

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: 92000374 Date Listed: 5/1/92

Leonard Neighbor Farmstead      Morris      NJ  
Property Name:                      County:      State:

Stone Houses and Outbuildings in Washington Township MPS  
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.

*for* Patrick Andrus  
Signature of the Keeper

10/15/92  
Date of Action

=====  
Amended Items in Nomination:

The resource count for this nomination had to be clarified. According to the NJ SHPO the 20th century barn and tenant house are non-contributing, so the count is 5 contributing buildings, and 2 non-contributing buildings. The 20th century shed was not counted. The form is officially amended to included this information.

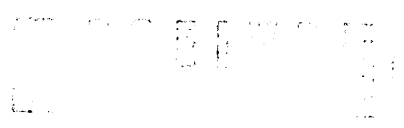
**DISTRIBUTION:**

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

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United States Department of the Interior  
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# National Register of Historic Places Registration Form



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 Leonard Neighbor Farmstead

other names/site number \_\_\_\_\_

### 2. Location

street & number 177 W. Mill Road

NA not for publication

city, town Washington Township

vicinity

state NJ

code 034

county Morris

code 027

zip code 07853

### 3. Classification

#### Ownership of Property

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

#### Category of Property

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

#### Number of Resources within Property

|              |                    |
|--------------|--------------------|
| Contributing | Noncontributing    |
| <u>6</u>     | <u>2</u> buildings |
| _____        | _____ sites        |
| _____        | _____ structures   |
| _____        | _____ objects      |
| <u>6</u>     | <u>2</u> Total     |

Name of related multiple property listing:

~~stone houses and outbuildings of Washington Township~~

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

Date

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.  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:)

Patricia Andrus

5/1/92

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic / single family  
Agricultural / outbuilding  
storage

Current Functions (enter categories from instructions)

Domestic / single family  
Agricultural

## 7. Description

Architectural Classification  
(enter categories from instructions)

Federal  
Greek Revival

Materials (enter categories from instructions)

foundation stone  
walls stuccoed stone  
roof asphalt shingle  
other \_\_\_\_\_

Describe present and historic physical appearance.

Set well back from the road on a large, gently rolling, agricultural property in the fertile South Branch valley, the Leonard Neighbor Farmstead is an assemblage of stone and frame buildings mostly dating to the first half of the 19th century. It is sited at a spring which feeds a small creek flowing northward to the South Branch through the parklike grounds surrounding the substantial house. Outbuildings grouped behind the house include a spring/wash house, wagon house, English barn, modern tenant house and several other stone and/or frame buildings. Surrounded by open fields and pastures with scattered farmsteads and modern dwellings, the farm retains a rural setting.

### House:

Facing northwest towards the road, the main house is a 2 1/2-story, hip-roofed, stone block whose Federal/Greek Revival detailing suggests a c. 1830-40 construction date. It has symmetrical fenestration pattern with a central entry on the 5-bay front, paired brick-stacked interior chimneys on both end walls, and a double-pile center-hall plan. While most of the exterior and interior fabric is early, several features result from mid 20th-century Colonial Revival remodeling.

The junction of its stuccoed walls and slightly raised, coursed rubble stone foundation is marked by a simple water table; encircling the walls at the roof eaves is a box cornice with corona and bed moldings and frieze. The windows have early 6/6 sashes and architrave trim, except for a small modern replacement on the east side; the louvered and panel shutters are 20th century. The two small gable dormers on the 5-bay front elevation with boxed overhanging eaves, segmentally arched windows, and shouldered surrounds probably were added in the later 19th century. The central front entry's sidelights, transom, corner lights, and 8-panel door (recessed panels with ogee molding) appear to be original fabric; the broken pediment and possibly the paneled flanking pilasters are Colonial Revival. The stone stoop and steps are probably contemporary with the modern surround and may have replaced an earlier

