Type a 2 story, gable-roofed, single-pile dwelling with either a one or a 2 room plan. Fenestration patterns include 2 bay; 2 over 3 bay and 3 bay with center entries; and 4 bay with a single or paired inner-bay entries and occasionally end-bay entry. Chimney placement is gable end. Cultural geographers hold the type's origins to be English and its American cultural hearth to be the lower Delaware Valley and Chesapeake Bay regions. It was widely built in the Delaware Valley from the 18th century until the early 1900's.
- H-Type a 2 story, gable-roofed, single-pile dwelling with a center hall plan, a symmetrical 5 bay (or occasionally 3 bay) facade and gable-end chimneys. this type evidently is a Georgian style transformation of the I-Type. Locally, however, it fell out of favor after the middle decades of the 19th century.

BEATTYSTOWN DISTRICT INVENTORY OF CONTRIBUTING STRUCTURES

- 1.) Frame, one and a half, gable-roofed dwelling consisting of a 4 bay main block with offset entry. The dwelling is fitted with a west-gable chimney and of an integral 2 bay rear ell with interior chimney, and sheet roof on its west elevation. The gable ends of the main block are two symmetrical bays.  
style: vernacular date: c.1800-1830 Block 1703  
contributing remodelled: c. late 1890's Lot 6
- 2.) Scale or Weighing Station, Shields Iron Ore Mine  
Frame - 2 bay, I type dwelling with shed roofed over rear extension and with irregular fenestrations. Clapboard, boxed cornice with projecting eaves; remnant of gable return suggests alteration of roof line (date unknown.) Rear of house is embanked. The purpose of this structure originally was the location of the weighing scale of the Shield Iron Ore mines. The scales were located underneath the front porch of the north elevation.  
style: vernacular date: 1880's Block 1703  
contributing Lot 4

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- 3.) Johnson General Store  
Brick, 1-1/2 story store has been altered with a recent colonial revival inspired store window and entry treatment. But the basic framing of the original recessed central entry and prior window framing survives underneath. The facade retains its ornamental pressed metal anthemion motif pilaster strips. These are marked "G.L. Mesker & Co., Evansville, Ind." Attached on the east elevations is a 1 story modern structure.  
style: vernacular date: c. 1830? Block 1703  
contributing remodelled: 1920's, 1950's, Lot 3.01  
1987
- 4.) "Beattystown Mill"  
S.B. Fisher Grist Mill  
Store, 4 story grist mill rectangular stones under gable, end of gable are clapboarded. Interior retains no remains of mill machinery. Exterior windows show two distinct patterns. Earlier section in center has arched windows; later sections have rectangular openings. Chimney in Northeast corner is built of brick and tile construction. The turbine pit is set with an arched opening in the east end. There are remains of the turbine and shafting.  
style: vernacular industrial date: c. 1800-1810 Block 1703  
contributing alterations: unknown Lot 3.01
- 5.) Fisher Mill House  
Frame, 4 bay, 2 room plan, boxed cornice and projecting eaves. Difference in clapboard width shows construction in 2 sections. Most prominent features are raised panel door and unusually large limestone chimney stack (interior gable end.)  
style: vernacular date: c.1800-1810? Block 1703  
contributing alteration: Lot 3.02
- 6.) Frame, 4 bay, I-Type dwelling, wood shingle, projecting eaves, one interior gable end chimney Traditional appearance of house is altered by porch with heavy brick piers and "balustrade." To the rear is a frame garage and a 2 story wagon house or small barn.  
style: vernacular date c.1860-1870 Block1703  
contributing alteration: 1920's Lot 1
- 7.) Frame, 3 bay, I-type main block and a 2 bay, A-type east wing with rear lean-to, wood shingle, projecting eaves, two interior gable end chimneys, one in east wing has exposed stone fire back. Some original 6/6 sash. Alterations include 1/1 sash, shed dormer, hip-roof porch on square posts.  
style: vernacular date: c. 1780's Block 1702  
contributing alteration: unknown Lot 15

