

United States Department of the Interior
National Park Service

1101

NOV 06 2009

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If 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 Boudinot/Southard Farmstead

other name/site number _____

2. Location

street & town 135 North Maple Avenue not for publication

city or town Bernards Township vicinity

state New Jersey code NJ county Somerset code 033 zip code 07920

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] 9/11/2009
Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of 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] 12-18-09
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

Contributing	Noncontributing	
4		buildings
		sites
2	1	structures
		objects
6	1	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

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- AGRICULTURE/SUBSISTENCE/animal facility
- AGRICULTURE/SUBSISTENCE/agricultural outbuilding
- AGRICULTURE/SUBSISTENCE/agricultural field

Current Function
(Enter categories from instructions)

- RECREATION AND CULTURE/outdoor recreation
- LANDSCAPE/park
- WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

- Colonial Revival

Materials
(Enter categories from instructions)

- foundation BRICK
- walls WOOD/Weatherboard
- roof ASPHALT
- other BRICK

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

See continuation sheet(s) for Section No. 7

8. Description

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.)

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.

Areas of Significance

(enter categories from instructions)

POLITICS/GOVERNMENT

MILITARY

ARCHITECTURE

AGRICULTURE

Period of Significance

1771 - 1952

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

Boudinot, Elias IV (1740-1821)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of property 37.4

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	538615	4507235	3	539015	4507370	
	Zone	Easting	Northing		Zone	Easting	Northing
2		538690	4507460	4	539140	4506970	

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 Richard L. Porter/Historian and Rob Tucher/Architectural Historian
organization The RBA Group Cultural Resource Unit date December 2008
street & number 7 Campus Drive, Suite 300 telephone 973-946-5600
city or town Parsippany state NJ zip code 07054

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Somerset County
street & number 20 Grove Street telephone 908-231-7000
city or town Somerville state NJ zip code 07054

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Materials (cont.)

foundation	STONE
	CONCRETE
other	BRICK
	WOOD
	STONE
	METAL

Narrative Description

Summary

The Boudinot/Southard Farmstead includes a farmstead complex and associated acreage. The most important features of the property are a two-and-one-half story clapboard farmhouse, a bank barn, and a carriage house within the farmstead nucleus; and the farmyard, brook, wood lots, and formerly cultivated fields that provide its historic rural context. There is a total of six specific resources on the property, including four buildings -- the farmhouse, barn, carriage house, and shed -- and two structures -- the livestock shelter and pump house. All six are contributing resources to the nominated property as all reflect the "Colonial Revivalization" of the farmstead during the first half of the 20th century, all are directly associated with the property's agricultural history and all date to the property's period of significance (1771-1952).

Documentary evidence suggests that the original farmhouse was a three-bay side hall structure with an attached kitchen wing. It is possible that some elements of this original house, most notably its foundations, have been incorporated into the present dwelling, which also exhibits some retained mid-19th-century architectural elements. The dwelling's present Colonial Revival appearance was established during major renovations executed during the first half of the 20th century. Since that time the architecture has not changed in any appreciable way and it retains nearly complete integrity to that style. The Boudinot/Southard Farmstead, located at 135 North Maple Avenue, is mixed farmland with farm-related buildings, and represents a majority portion of Block 23, Lot 13 in Bernards Township. It is located just outside of the village of Basking Ridge, surrounded mainly by parkland, woods, and sparse residential development, and it is abutted on the northwest by the Basking Ridge Country Club golf course.

Description of the Boudinot/Southard Farmstead

The Boudinot/Southard Farmstead is made up of 37.4 rolling acres that include swampy bottomlands, previously cultivated flat expanses, grassy knolls, and wood lots. The farm stretches to the east of North Maple Avenue and the farmstead complex is accessed from the road by a narrow, paved macadam lane (Photo 1). This driveway meanders generally westward toward the house (Photo 2) and is lined with mature deciduous trees and some sections of post and wire fencing. It culminates in an elliptical turn-around in front of the main house. A gravel drive branches off the ellipse to provide vehicular access to a barn and stable/apartment building and a gravel vehicle lot along the south side of the bank barn. The gravel drive continues around the barn and encircles a small shed, and rejoins the lane to the west at a point between the farmstead cluster and North Maple Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

The main house shares the property with five other buildings that were built during the evolution of the Boudinot/Southard Farmstead. To the north of the main house stands a carriage house, and west of that a Pennsylvania bank barn. Adjacent to the north of the barn is a small shed. Located approximately fifty feet to the east of the carriage house is a very low, gabled pump house. A timber livestock shelter, open in the front, is the only other structure on the property, occupying a solitary position northeast of the farm nucleus. A small watercourse, Penn's Brook, meanders from west to east across the south part of the property, draining swampy areas southwest of the house and a pond retained by a small concrete dam (Photo 4).

Brick, flagstone, and paver pathways have been laid around the perimeter of the farmhouse and to various site features (Photo 3), including a recently installed gazebo just west of the house, stone patios, a fire pit, and a gate that accesses a pedestrian bridge over the brook. The property was landscaped in 2005, and much of its present-day layout is a modern interpretation, with landscaping features forming a coherent look. The gazebo, a modern self-contained unit with no foundation, is not a permanent fixture.

Individual Structures

1. *Farmhouse*

On first observation, the Boudinot/Southard house appears to be an impressive example of Colonial Revival architecture that suggests ample wealth, yet the house was actually built in several phases and in other styles. While documentary evidence places a dwelling in this location as early as the mid-18th century, the building as it exists today does not exhibit 18th-century fabric or detail (Photo 5). Although some portion of an 18th-century building may exist within the current structure, it would likely be within the existing foundation and would have to be uncovered through archaeological or intrusive structural investigation. The building as it currently exists incorporates some fabric from the early- and mid-19th century as well as much from the 20th century, and it is likely that it has undergone relatively extensive rebuilding at various times throughout its history as fashions changed or new owners took possession of the property.