**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    N/A

Areas of Significance (enter categories from instructions)

architecture

Period of Significance

c. 1830-1870

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

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

The Leonard Neighbor Farmstead has significance for architectural merit under National Register Criterion C for several reasons. The large farmstead retains an extensive assemblage of stone 19th-century buildings whose form, construction and detailing provide an excellent illustration of the area's early stone architecture. The well-preserved house is of interest for its combination of the conservative hip-roofed Georgian form (never common in rural northwestern New Jersey and by the mid-19th century long out of date) and up-to-date Greek Revival detailing and the provision of ample closets on the upper story. Built in the 1830s by a grandson of one of German Valley's early German settlers on a portion of the homestead farm first settled in about 1750, the house is evidence of the acculturation of German population over several generations. Despite mid-20th century alterations, the outbuildings remain representative examples of their types and together with the house present a good illustration of the area's traditional stone construction. The English barn is of individual note for its combination of stone and frame construction and steeply pitched roof which is suggestive of an early date, as is the spring/wash house for its rare corner fireplace. The farmstead retains its historical integrity and meets the criteria for inclusion the Washington Township Stone Houses and Outbuildings Multiple Resource Property Nomination.

Leonart Nachbar (1698-1766), the progenitor of Washington Township's Neighbor family, acquired title to a 310acre tract encompassing the site of the subject farmstead in 1750. The property was one of several farms subdivided from James Logan's 1,666-acre holding in the fertile South Branch valley, land which was acquired and settled by Germans in the 18th century and became known as German Valley. Nachbar's farm was inherited by his only son, Leonard Neighbor (1741-1806); the latter's son Leonard Neighbor III (1764-1854) in turn became its owner by purchasing the

See continuation sheet

**9. Major Bibliographical References**

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:

- State historic preservation office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Specify repository:

Washington Township Historic Preservation Commission

**10. Geographical Data**

Acreage of property 122.12 Hackettstown, NJ Quad

UTM References

A 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 8       | 5 | 1        | 7 | 3 | 6 | 0 | 4 | 5 | 1 | 3 | 5 | 8 | 0 |
| Zone | Easting |   | Northing |   |   |   |   |   |   |   |   |   |   |   |

B 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 8       | 5 | 1        | 8 | 2 | 2 | 0 | 4 | 5 | 1 | 3 | 0 | 6 | 0 |
| Zone | Easting |   | Northing |   |   |   |   |   |   |   |   |   |   |   |

C 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 8       | 5 | 1        | 8 | 1 | 0 | 0 | 4 | 5 | 1 | 2 | 5 | 8 | 0 |
| Zone | Easting |   | Northing |   |   |   |   |   |   |   |   |   |   |   |

D 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 8       | 5 | 1        | 7 | 1 | 4 | 0 | 4 | 5 | 1 | 3 | 3 | 2 | 0 |
| Zone | Easting |   | Northing |   |   |   |   |   |   |   |   |   |   |   |

See continuation sheet

Verbal Boundary Description

The entire property in Washington Township known as Block 34/lot 42

See continuation sheet

Boundary Justification

The property encompasses most of the original farm associated with the farmstead

See continuation sheet

**11. Form Prepared By**

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

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NJ

entry porch. The three rear entries feature original treatments with architrave trim, paneled reveals (raised panels), and matching 8-panel doors. The two end doors are Dutch, the upper leaf of east door has been replaced, and the west door retains a large Norfolk latch. Extending across the back of the house is a shed-roofed Colonial Revival porch of mid 20th-century date with box cornice and square posts with molded caps and bases. A hatch entrance on the west side provides access to the cellar which is lighted by 6-pane windows.

The interior exhibits relatively few 20th-century alterations other than the installation of a modern kitchen in northeast 1st-floor room and bathrooms in the secondary rooms above. Considerable early fabric remains including plaster walls and ceilings, random width flooring, architrave and symmetrically molded door and window trim, panel doors (mostly 8-panel with Grecian ovolo molded recessed panels), fireplaces, and an open staircase. Framing members visible in the cellar and attic are mostly hewn. The cellar is divided into three rooms, and the large west room has a timber-linteled fireplace. The attic is unfinished.