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- 8.) Beattystown Post Office (leased building)  
Frame, 4 bay, I-type with a rear lean-to; asbestos siding. Narrow gable end with projecting eaves, modern exterior cement block chimneys. Sash are 2/2 and 6/6. Rhythm of fenestration suggests 2 bay houses joined.  
style: vernacular date: c. 1880's Block 1702  
contributing alteration: unknown Lot 14
- 9.) Frame, 3 bay main block and a 2 bay east wing with rear lean-to; wood shingle. Smaller wing has saltbox profile. Two interior gable-end chimneys, one in east wing has exposed stone fire back; flush eaves. Combination of 1/1 and 2/2 sash.  
Style: vernacular date: c. 1780's Block 1702  
Contributing alteration: unknown Lot 13
- 10.) Basket Factory  
Frame, 3 bay, I-type with rear appendage, clapboard. Modern cement block chimneys added at both ends. Entry porch with Carpenter's Gothic decoration, 2/2 sash, flat roofed rear wing.  
style: vernacular date: c. 1850's Block 1702  
contributing alteration: unknown Lot 12.01
- 11.) Frame, 3 bay over 4 bay, I-type (probably built in two parts) with a rear lean-to; wood shingle. Eaves nearly flush, no chimneys visible. Center gable added. Alterations include 1/1 sash. Behind house is a small braced-frame bank barn, clapboard, 3 bays.  
style: vernacular date: c. 1850's Block 1702  
contributing alteration: 1870's Lot 12.02
- 12.) Frame, 4 bay, I-type with rear lean-to; 1/1 sash. One interior gable-end chimney. Wood shingle siding and hip-roofed porch. To the rear is a small, 3 bay, braced frame bank barn on a stone stable.  
style: vernacular date: c. 1830's Block 1702  
contributing alteration: 1870's Lot 11
- 13.) Pool Blacksmith Shop  
Frame, 2 story, 4 bay blacksmith shop with 2/2 sash windows, vertical plank siding, overhanging eaves and batten doors hung on strap hinges in east gable end and on the north side.  
style: industrial vernacular date: c. 1812 Block 1702  
contributing alteration: unaltered Lot 9
- 14.) Frame, 3 Bay, boxed cornice with gable-end chimney. Tuscan columned porch added on west elevation.  
Style: vernacular date: c. 1840's Block 1702  
contributing alteration: 1920's Lot 9



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- 15.) Three bay, I-type dwelling, asbestos siding, 2/2 sash; one gable-end chimney.  
Tuscan columned porch added on north elevation.  
style: vernacular date: c. 1850's Block 1702  
contributing alteration: 1920's Lot 8
- 16.) Four bay, I-type dwelling with a 1 bay west wing, central entry, 1/1 sash.  
Slate gable with two brick end chimneys; clapboard.  
style: vernacular date: c. 1850's Block 1702  
contributing alteration: 1910's Lot 7
- 17.) Frame, 3 bay, 2-1/2 story H-Type dwelling, gable ends are fitted with two  
masonry chimneys. A recent ell extension is added to the east elevation.  
style: vernacular date: c. 1830-1840 Block 1702  
contributing alterations: 1960's Lot 1
- 18.) Frame, 5 bay, double pile main block (probably an L-type with extension) with  
rear appendage and a 3 bay, A-type east wing; 1-1/2 story wing has interior  
gable end chimney, stone fire back and overhanging "Dutch" roofline. The larger  
wing has been altered with a center gable. The main east end bay entry has a 7  
pane transom, 4 pane sidelights, symmetrically molded trim with corner squares.  
style: vernacular date: c. 1830's Block 1205  
contributing alteration: unknown - Lot 2  
varying dates
- 19.) H. Johnson's Hotel  
A large rambling structure incorporating a 7 bay main block (probably built in  
several parts) a cross gabled rear ell and several lean-to and other  
appendages. The narrow gable roof with projecting eaves retains a slate  
covering and a center chimney. Asbestos siding; sash are 6/6 with some later  
alterations. Behind the house stands a group of frame outbuildings including a  
barn/garage connected to a small shed.  
style: vernacular date: c. 1810's Block 1701  
contributing alterations: N/A Lot 1
- 20.) Beattystown School House  
Two stories, 3 bay structure with a 1 bay west wing. This building has been  
altered, including aluminum siding, changed fenestration and an incompatible  
porch. One interior gable end chimney is located between the original section  
and the west wing. Built in late 19th or early 20th century to replace earlier  
school house on empty lot next door.  
style: vernacular date: c. 1890's Block 1701  
contributing alteration: Unknown Lot 2