The present-day effective front of the house faces roughly north and is accessed by the paved drive that leads from North Maple Avenue. The original south front yard slopes gently down to Penn's Brook; the building was reoriented sometime in the early 20th century. The land also slopes to the east down to once-cultivated fields that have been fenced. The west side is relatively flat, and the north present-day front yard is dominated by the elliptical drive. Across the ellipse and up a slight rise are most of the other buildings on the property. Additional outbuildings that were located northeast of the dwelling were removed circa 1937-1946.

The house (Photo 6) is two-and-one-half stories tall and is clad entirely in wood clapboards painted white. A full height structural stone basement stretches beneath two-thirds of the original block of the farmhouse, but the exterior presentation of the entire main block, where visible, is brick. A one-and-one-half-story kitchen wing that does not have a basement lies to the east, but provides access to the space under the main block via concrete stairs that lead down from a depressed, at grade, paneled mud room at the front of the kitchen wing structure. The east wing was built to contain the kitchen and presumably servants' quarters. Both the house and wing have gambrel roofs, sheathed in asphalt shingles, with front and rear dormers; three hipped roof dormers along front and rear on the former and one three-window shed roof dormer facing front and two single-window dormers to the rear on the latter. The main block of the structure is five bays wide, and the east wing is two bays wide. The main block is, in its present form, classically symmetrical with a central doorway and new entrance surround (Photo 7) under a single window, which, in concert with other stylistic features, would indicate it has been altered to appear Colonial Revival in style. Based on a combination of physical and documentary evidence, the house appears to have been constructed as a two-and-one-half story, three bay dwelling with a side hall,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

which today comprises the eastern three bays of the building's main block. This portion of the house exhibits physical evidence that places its construction during the Federal period, during the first several decades of the 19th century. The two bays to the west (Photo 8), while seamless in presentation today, are wholly a stylistic adaptation.

In keeping with the Federal style, there are two windows on each side of the central entrance and two to each side of the centered second floor window, all symmetrically positioned. All façade windows are wood nine-over-six double hung sash units flanked by functional louvered wood shutters. The windows at the first floor level have small wood window boxes. The full-height front portico that was also added during a major 20th-century renovation dominates the north elevation of the main block. The portico base is a raised concrete and brick veranda, with four evenly-spaced, square, two-story colossal wood columns that support a narrow flat roof emanating from the front roofline. The plain entablature atop the columns supports the roof, which is enclosed with a wood balustrade.

The west elevation (Photo 9) faces distant North Maple Avenue. It provides an unobstructed view of the gambrel end of the roof (unlike the east side, which is dominated by a sizable wing). The brick foundation is apparent along the entire length of this elevation, broken by one three-pane window opening to a crawl space under the two western-most bays. Three main levels of windows in two sizes and various configurations are also evident, though all of these are wood, double hung sash units ranging from small six-over-six to larger six-over-six to nine-over-six. All have shutters that appear to be operational, and some are protected with screens. The gambrel gable end has a centered circular louver towards the peak at attic level. A single story, flat-roofed screened-in porch extends out beyond the southern corner of this elevation. Only one brick chimney, positioned in front of the roof ridge, surmounts the roof but runs up the west in the interior and is not visible below the roofline. There is no evidence that a rearward twin chimney ever existed; it would have been within the screened porch, marring its openness, had it been built at the time of renovation or retained from a previous modification.

The original front entrance to the house is centered along the present day south rear elevation. In massing, this elevation is quite similar to the north elevation in that it consists of a five bay, two-and-one-half story main block (Photo 10) laid out in much the same Colonial pattern, with a two bay, one-and-one-half story east wing (Photo 11). Two sets of paired, fluted pilasters that frame an assemblage of wood panel and vertical three-pane lights on each side, flank the solid panel door (Photo 12). A long, horizontal segmental-arch fan light ties together these elements and is incorporated into an entablature of sorts. The same screen-enclosed porch that is seen on the west elevation encompasses the two western-most first floor bays of the rear elevation, and it subsumes, by design or modification, the entire first floor room at the southwest corner. But the porch distorts the symmetry of both elevations in that it deviates from typical Colonial form and extends the two western-most bays a full bay to the south. Its flat roof has a plain entablature that is supported by round Doric wood columns. The porch structure and flooring are also composed of wood. A louvered door within the rear entrance entry porch (structurally a seamless extension of the porch and one additional bay width) to the west of the main door provides access to the screened porch.

The main block foundation is visible only along the eastern half of the building along the rear, and what is visible is composed of painted brick that extends out of view into an enclosed crawl space under the entrance porch/porch. The eave of the main block roof shadows a minimally decorative cornice, an apparent vestige left or salvaged from pre-modification. The east wing has a pair of single-window shed roof dormers, rather than the single triple window dormer at the front, and its western bay has an oriel window and one small-scale six-over-six, while the eastern bay has a larger six-over-six. In plan, the east wing is stepped back slightly along this elevation, and its foundation appears to be poured concrete, with evidence of plank forms impressed into the surface, though its interior within the crawl space shows that it is stone with concrete parging.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

The east elevation of the main house structure (Photo 13) is dominated by the east wing addition. There are only three windows visible, and they are all positioned at the third level of the original elevation. Two are fixed quarter-round lights with wood muntins that fan out from their lower right-angle inside corners, and the third is a centrally placed wood six-over-six double-hung sash window. The window positions are dictated by the twin interior brick chimneys that emanate from the roof just below each secondary gambrel roofline. A circular louver is positioned high in the gambrel gable, just as in the west elevation.

The east elevation of the wing features a side entrance set within an entrance porch with a shed roof supported by simple square wood columns set on wood flooring. It is accessed by stone steps. Documentary evidence reveals that the porch was rebuilt in 2005. A large portion of the concrete-parged wing foundation is visible at this elevation. There are three windows at the first level and two at the second, and they vary in size and configuration. All are wood double-hung sash windows. The wing also has a brick chimney, the fourth for the dwelling, that emanates from the upper front roof plane of the gambrel roof along the east elevation, though entirely interior until it appears above the roof rake.