The first-floor center hall features a flat archway about mid-way with recessed paneled pilasters and an entablature, double doors to both front rooms, and symmetrically molded door trim. The open staircase (two runs of unequal length broken by a full-width landing) has turned newel posts, turned balusters, molded railing, and stringboard with wave motif. The northeast room features symmetrically molded door and window trim, paneled shutters which fold into the reveals (open to the floor and similarly paneled), brick fireplace with simple Colonial Revival mantel, and 4-door flanking cupboards (doors and shutters have recessed panels with small Grecian ovolo molding). The front portion of the west room (created from two rooms by the removal of the dividing partition) has architrave door and window trim and built-in shutters (the reveals are open to the floor below the windows and paneled). The fireplace was closed and the mantel removed, probably in conjunction with the removal of the partition in the mid 20th century. The west room's rear half (originally the kitchen) features architrave door and window trim, board-lined reveals, chair rail, and a large brick cooking fireplace with splayed stretcher lintel; the mantel which has a paneled frieze and modillion bracketed cornice has been reworked or replaced. The southeast room (the present kitchen) has stepped architrave door and window trim, built-in shutters, and a narrow fireplace cupboard; the fireplace has been

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closed and the mantel removed.

The second story has a 4-room plan with small chamber at the front of the center hall and attic staircase enclosed in the southwest room; it has an unusual number of substantial closets, largely located between the rooms. Early fabric on the second story includes architrave door and window trim (matching that of the southeast room below), board-lined window reveals (those of the southwest room are plastered), and 8-panel doors. The northeast room retains a brick fireplace with simple pilastered mantel; the other fireplaces have been closed. The hall chamber and two of the closets have been converted into bathrooms.

## Outbuildings:

To the southwest of the house is a stuccoed, rubble stone, 1 1/2-story spring/wash house of early/mid 19th date. A modern hatch-way obscures the gable-end entry whose removed batten door was hung on strap hinges; other features include two wooden-grilled windows, and a jambless corner fireplace (one of only two found during Washington Township's 1991 stone building survey) whose stack has been removed, possibly in conjunction with the rebuilding of the wood shingle-clad gable roof. The interior has plastered walls and a modern concrete floor (now flooded). A range of three small outbuildings directly behind the house includes two coursed rubble stone structures of early/mid 19th-century date. The larger of the two, possibly originally a wagon house is a 1 1/2-story, gable-roofed structure with keystone lintels spanning the side wall and gable windows and boxed overhanging eaves. The gable-end entries are obscured by small modern appendages and the windows have been replaced, probably in conjunction with its modern conversion into living quarters. The smaller of the two is 1 1/2 story, gable-roofed out building, also remodeled as living quarters in the mid 20th-century, but whose original function is unknown. The north gable end has an entry with modern door) and loft window or entry above; the south gable end has two large windows and a shingle-clad frame gable. To the west of the wagon house, a small, low, L-shaped frame shed of 20th-century date completes the range. To the south of the wagon house is a 4-bay English barn of coursed rubble stone and braced frame construction with a steeply pitched gable roof and a slightly lower 3-bay west gable-end extension. It apparently dates to early 19th century or possibly earlier. The east gable end wall and east bay side walls of the main barn and the north and west walls of the addition are stone; the remainder

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(including the east gable) is frame, incorporating mostly hewn timbers and revealing some reworking. It evidently had vertical siding originally; saw cut studs were added for the present clapboards; the batten sliding doors & small 2/2 window sashes date to this 20th-century reworking. To the west stands a small frame barn, and to the east a frame, Cape Cod style tenant house; both probably date to the mid 20th century.



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interests of his father's other heirs. Upon reaching an advanced age Leonard Neighbor III divided the property in two and sold it to his sons Leonard Neighbor IV (1802-1880) and Jacob Wise Neighbor (1805-1889). Leonard Neighbor IV acquired title to the southern half in 1829 and, evidently making it his residence, sometime shortly thereafter erected the stone house and probably most of the farmstead's other buildings.<sup>1</sup> Whether or not the farmstead was established by him is unclear; the family's original homestead is said to have been located to the north near the house built by his brother Jacob (the Jacob W. Neighbor House, individually listed on the National Register).<sup>2</sup> The property descended to Arthur Neighbor, the only son of Leonard IV, who owned the property until the late 19th century.<sup>3</sup>

Notes:

<sup>1</sup> Theodore Frelinghuysen Chambers, Early Germans of New Jersey, Dover, NJ: Dover Printing Company, 1895, pages 150-151 & 450-452; "Jacob Wise Neighbor House," National Register of Historic Places Nomination Form, 1990..