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- 21.) Frame, 3 bays, I-type dwelling with rear lean-to; asphalt siding. Badly altered facade (some 6/6 sash remain.) Modern story west appendage  
style: vernacular date: c. 1860's Block 1701  
contributing alterations: unknown Lot 3
- 22.) Frame, 5 bay (probably built in 2 parts) with a rear lean-to. It is set on a high foundation of coursed random limestone. Windows are 1/1 sash and eyebrow windows. Eaves are flush at the gable ends and the single chimney is centered on the roof ridge.  
style: vernacular date: c. 1800-10 Block 1701  
contributing alteration: 1820's Lot 4
- 23.) Small, frame, 3 bay dwelling with rear lean-to; synthetic siding. Altered with flat roofed entry porch and cement block chimney. Sandstone foundation.  
style: vernacular date: c.1810-20 Block 1701  
contributing alteration: 1970's Lot 5
- 24.) Frame, duplex dwelling, with rear lean-to; 6 bays facade with entrance in each end bay. Projecting eaves, center chimney, clapboard siding, sash windows.  
style: vernacular date: c. 1830-1860 Block 1701  
contributing alteration: unknown Lot 6.02
- 25.) Frame, 4 bays, H-type, clapboard with coursed sandstone foundation. Projecting eaves, one interior gable end chimney. Porch added to east end; 2/2 sash central entry ground floor windows altered.  
style: vernacular date: c.1840's Block 1701  
contributing alteration: unknown Lot 7
- 26.) Beattystown Presbyterian Church  
Frame Construction, a representative example of the Eastern Stick Style of Architecture. The decorative elements include horizontal boards and corner boards. The south gable is fitted with X - shaped members connecting two banks of windows. Two non-structural buttresses are extant on the west elevation. The entry is through a set of panelled double leaf doors set in the bell tower beneath a shed-roofed porch on the south elevation.  
style: Eastern Stick Style date: c. 1882 Block 1701  
contributing alterations: none Lot 8  
architect: unknown

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27.) Frame, 3 bay dwelling, clapboard siding, projecting eaves, 2/2 sash and round arched attic windows. The foundation is coursed ashlar of a sandstone variety. Porch is decorated with bull's eye motifs and tunnel balusters. A modern shed style greenhouse has been added to one side.  
style: vernacular, Italianate date: c.1880's Block 1701  
contributing alteration: 1984 Lot 9

28.) Frame, 4 bay main block and a 2 bay frame east wing with a rear lean-to. Main block has two interior gable-end chimneys. Wing has single interior gable-end chimney with large exposed stone fire back, painted over. Both sections have clapboard siding, overhanging eaves, coursed fieldstone foundations and have been altered with 2/2 sash. Porches are mid to late 19th century additions  
style: vernacular date: c. 1820's Block 1701  
contributing alteration: unknown Lot 10

\*Note: Since the initial submission of the Beattystown Historic District both previously standing buildings #29 and #30 have been demolished and/or <sup>dis</sup> substantially removed. Although demolished the nature of the demolition <sup>did not</sup> negatively affect both sites archaeological context. Their foundations remain and their surrounding land remains generally undisturbed.