The house, in its present incarnation, has a center hall plan. The entrance doors to the north and south are symmetrically placed and provide entry into the main hall (Room 1; Photo 14). Stairs leading to the second floor are located along the west wall inclined towards the northwest corner and a one-and-one-half floor landing. A natural wood, narrow, round and tapered wood newel post and slender railing, with delicate round painted spindles run up the right side of the stairs, round the 180 degree turn at the landing, and culminate at the stairs that lead to the third floor with similar stairs and railing treatment. A small restroom under the first floor stairs is accessed through a wooden six-panel door. The room is sparse and has only a toilet and sink with a mirror. The walls are wallpapered, and the floor is covered in a painted canvas floor cloth with painted wood baseboards.

The center hallway itself (Room 1) is very wide and runs fully front to back. The floors are of narrow plank floorboards. They are covered with carpeting that continues up the stairs and terminates at the second floor. The trim at the base and around window and door openings in this room, and indeed throughout the building, is simple wood with rounded crown and quarter-round base that has been painted white. The walls and ceiling are plaster, also painted. Metal radiators are located in three corners of the room and have been painted white. There is a single light fixture centered on the ceiling, a modern five light chandelier with lampshades suspended from a chain. Four non-symmetrically-placed doors lead to the four main spaces within the main block of the house. A pair of six-panel wood doors open to Room 4. The doors to Room 5 and Room 3 are similarly constructed, but are single panel doors. The doors to Room 2 are ten-light double folding doors. All the doors have been painted white.

The first floor room at the northwest corner of the dwelling (Room 2; Photo 15) is larger than all others on this floor. It encompasses more than the typical one-quarter of the main block and extends into what would traditionally be another equivalent room. Room 2 has a large brick fireplace centered between flanking windows against the west wall. The fireplace has a fairly plain wood surround and mantle, all painted the same white as the trim. It should be noted that the position of the fireplace, centered along the long wall of this asymmetrically planned half of the house, deviates from the exterior symmetry typical of Colonial Revival chimney placement. Two more windows face front (north) and three in-kind, sistered nine-over-six sash window units open up to the rear porch room (Room 3). The room has narrow-board wood flooring with a border of inlaid darker wood that runs around the perimeter of the room and follows the contour of the fireplace hearth.

The southwest room on the first floor (Room 3; Photo 16) is incorporated into the screened porch that projects out from the south elevation of the house. A structural beam has been placed where the rear elevation of the dwelling would be within the porch, and the room is open to the outdoors and separated only by the screening. A set of arched louvered doors lead out to the south entry porch that is structurally "under the same roof" and has a continuous floor and substructure. The porch has a wooden railing and is enclosed with wooden framed screens attached to the interior. The

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

interior walls of Room 3 are painted horizontal wood panel boards. The interior north wall of Room 3 within the porch has the same three wood nine-over-six sash windows that open into Room 2 and that are similar to those throughout the exterior.

Rooms 4 and 5 are more typical, in that they are much more equivalent in size and layout. The dining room (Room 4; Photo 17) is located at the northeast corner of the main block. Its east wall has both a built-in arched cupboard (to the left) and a doorway to the kitchen wing (to the right) that flank a fireplace that much resembles the one in Room 2. Contoured molding, painted the same color as the east wall, has been used to give the effect of paneling above the three features. The north, west, and south walls are decorated with wainscoting between floor molding and a chair rail, while the walls above the rail are wallpapered. Two windows light the room from the north, and a narrow radiator underscores each.

Room 5 (Photo 18) is very similar to Room 4 in general layout. A fireplace dominates the east wall and is surrounded by cabinets and a doorway to the kitchen wing. In this room, unlike in Room 4, all features of the east wall are unpainted natural wood. The fireplace surround and mantle are somewhat more ornate too. The north, west, and south walls exhibit a similar approach, though with unpainted, natural wood chair rail and molding, and a custom-applied paint rather than wallpaper. The ceiling is decorated in a manner that suggests depth to a multi-tiered crown molding, but it is actually just applied molding to the flat ceiling and painted in a way that gives the illusion of depth. Two windows open to the south, and each has a radiator underneath.

Room 6 and Room 7, within the kitchen wing, are very small staging rooms for Rooms 4 and 5. Room 6 is well lit by a southern-exposure oriel window, while Room 7 opens up to Room 10, which appears to be a mud room and has its own windows. Room 8 gives access to a secondary set of stairs to the second floor, and Room 9 is a modern kitchen. Room 10, the mud room, has a concrete floor that is at grade (two steps below the rest of the ground floor of the house) and provides access to the basement down concrete steps. It also opens to the entry porch to the east through a sash door and storm door.

The center hall on the second floor level (Room 11; Photo 19) is approached from the small intermediate landing at the front of the dwelling that contains only the second floor window above the front door and a long, narrow radiator. The hallway at the second floor level is truncated at the south end by a hall closet and bathroom, and has narrow board wood floors (no carpeting) up to the thresholds of these additions. It features the stairs to the third floor and five wood panel doors that lead to the various second floor rooms.

Room 12 (Photo 20) is a very large bedroom that predominates the west side of the second floor. It and its nursery/changing room (Room 13) and modern master bathroom (Room 14) in combination represent the entire two western bays of the floor. The bedroom surmounts the interior section of the rear porch (Room 3) and much of living room (Room 2). It is fairly featureless, though well lighted by five six-over-six sash units (two along the south wall and one, plus twin units that are, when viewed from the outside, centered along the west. Two closets with wood louvered doors flank a doorway to Room 13, with one window on the west wall and one to the north, and Room 14, with its one northern window, occupy nearly a third of the square footage on this side of the center hall to the north.