<sup>2</sup> Ibid.

<sup>3</sup> J. Lightfoot and Sam. Geil, Map of Morris County, New Jersey, 1853; Frederick W. Beers, Atlas of Morris County, New Jersey, New York: Beers, Ellis, and Soule, 1868; E. Robinson, Atlas of Morris County, New Jersey, New York: E. Robinson, 1887.

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Major Bibliographic References

Beers, Frederick W. Atlas of Morris County, New Jersey.  
New York: Beers, Ellis and Soule, 1868.

Chambers, Theodore F. The Early Germans of New Jersey. Dover,  
NJ: The Dover Printing Company, 1895.

"Jacob Wise Neighbor House." National Register of Historic  
Places Nomination Form, 1990.

Lightfoot, J. and Sam Geil. Map of Morris County, New Jersey.  
1853.

Robinson, E. Atlas of Morris County, New Jersey. New York: E.  
Robinson, 1887.

Washington Township (Morris County, New Jersey) Stone Building  
Survey. Washington Township Historical Commission, 1991.

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National Park Service

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MPS, Washington Township, Morris County, NJ

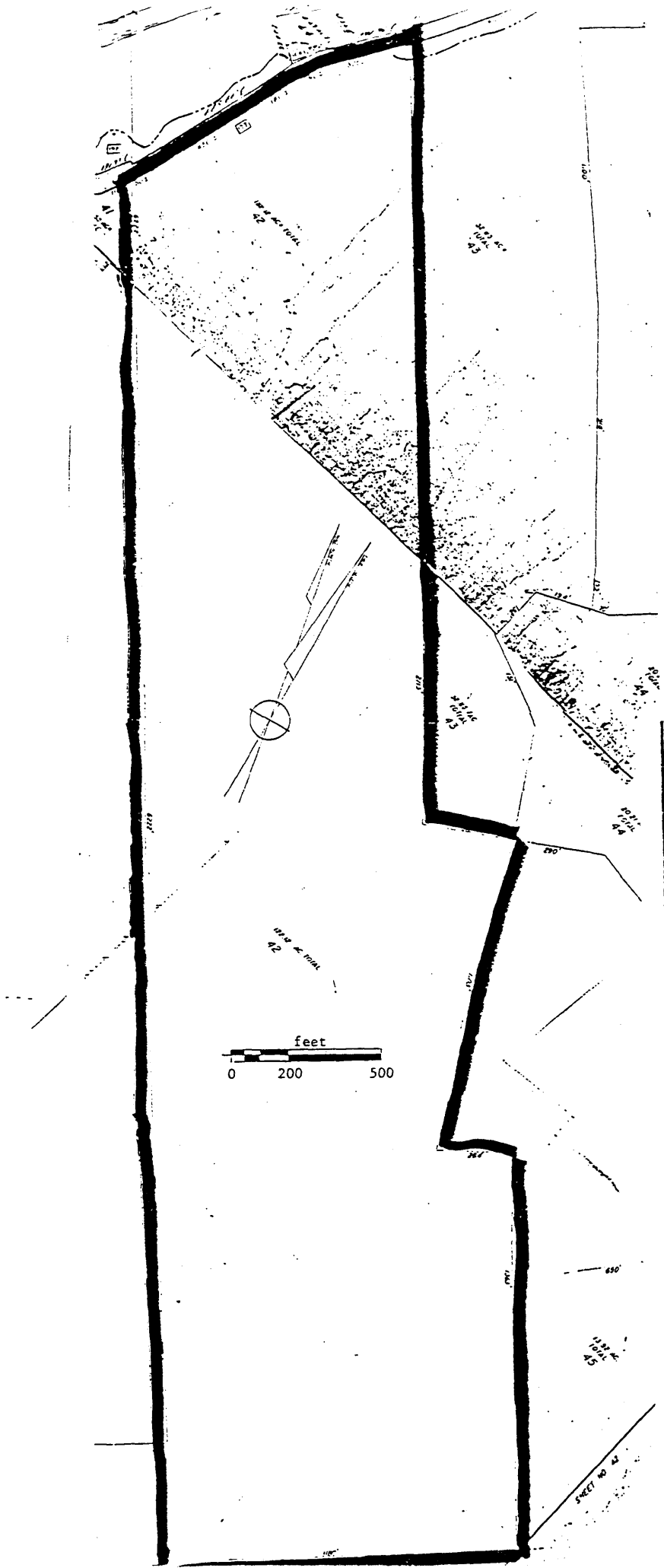
Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 1