29.) Site of Frame, 3 Bay main block and a rear ell with appendages. Building was clapboard covered.  
site date: c. 1830's Sheet 11

30.) Site of Shield's Farm  
T. Shield's Residence and Farmstead.  
Site of frame, the residence was a 6 by 5 bay structure. It contained an earlier mid to late 18th century of unknown type. This building was a vernacular Italianate fitted with a cross gable roof. Presently outbuildings do survive on the site such as a low stone wall, limestone smokehouse and 2 bay clapboard wagonshed. Across the road are a small partially embanked clapboard stable and the stone foundation ruins of a large bank barn. site date: c. 1760's-1860's  
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31.) Frame, 3 bay dwelling with a gabled rear ell; pedimented gables on front and west side, clapboard siding; 1/1 sash windows, side lighted center entry, and an L-shaped hip roofed porch with Tuscan columns. Newer than the other village houses, it dates c. 1910-20.  
 style: vernacular date: c. 1910-1920 Sheet 11  
 contributing alteration: unknown

Noncontributing

- 32.) Four bay colonial revival dwelling, conversion of a frame barn, built in the 1950's.  
noncontributing
- 33.) One story tract development dwelling with attached garage built in the early 1980's.  
noncontributing
- 34.) 2-1/2 Story pseudo rusticated log house dwelling with attached wing built in the 1940's

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The site of the village of Beattystown was purchased by Richard Peter and Peter Lynford from Thomas and Richard Penn in 1746. In 1759, Peter Lynford sold the area tract to William Roseborough, that being, "all that land on the Musconetcong River being part of lot No. 59" containing 128 acres. In 1759, William Roseborough sold 50 acres, part of lot No. 59, to Alexander Rogers, then, on March 10, 1762, Alexander Rogers sold these 50 acres to George Beatty.<sup>3</sup> George Beatty was the first individual to physically develop the site. Around this time, the western Jersey environs were beginning to be settled heavily by farmers, as a result of expanding iron furnace manufacturing, grist mill and road developments.<sup>4</sup>

During the mid 18th century, the Kings Highway was laid across the Musconetcong River into the expanding farming areas of the West Jersey Proprietorship. The establishment of this road provided an easy transportation route for farm goods from these recently settled areas to the larger urban markets of New York and Philadelphia. At this juncture, George Beatty built the first grist mill in the area around 1762. This mill provided the focus of the economic and affiliated social activity for the southeastern part of Warren County (then Hunterdon County.) This original mill burned down; the present stone mill at this site was built around 1810-20.<sup>6</sup> Public records and research indicate that early on, this mill seat attracted other businesses and rural manufacturing that reflects an early pre-industrial and trade center of the period. By 1770, the first tavern in the area was established here by Stuart Martin. In 1780 Zilva Osman built the first distillery in the area here.<sup>7</sup>

These industries and the place of trade at the mill began to attract the formation of a village along a north to south road paralleling the river. By 1800, Elisha and Edward Bird built a distillery and established the first store within Mansfield Township.<sup>8</sup> The time of 1800 to 1825 was the period of greatest growth and social/economic importance of Beattystown. During this time, it was the largest urban settlement of southeastern Warren County. It served as the major milling center and place of sale of produce for the area. The village was a rural craft center for the production of hand made items. The trades were represented by a shoe shop, hatting shop, wagon maker, saddler, and two blacksmiths (by 1825.)<sup>9</sup> By 1810, the village school was established and represented the initiation of the institutional growth of the village (this private academy would be succeeded by a public district school.) In 1832, the Presbyterian Church of Beattystown was established. In 1835, the post office was opened (closed 1929,) so that by the 1830's, Beattystown was the active urban center of southeastern Warren County.<sup>10</sup> Its growth was related to and dependent on water power and road transportation based economics, and it represented a mature rural pre-industrial commercial residential center for the western Jerseys.

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Around 1825, the village of Beattystown began to be eclipsed as an important business center by nearby Hackettstown. This slow decline came as a result of road development leading to Hackettstown and later canal and railroad corridor development through that town. But, even in view of this shift of development, Beattystown remained constant in its composition of the rural industry and trade it had established by 1830. The grist mill continued to function successfully and the mixture of several taverns, store, and post office remained in operation towards 1900. This stability was provided in part by the establishment of the Shields Hematite Mine, located due west of the village, which was opened in 1868 and in operation until 1877. This operation and another mine on the John Fisher Farm, just south of the village, provided economic diversity of the village and aided in its stability. Additionally, the continued presence of lime kiln operations aided as well. The 1874 village map of Beattystown indicates two lime kilns near the river on the property of J. B. Fisher. Other commercial kilns and lime stone quarries lay just outside the present district boundaries.