The modern bathroom (Room 15) has been inserted into the south end of the front-to-back second floor center hall during one of the major renovations. It and a hall closet have been positioned so as not to compete with the doorway to the southeast bedroom (Room 16; Photo 21). This bedroom is painted entirely white, has a fireplace against the east wall with surround and mantle equivalent to those in Room 2 and Room 4, and painted wood paneling up to a chair rail around the perimeter. Its two six-over-six windows are evenly placed along the southern wall in tandem with low, narrow radiators. One solid wood door leads to the bedroom to the north, another provides access to the kitchen wing second floor (down two stairs), and an added double closet with two opposing solid wood doors fill the space.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Directly to the north, in the northeast corner of the main block, is a third bedroom (Room 17; Photo 22). Its east wall fireplace is somewhat different, having a lower profile wood surround, in-filled with tiling. Some of the tiles interspersed in an alternating pattern exhibit animal motifs. The fireplace is flanked by closets with simulated panel doors (molding attached to door flats). Painted wainscoting rises to window sill/chair rail height, followed by wallpapering. This room's two six-over-six windows face north.

The second floor of the kitchen wing, as with the first floor, is the product of a complete gutting and rebuild in the mid-20th century. It has a modern bathroom (Room 18) with one small six-over-six sash window set within a southern elevation shed dormer, a small southeast bedroom (Room 19), and a larger northeast bedroom (Room 20). Room 19, as in the bathroom next door, has a rear facing six-over-six dormer, and a wall-mounted window of similar proportions along its east wall. Room 20, conversely, has three serial six-over-six sash units in a single long shed dormer that faces north. This floor, as evidenced from the existence of dormers, is built within the contours of the gambrel roof.

The third floor of the dwelling, which is contained entirely within the main block, is fully finished though also constructed within the confines of its gambrel roof. It has a true attic above that reveals some of the most diagnostic and original elements (such as original timbers in the three eastern bays) remaining in the house. The third floor center hall (Room 21; Photo 23) is configured much like the second floor hall. It extends from the north front, which encompasses the center hipped roof dormer, back to a modern bathroom (Room 22) and a small hall closet in the southern third of the hall. The bathroom is small but feels more expansive because it contains the southern-facing center hipped roof dormer.

Room 23 (Photo 24) is a large bedroom with a north facing dressing room, with dormer, and closet. A south facing dormer, and one large six-over-six and one small six-over six sash provide exposure in the bedroom. Both of the larger windows are paired with radiators.

The most striking element found within the bedroom to the east (Room 24; Photo 25) is the stunning wide-board floor. These appear to be salvaged, either from off site or from another part of the house. The room stretches the full depth of the house, and is well lit. It has both front and rear dormers with large six-over-six sash windows, and along the east wall are two fan lights nestled into the triangle formed by the two interior brick chimneys (painted white) and the ceiling defined by the rake of the gambrel roof, and a central six-over-six sash window over a lone radiator.

The basement is divided into two rooms, north (Room 25) and south (Room 26), by a structural brick wall, and these rooms are further divided with wood partitions. The foundation masonry walls of the eastern two-thirds of the main block basement are covered with a thin layer of parging and all have been painted. The basement is located under what is perceived as the original and entirely camouflaged portion of the early 19th century house only (two-thirds of the main block). All basement walls within this original section are masonry foundations topped by brick knee walls. The brick foundation continues out beyond the original stone and under the western two bays, creating a low and inaccessible crawl space there.

The floor in the basement is poured concrete, and the ceiling is unfinished, revealing joists throughout supporting the first floor that seem more modern than the rest of the structure. This is particularly evident in the crawl space under the western one-third of the building. Double wood four-light doors hang at the bottom of the concrete stairs leading from the east wing first floor.

Two stalls have been built along the west wall within Room 25 (Photo 26), and a coal chute is located within northern one. The exterior wall has a "patch" of concrete masonry unit infill where the original opening existed. A flimsy closet has been added to the southeast corner of the north room, and it encompasses the base to the northeast chimney.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

A storage bunker, accessed by a wood plank door, has been built in the western quarter within Room 26 (Photo 27). Another chimney foundation is located on the east wall within the southern room. This room also contains a hot water heater and boiler.

A nearly inaccessible crawl space lies beneath the two western bays of the dwelling, and has a brick foundation that is contiguous with the brick knee walls that top the stone foundations. Similarly, there is a crawl space located under the kitchen wing. As noted, its foundation appears, on the outside, to be poured concrete, exhibiting form evidence impressed in the sidewalls. But inspection of the interior of the crawl space reveals that it is structurally stone masonry and, other than the overall massing of the wing, may be the last remaining vestige of its mid-19th-century underpinnings.

2. Bank Barn

The barn, which probably dates to the middle decades of the 19th century, incorporates both construction methods prescribed for qualifying as a bank barn. It is incorporated into a hill or "bank" on the property (Photo 28), thereby allowing the lower level, south side to be configured as a four-car garage with a flat parking area in front. At the same time, entrance to the second level on the north side has been facilitated with a low-grade banked earthen ramp (Photo 29) because the slope into which it is built is not sufficient to provide at-grade access. The barn has always been configured as such, but it has not always been utilized in the same manner. It was built sometime in the mid-19th century, configured to house farm machinery inside the second level and had stalls for six horses and five cows in the lower level. As of 1937, the barn appears to have had a single story wing attached to its southern lower level on the west side and accommodated animals, but the wing does not show up in 1947, and the ground level had been converted to house cars by this time. Stone retaining walls line the gravel lane along the barn's east side and hold back the bank where the lane cuts through it.

The barn appears much as it always has, based on what can be discerned from historic photographs and other documentary evidence, though the south-running wing is gone. Since the car bays along the south elevation lower level have not always been in evidence, this feature can be considered a moderately significant alteration but none of the historic photographs encountered show the area in sufficient detail to ascertain what was there, under the overhang, other than the wing.

The entire barn rests on a stone masonry foundation, plus three stone piers and two timber columns under the otherwise suspended southern elevation (Photo 30). The piers/columns support the south rear above an overhang that shelters the entrances to the four car bays. The entire lower level is constructed of stone. The walls are substantial and enclose an area roughly half the depth of the upper level after taking into account the thickness of the walls and the areas excluded by the bank and the overhang. The lower level interior is very stark, simple, and wide open except for three steel lolly columns (Photo 31). The west elevation has two twin fixed four-pane windows set high in the walls. The east elevation has only one four-pane window placed high and centered along the elevation. To the south of the window is a pedestrian vertical plank doorway. Four vinyl roll-up garage doors dominate the south elevation under the overhang. An unsupported pent roof extends the full length of the south elevation at overhang level.