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### Photographic Identification:

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

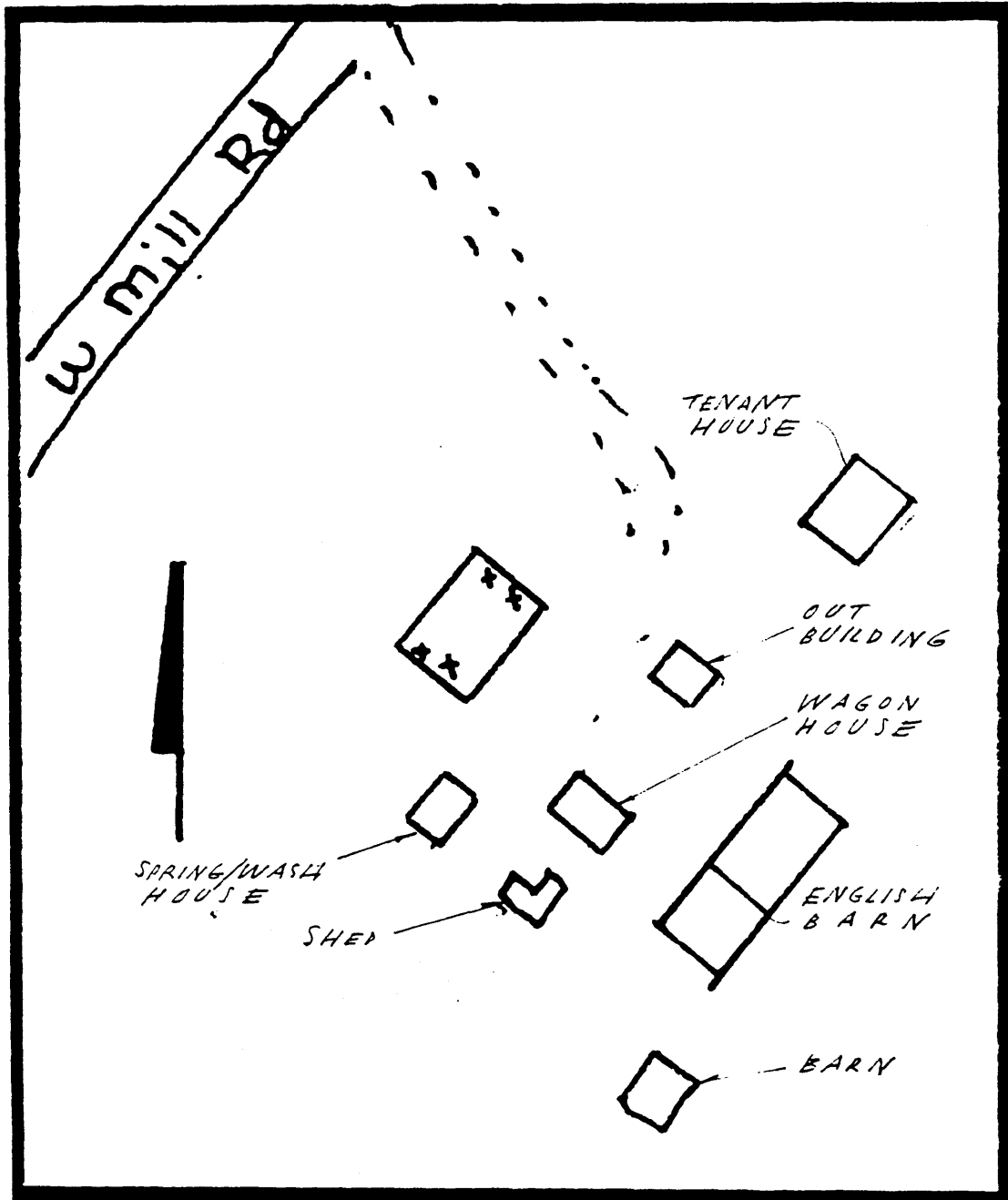
|                      |  |
|----------------------|--|
| Name:                | Leonard Neighbor Farmstead                                   |
| Location:            | 177 West Mill Road<br>Washington Township, Morris County, NJ |
| Photographer:        | Dennis Bertland  |
| Date of photographs: | Spring/Summer 1991   |
| Negative repository: | Bertland Associates,<br>Box 11, Port Murray, NJ 07865        |