By 1900, a slow decline of the village began. Cut off from railroad access, as the old business owners retired, new owners were not to be found. By 1929, even the post office had closed, and the population of the village had dropped by nearly half. The closing of the post office marks the end of Beattystown's urban village presence that began with it's initial settlement in 1762 by George Beatty.

Beattystown today, is primarily a residential community. It retains most of its 19th century character in terms of setting and composition of buildings. The Presbyterian church is still a functioning center for the community. The Beattystown Fisher grist mill still stands and has undergone recent renovations that, in general, have respected its historic character and surviving building fabric.

The district's buildings are primarily houses with some outbuildings. The district includes a grist mill, church, school, tavern, store, and shop buildings that vary in terms of period integrity from well-preserved to modifications by relatively few modern alterations. As a group, these buildings possess architectural significance. By their siting, form, construction, and decorative embellishment, they provide a document of this rural region's vernacular architecture from the later 18th through the 19th centuries.

The village, as it stands, is a well preserved example of a pre-industrial lineal village center established during the West Jersey Proprietorship. It retains the major elements of the center of the village and its contextual relationship to the adjacent landscape. The village of Beattystown is important in that it is a surviving example of the pre-industrial urban settlement pattern of New Jersey, and, as such, reflects the broad pattern of growth and history of rural western New Jersey, as it existed in the late 18th and 19th centuries.

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## FOOTNOTES

1

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11

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## VERBAL BOUNDARY DESCRIPTION

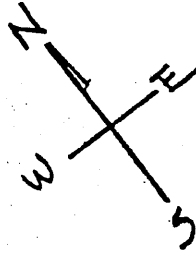
The boundary of the Beattystown Historic District is delineated on the attached map entitled " Beattystown Historic District Site Location and Boundary Map," and is verbally described and justified in the following paragraphs. The site and boundary map is a composite of Mansfield Township tax maps.

Beginning in the middle of State Route 57, at the point where the boundary line intersects the north eastward continuation of the boundary line of lot 6 (tax map sheet No. 17, Mansfield Township,) the district boundary runs south eastward along the easterly side of that lot to the south east corner within the Musconetcong River. The district boundary then turns to the south and runs south westerly down the middle of the Musconetcong River. The boundary then forms the southerly lot line from lot 6, 5, and 3 of Block 1703 at which point it intersects the Kings Highway. The boundary continues southwesterly through Block 1702, forming the southerly boundary of lots 16, 10, 8, 4, 3, and 2, to a point where it intersects the southwest corner of lot 1 within the middle of the Musconetcong River. From here the boundary turns north westerly and runs along the west boundary of lot 1 of block 1702. The boundary then intersects with the middle of State Route 57 at the point of the north west corner of Lot 1 of Block 1702. From here the boundary turns northeasterly and runs down the middle of State Route 57. The boundary forms the northwest lot lines of lots 1 and 2 of Block 1702. It runs to a point where it meets the south west corner of lot 2 of block 1205 of tax map sheet No. 12, Mansfield Township in the middle of State Route 57. From here the boundary turns north west and runs along the western line of lot 2 of Block 1205. The boundary then turns due northeast until it meets with the lot line of lot 1 of Block 1701 of Sheet No. 17. Here it turns northwest and runs to the northwest corner of lot 1 where it turns northeast. The boundary then runs along the northwest lines of lots 1, 2, 3, and 4, where it turns southeast. The boundary then runs to its intersection with lot 6.01 where it turns northeasterly and runs along lots 6.01, 6.02, 7, 8, 9, 10 on their northwest boundary. Here it intersects with Airport Road. Here the boundary runs northwest up the center of Airport Road a distance of 100' from the center of the intersection of Airport Road and State Highway Route 57. Here it turns northeast and runs a parallel 100' distance from the center of State Highway Route 57. Then, where the boundary is parallel due northwest in a straight line from the easterly boundary of lot 9 of Block 1703 of sheet 17, it turns east to a point where it intersects the beginning of the boundary at the northeast corner of lot 9 of Block 1703 of sheet 17. This completes the boundary of the historic district

## BOUNDARY JUSTIFICATION

The boundaries of the district represent the current and historic lot boundaries of the contributing properties. The boundary areas in the northeast portion of the district are inclusive of a meadow area (due south of State Route 57) and a reasonable set back line containing open field due north of Route 57.