The barn's upper level is composed of wood frame and wide-board vertical planking (Photo 32). Multiple fixed pane windows punctuate each elevation. Second level access is provided by a set of large rolling vertical plank doors that reveal a gaping opening in the north elevation, and a pedestrian sash door at the top of wood stairs that hug the east elevation. The side-gabled roof is clad in asphalt shingles. A hexagonal vented cupola with a roof spire (Photo 33), topped by a wind vane with a boxer dog motif, is installed at the center of the roof ridge.

The interior has a rough wood floor over sub floor (Photo 34) and is used for storage for farm maintenance equipment, and some areas have been devoted to the accommodation of household furniture. The second floor east room is filled with professional theater lighting equipment. Above this level, there are two hay lofts (Photo 35) that predominate the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 8

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

west third and east third of the gable vault. The features within are constructed of large timbers that are pegged together (Photo 36), cross-braced, and tied together with steel stretchers.

3. Carriage House

The carriage house was probably built at about the same time as the bank barn, or perhaps a bit later, placing its time of construction in the mid- to late-19th century. It stands across the gravel lane from the east gable end of the barn and is oriented perpendicular to it (Photo 37). It also is a gabled structure. The carriage house massing appears much as it always has, based on what can be discerned from historic photographs and other documentary evidence. The upstairs of the carriage house has been converted for use as an apartment, while the downstairs has a three-stall horse stable at the north end of the building adjacent to a large tack room. This is a mid-20th century incarnation, but it started as a garage, possibly with two bays in what is now the tack room, and workshop. In its present state it is two stories tall, though oversized windows squeezed into the gables indicate this might not have always been the case. The body of the building is clad in white clapboards, and the roof is sheathed in asphalt shingles. It rests on a concrete slab.

The effective front of the carriage house is located at the north gable end, at second floor level. Pressure-treated wood stairs provide access to the second floor entrance, which has a wood French door behind an aluminum storm door, protected by a deep, asphalt-shingled and unsupported pent roof that is considerably narrower than the stair landing. The only other features on this side are a second floor wood six-over-six double hung sash unit, a fixed six-pane sash window under the stairs, and a wood handrail attached through the clapboards to the frame.

The west elevation has two matching oversized, vertical plank doors with sash windows. They stand on either side of the dividing wall between the stables and tack room within, and it can be seen, based on position, that the first level is divided into one-third stable area and two-thirds tack room. Both doors are shielded by another longer, though less deep, pent roof. Four irregularly placed wood six-over-six double hung sash unit light the second floor, and two of same, with shutters, look into the tack room.

There is no evidence anywhere on the south elevation (Photo 38) that a bay or bays ever accessed the interior, indicating that the clapboards are part of the circa 1937 to 1947 renovations. This façade's only features now are a wide pedestrian wood door with single sash, and four symmetrically placed six-over-six sash as per the configurations on the west elevation, though all four have decorative shutters and also window boxes. A fifth window, a gable sash like the one to the north, ventilates the attic. A log fence/trellis system encloses the south yard.

An exterior stone chimney and grill/fireplace, not in evidence in 1937 photographs, runs up the south end of the east elevation, cutting between two second-floor in-kind windows (though without shutters) and through the ample eave overhang. It rises to an impressive height above the roofline and beyond the ridge. One other second floor window, and a first floor window, are the only other features on this plane of the east elevation. The north third of the building extends east by about five feet, and is protected by an equivalent lengthening of the roof plane above. A steel flue, braced with supports to the roof plane, stabilizes it. This protruding section has only two small fixed four-pane sash windows. A stone patio with wood trellis system surrounds the outdoor fireplace.

The first floor tack room (Photo 39), which constitutes two-thirds of the enclosed area on that floor, is a large, wide-open space. Its most prominent feature is its stone fireplace, a circa 1937 to 1947 renovation, which corresponds to the exterior grill/fireplace and utilizes the same chimney. Otherwise, the room has finished plywood floors, natural wide board moldings, plaster walls, a wide pedestrian wood door with sash, and an open ceiling that reveals second floor joists and beams. The stable room (Photo 40), through a wide wood door in the dividing wall, contains three horizontal wood plank horse stables with dividing bars, and sliding board-and-batten enclosing doors with steel bar windows hung on steel rolling

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 9

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

hardware. The doors and hardware appear to be quite old, and date to at least circa 1937 to 1947, though they might be salvaged from elsewhere. The stall floors are concrete, though the common room outside is laid with fitted flagstone. A small dressing room is tucked in the back of the common room.

The second floor apartment (Photo 41) has low plasterboard ceilings that slightly accommodate the gabled roof contours, faux wood paneling throughout, and modern appliances, including an electric hot water heater, gas furnace, new kitchen appliances, and a pieced together bathroom. The apartment has six rooms, one of which can be considered a proper bedroom.

4. *Shed*

A diminutive one-bay by one-bay shed (Photo 42) stands in the shadow and to the north of the bank barn. Visually, it is representative of the much larger barn next door. It is a front-gabled building (roof ridge parallel to the barn) with a fairly steep pitch to the asphalt-shingled roof. Centered along the roof ridge is a square, hipped pyramidal vented cupola. There is very little eave overhang, though still boxed, and virtually no rake overhang. The gables are sheathed with vertical planks, and the body of the building is covered with wide clapboards. A wood French door and small one-over-one hinged sash window unit dominate much of the façade. An equivalent window is nearly centered on the north side. Neither the west rear or the south elevation have any features. It rests on a concrete slab.

5. *Pump House*

Listed as a pump house (Photo 43) in 1947, this is a very simple structure that seems to shelter a well pump and related hardware. It is positioned some fifty feet behind the carriage house and is quite simply a steep-pitched gable set on concrete block foundation. The gables are filled with vertical wood planks and the roof is sheathed with asphalt shingles. The interior was not accessible.