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Stone Houses & Outbuildings  
MPS  
Washington Township  
Morris County, NJ

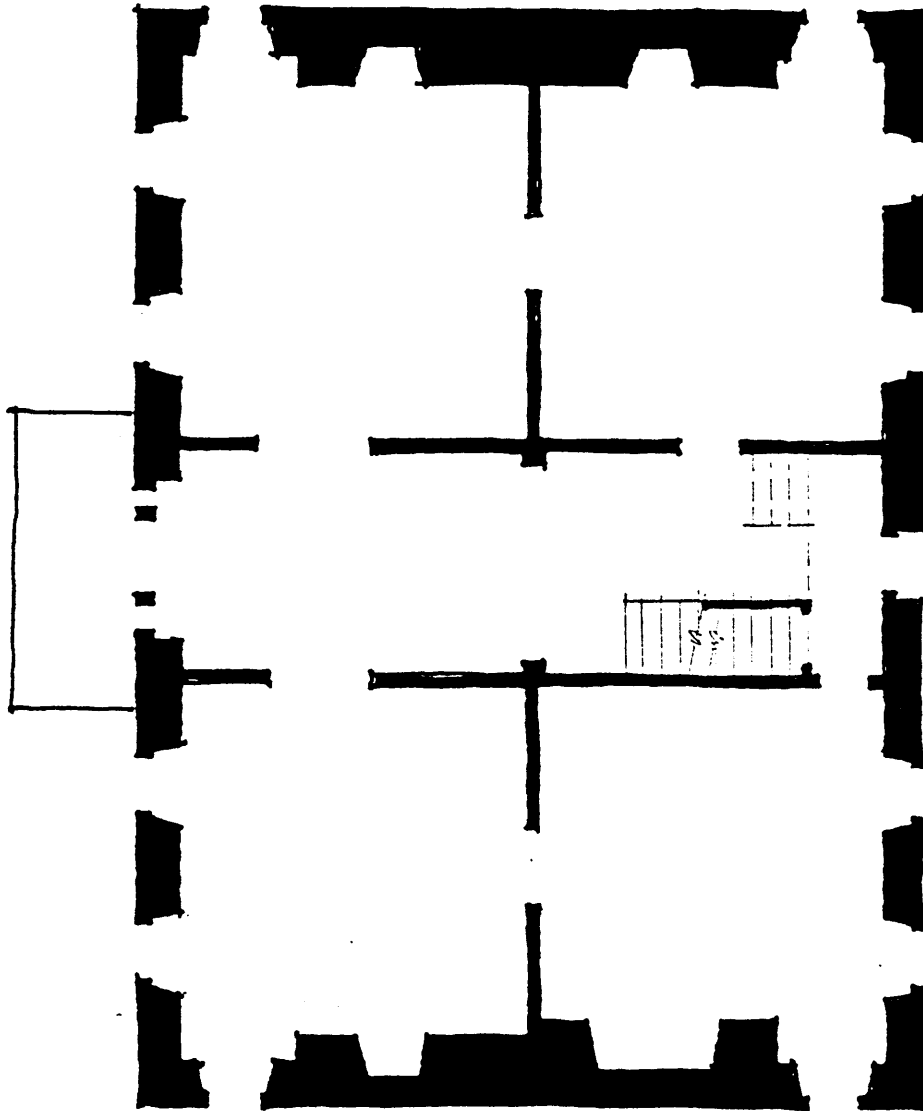
# LEONARD NEIGHBOR FARMSTEAD SITE PLAN

NOT TO SCALE



Stone Houses & Outbuildings MPS  
Washington Township  
Morris County, NJ

PLANS  
LEONARD NEIGHBOR HOUSE  
FIRST FLOOR PLAN



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