Beattystown Historic District  
Mansfield Township  
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Warren County

AIRPORT ROAD

STATE ROUTE 57

MUSCONETCONG RIVER

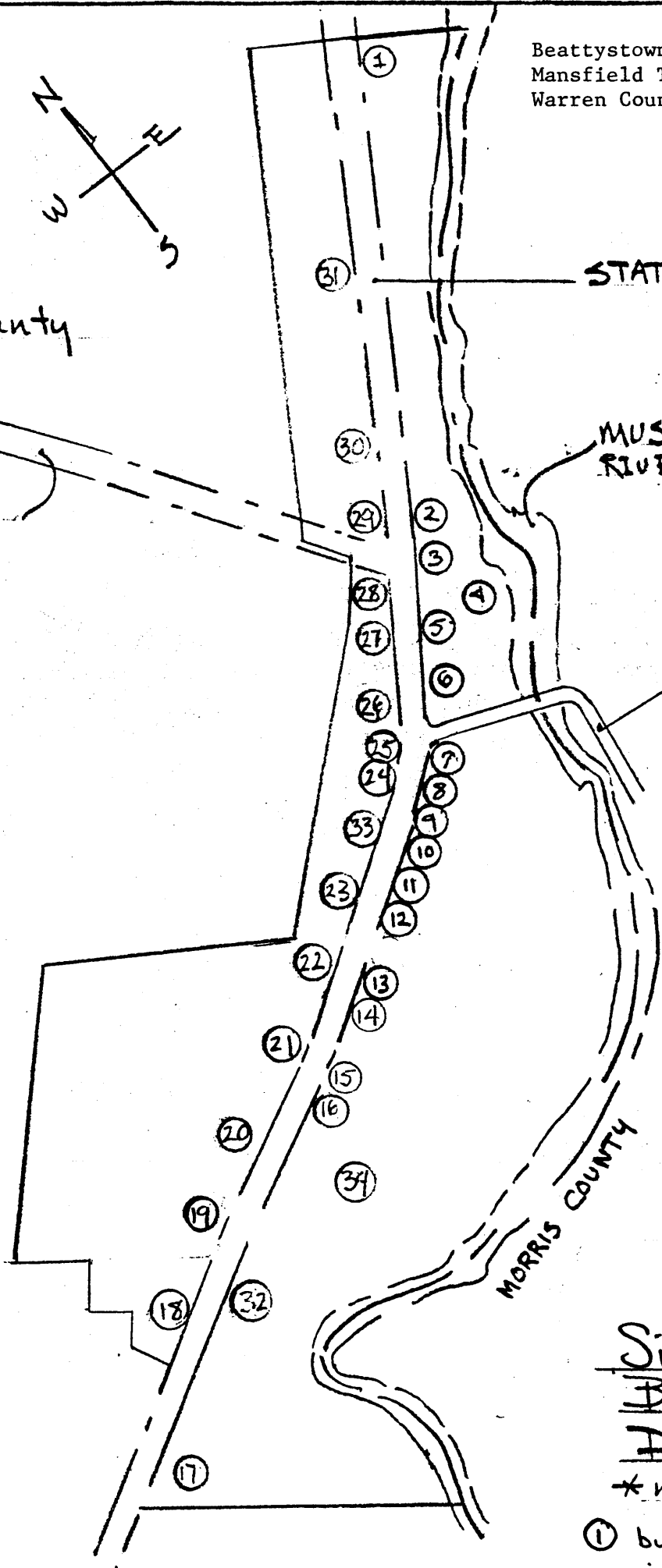
Kings Highway

MORRIS COUNTY

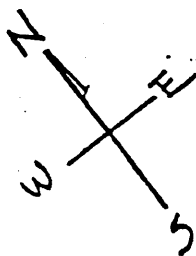
Site Map  
Beattystown  
District Map

\*not to scale