6. *Livestock Shelter*

The livestock shelter (Photo 44) is a simple post-and-beam structure. It is three bays wide, two bays deep, and remains open to the south. It consists of ten posts imbedded in the ground, connected by wood beams and narrower-gauge framing members for more support to the corrugated steel sheathing that covers the east, west, and north elevations and the roof. The ceiling is open and reveals wood slats that are spaced closely to add even more structure to the near-horizontal planes and corrugated metal sheeting. The roof is gabled, but has a very low rake. The floor is bare ground. There is a wooden slatted hay feeding trough (Photo 45) that runs along the entire width of the interior and splits the shelter into front and back halves. An opening in the east elevation towards the rear is the sole entrance for the rear half behind the feeder. The center bay is bisected by a split rail and wire mesh fence, dividing the interior into two equal sections. The fence extends from the feeder out of the shelter and into the pasture outside, creating two separate feeding areas and animal runs.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Significant Persons (cont.)

Southard, Henry (1747-1842)

Southard, Samuel Lewis (1787-1842)

Narrative Statement of Significance

Summary of Significance

The Boudinot/Southard Farmstead is eligible for listing on the National Register of Historic Places under Criterion B as a consequence of its association with three men who are especially noteworthy in New Jersey history, with one of these individuals also a figure of national importance. It is also eligible under Criterion C as a fine example of an early vernacular farmhouse that was carefully modified by a series of well-to-do owners during the first half of the 20th century to yield the present Colonial Revival dwelling. The Areas of Significance represented by this property include Politics/Government (for its association with several individuals who held prominent positions in the government of the United States), Military (for its use as the residence of a prominent "exiled" American military and political figure during the American Revolution), Architecture (with the dwelling serving as a fine example of a Colonial Revival building created through the modification of an early vernacular farmhouse), and Agriculture (for its association with and representation of the local rural agricultural economy and landscape during the 18th, 19th, and 20th centuries). The property's Period of Significance extends from 1771, the date of the property's purchase by the first of the several persons of significance who would reside there, until 1952, the date of its purchase by the last of the "gentleman farmers" who owned and occupied the farmstead during the 20th century. The Boudinot/Southard Farmstead has served as the residence of a number of Significant Persons, with Elias Boudinot, Henry Southard, and Samuel Lewis Southard viewed to be the most prominent and worthy of specific recognition here.

The Boudinot/Southard Farmstead is eligible under Criterion B through its association with a number of prominent individuals, particularly three men noteworthy in the Areas of Significance of Politics/Government and Military. In 1771 (the beginning year of the Period of Significance) the Boudinot/Southard Farmstead was purchased by Elias Boudinot IV (1740-1821), a lawyer from Elizabeth who had married into the prominent Stockton family of Princeton. Boudinot, who served the American cause as the Commissary General of Prisoners for the Continental Army, as a member of the Continental Congress, and as the President of Congress (a position that made him the de facto chief executive of the United States) during the American Revolution, left Elizabeth in November of 1776 and established the Boudinot/Southard Farmstead as his place of residence. Boudinot and his family occupied their Basking Ridge farmstead until November of 1783, when they returned to Elizabeth. Boudinot continued in public service in the years that followed as he was elected as a member of the first United States House of Representatives in 1789 (serving until 1795) and held the position of Director of the United States Mint from 1795 until retiring in 1805. The Colonial Revival dwelling now standing at the farmstead's center is viewed to, in all likelihood, incorporate some structural elements, most notably the stone foundation and portions of the frame within the present wing and portions of the foundation in the oldest part of the main block, that were in place during Boudinot's tenure on the property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

In 1785 Elias Boudinot sold the Boudinot/Southard Farmstead to Henry Southard (1747-1842), who had been renting the property since 1783. Southard, who would continue to reside on the property until 1818, was also active in government service, most notably as a member of the United States House of Representatives between 1801 and 1811, and during a second tenure that lasted from 1815 until 1821. The Boudinot/Southard Farmstead is also noteworthy as the birthplace and early residence of Southard's son Samuel Lewis Southard (1787-1842), whose career in politics and government would surpass that of his father. The younger Southard was elected to the United States Senate in 1821, and in that first year served on a joint Congressional committee with his father, who was then in his last year in the House of Representatives. In 1823 Samuel L. Southard left the Senate as he was appointed to the post of Secretary of the Navy in the cabinet of President James Monroe – this was the first cabinet post to be held by an individual from State of New Jersey. He would remain in this position until 1829, and during this time he also served, on an interim basis, as the Secretary of the Treasury and the Secretary of War. Southard served as the Governor of New Jersey for four months before leaving that post to return to the Senate in 1833, and he remained in the Senate until the time of his death in 1842. The eastern three bay-section of the main block of the dwelling at the center of the farmstead is viewed to have been built by Henry Southard as a two-and-a-half-story, three-bay, gambrel-roofed side hall structure during the early part of the 19th century.

The Boudinot/Southard Farmstead has also been owned and/or occupied by a number of other noteworthy individuals including Daniel Morris, Edward Lewis, Edward A. Darcy, and John C. Cross, prominent citizens of the Basking Ridge area during the 18th and 19th century. During the 20th century the property served as a “gentlemen’s farm” for several prominent individuals and their families. The farmstead was owned by John C. Spooner, who had served two tenures (1885-1891 and 1897-1907) in the United States Senate, between 1913 and 1919. It served as the residence of William D. Bancker, a successful figure in the printing and publishing industry and a descendant of a well-known New York City family, from 1919 until 1940. Bancker was also the developer of the adjacent Pennbrook Golf Club (now the Basking Ridge Country Club) in 1926 and he appears to have been responsible for the first wave of Colonial Revival renovation work that would redefine the Boudinot/Southard Farmstead architecturally during the early- and mid-20th century. The property’s next affiliation of note was with Edwin J. Beinecke Jr., who owned the farmstead from 1940 until 1947. Beinecke was the grandson of Bernhard Beinecke, a successful businessman and developer in New York City best known for his involvement with the famous Plaza Hotel, and the son of Edwin J. Beinecke Sr., the longtime chief executive of the Sperry and Hutchinson Company (of “S & H Green Stamps” fame) and a primary benefactor of the Beinecke Rare Book and Manuscript Library at Yale University. The younger Beinecke, who was an executive with Sperry and Hutchinson, was also responsible for the continued “Colonial Revivalization” of the Boudinot/Southard Farmstead, as were his successors Nathaniel E. Burgess and Edmund B. Ross. The latter, who acquired the property in 1952 (the end date for the Period of Significance), was the last “gentleman farmer” and private owner of the property, and it was the Ross family who conveyed the farmstead to Somerset County in 2005.