① building/site # in text



Beattystown Historic District  
Mansfield Township  
Warren County, NJ



Warren County

AIRPORT  
ROAD

STATE ROUTE 57

MUSCONETCONG  
RIVER

Kings Highway

MORRIS COUNTY

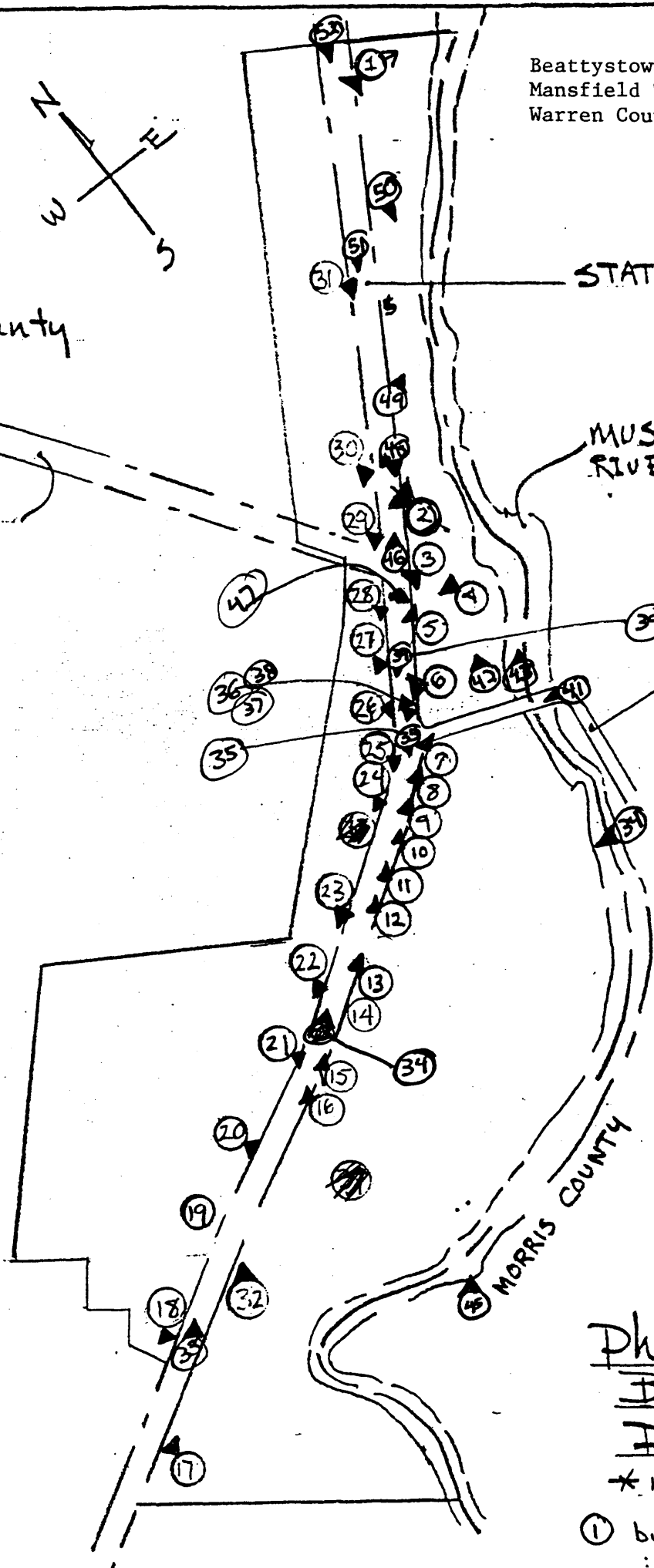


Photo Key  
Beattystown  
District Map

\*not to scale

① building/site # in text