The dwelling at the center of the Boudinot/Southard Farmstead is also eligible under Criterion C as a fine example of an early vernacular farmhouse that was substantially, but carefully and sensitively by modified several subsequent well-to-do owners to yield a noteworthy Colonial Revival “gentleman’s farmhouse.” This “Colonial Revivalization” of older dwellings in rural contexts has been identified as a trend in New Jersey, notably in areas such as the “Somerset Hills” of northern Somerset County and southern Morris County (which would include the Basking Ridge area), the Princeton vicinity in Mercer County, and sections of Bergen and Monmouth Counties. This trend was related to, if perhaps the “poor cousin” of, the development of larger country estates that included the construction of large architect-designed country houses by members of the American aristocracy. For those without the means to sponsor this more aggressive form of rural redevelopment who were yet able to pursue the life of the gentleman farmer, the renovation of an existing dwelling in the Colonial Revival form offered a viable alternative. The house within the Boudinot/Southard Farmstead was reworked several times by several owners during the first half of the 20th century, with the most substantial changes being the expansion of the main block to its current five-bay, center hall configuration by Edwin J. Beinecke Jr. and the addition of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

the two-story "Mount Vernon-esque" portico to the rear of the main block by Nathaniel E. Burgess. These changes, and lesser alterations and renovations by the property's other owners during this period, have yielded a Colonial Revival dwelling in a rural context that stands as a fine example of a very distinct form of country house.

Consideration was also given to making a further claim for eligibility for the Boudinot/Southard Farmstead under Criterion A in the Area of Significance of Agriculture through its ability to reflect and represent the varied agricultural activities that have had a place here during the 18th, 19th, and 20th centuries. The farmstead, which consists of a dwelling, a barn, a carriage barn, and various associated features including several lesser and more recently constructed outbuildings and the surviving farm fields within the property, remains today as a significant representative element of the rural agricultural landscape that dominated in the region from the early settlement period until well into the 20th century. This property, during its history, served in a number of agricultural "roles," ranging from a classic working farm of the form that predominated in the region during the 18th and 19th centuries to service as a country home, or gentleman's farm during the 20th century. This range of uses is reflected in the three primary buildings within the farmstead – all exhibit some structural components dating from the 19th century (along with the possibility of some 18th century elements within the house), but they are more fully characterized by the additions and alterations made during the 20th century that have given the farmstead its decidedly Colonial Revival appearance.

History of the Boudinot/Southard Farmstead

In 1717 William Penn received 7500 acres of land "On the Branches of Pasaick River" through his rights as a proprietor in West Jersey (see E.J. Deed B2 312 and S.C. Mortgage A 185). One of these branches of the Passaic would soon come to be known as Penn's Brook, and the Boudinot/Southard Farmstead would later be developed within this large tract of land along the north side of Penn's Brook and just to the east side of the early road that ran between Basking Ridge and Morristown (now North Maple Avenue). In 1718 Penn, who was noted as then holding the office of Governor of Pennsylvania, conveyed 1000 acres of land from his 7500-acre tract to John Budd, who was described as a "Gent." residing in Philadelphia. The place of beginning for the survey of the 1000-acre property was recorded as being a short distance to the east of "the head of a Brook Called Penns Brook." The said property, which was bounded on the east by the Passaic River and on the south by the brook, included the present hamlet of Madisonville and all of the lands that would later make up the Boudinot/Southard Farmstead (E.J. Deed B2 312) (Snell 1881).

A 1769 mortgage associated with the Boudinot/Southard Farmstead property (see below) provided a synopsis of its chain of title up until that point, noting both the acquisition of the 7500-acre landholding by William Penn and his sale of 1000 acres to John Budd. Budd subsequently conveyed the portion of his property that would come to constitute the Boudinot/Southard property to Daniel Morris (see S.C. Mortgage A 185). In 1730/1 John Ayers, a yeoman residing in "Baskinridge," conveyed a 1.5-acre lot on the "Road to the dead River bridge" (now North Maple Avenue) to the trustees of the "Presbyterian Congregation of Baskinridge" (E.J. Deed K2 516). It was noted in the deed that the congregation's meeting house was already in place on this lot, and the present Presbyterian Church of Basking Ridge is sited on this same property. The above mentioned Daniel Morris was one of the trustees acting for the congregation in this land purchase, and it is possible that he was the owner of the Boudinot/Southard property by this time, and that he was responsible for the farmstead's initial development. Morris (c. 1700/5-1783) married Mary Riggs (c. 1707-c. 1790), the sister of Thomas Riggs (see below), and the eldest of the twelve children that resulted from this union was Sarah Morris, who would later marry Edward Lewis (see below). Daniel Morris is said to have removed to Morristown circa 1758, and he later resided in Roxbury Township in northwestern Morris County (Snell 1881; Mellick 1913; Randolph 1915; 1917; Tate 1982; Presbyterian Church-Basking Ridge n.d.; www.ancestry.com; www.pipesfamily.com/morris.pdf).

The chain of title provided within the 1769 mortgage relates that Daniel Morris sold the Boudinot/Southard Farmstead property to Garret Van Derveer, who appears to have retained it for a relatively brief time. Van Derveer then sold the property to Edward Lewis, and it was the latter who would mortgage the said landholding in 1769 (see S.C. Mortgage A

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

185). In 1762 the trustees of the Presbyterian Congregation of Basking Ridge (still including Daniel Morris among their number) conveyed the meeting house and the 1.5-acre lot on which it was sited to a new group of trustees that included Edward Lewis (E.J. Deed K2 526). It was also in 1762 that Lewis, who was described as a "Cordwinder" of "Bernards Town," conveyed a single-acre parcel adjacent to the meeting house lot to the new group of trustees, part of a property that Lewis had "lately Purchased" from John Ayers Jr. (E.J. Deed K2 529). Lewis (1722-1792) was born in Wales and, as noted above, married Sarah Morris (1728-1808), the daughter of Daniel and Mary Riggs Morris, in 1745. This marriage produced nine children, including their daughter Sarah Lewis, who would later marry Henry Southard (see below). Edward and Sarah Morris Lewis are said to have been buried in the Basking Ridge Presbyterian Church Cemetery, although, if true, their graves are unmarked (Randolph 1915; 1917; Hutchinson 1942; Potter 1972; Tate 1982; <http://www.sussexcountyhistory.org/pascal/lewis1.html>; www.ancestry.com; www.pipesfamily.com/morris.pdf).

As referenced above, Edward Lewis mortgaged two properties that he owned at Basking Ridge to Robert Ogden Esq. of Elizabeth in Essex County for 500 pounds in 1769. The first of these tracts was the former Ayers property located adjacent to and north of the Basking Ridge Meeting House. The second property was a 112-acre parcel that included all of the lands that now make up the Boudinot/Southard Farmstead. This second property was bounded on the west by the "Morris Town-Bernards Town Road" (North Maple Avenue), south by the land of Thomas Riggs and another parcel owned by Lewis known as "Martins Lott," and east by "a New Road leading nearly a Strait Course from Lord Stirling's house to his Flax Mill on a Line of his Land." It was noted that the southwestern corner of this 112-acre property was sited two chains (132 feet) to the east of "Thos. Riggs Mill" on Penn's Brook. As noted above, a chain of title was provided that named William Penn, John Budd, Daniel Morris, and Garret Van Derveer as the previous owners of the property (S.C. Mortgage A 185; this mortgage was never cancelled). The above mentioned Thomas Riggs (1701-1789) married Eunice Morris (1703-1789), the sister of Daniel Morris, circa 1728. His mill was sited on the west side of the present North Maple Avenue on a parcel of land that was adjacent to and immediately to the west of the Boudinot/Southard Farmstead property. It is unclear exactly what type of mill it was, although it seems perhaps most likely that it was a small grist mill. The will of Thomas Riggs, which was drawn up in the year before his death and witnessed by Henry Southard (see below), ordered that his "home plantation" was to descend to his eldest son Thomas Riggs Jr. Thomas and Eunice Morris Riggs were buried in the Basking Ridge Presbyterian Church Cemetery (Hutchinson 1944; Tate 1982; http://www.geocities.com/c_igl/pafg226.htm; www.ancestry.com; www.brpc.org).

Edward Lewis concluded two additional mortgage agreements involving the Boudinot/Southard property in 1769. The first of these agreements was reached with three merchants from New York City, with Lewis mortgaging the former Ayers holding, the property he had acquired from Garret Van Derveer (the Boudinot/Southard Farmstead), and the 60-acre "Martins Lott" parcel for an additional 575 pounds (S.C. Mortgage A 193; this mortgage was also never cancelled). The second mortgage, which was concluded with Peter Remsen, another merchant from New York City, gained Lewis the impressive sum of 800 pounds. This obligation involved the same three properties noted above along with a discontinuous parcel of 55 acres and a 4-acre holding on the Passaic River at the crossing of the road to Morristown "whereon the sd. Edward Lewis's Grist Mill now Stands" (S.C. Mortgage A 195; this mortgage, like the first two, was never cancelled). The mill noted in this latter mortgage stood on the site of the surviving mill building known today as Van Doren's Mill, which is located sited on the west side of Route 202 a short distance to the south of the Passaic River. This stone structure, which was built in 1842, is said to have replaced a frame mill building that was constructed prior to the American Revolution. These several mortgages make it clear that Lewis owned several properties in the Basking Ridge vicinity, thereby making unclear as to whether he resided on the Boudinot/Southard Farmstead or utilized it as a tenant property (Van Doren's Mill 1937).

In 1771 Edward Lewis sold the Boudinot/Southard Farmstead property to Elias Boudinot, then a young lawyer from Elizabethtown who was descended from and had married into prominent New Jersey families. This property transaction was not formally recorded with either Somerset County or the State of New Jersey – it was referenced, however, in a ledger, or account book, kept by Boudinot that is now part of the manuscript collection of the New York Public Library. On

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

July 13, 1771 Boudinot recorded on the debit side of the ledger, under the heading "Farm at Baskinridge," that he had purchased land from Edward Lewis for 500 pounds, along with an additional half-acre of land from Thomas Riggs for 5 pounds. On October 31, now under the heading "Real Estate," he recorded that he had purchased the "farm at Baskinridge" for 508+ pounds, and on December 31 he recorded a further debit assigned to the "Baskinridge farm" of 17+ pounds. Boudinot also recorded several expenditures associated with his new property, including monies paid for the purchase of hay, for "Digging a ditch in meadow," and for fence repairs (Ledger of Elias Boudinot). These several references make it clear that Boudinot had acquired the Boudinot/Southard Farmstead in 1771, and that he was utilizing and improving the property, possibly as a "country house" in support of his primary residence in Elizabethtown (Boyd 1952:30; Clark 1977:88).

Elias Boudinot IV (1740-1821) was born in Philadelphia as the son of Elias (III) and Catherine Williams Boudinot. The family removed to Princeton circa 1755, with Boudinot's older sister Annis marrying Richard Stockton, a lawyer and prominent landowner in the Princeton area who is perhaps best known as a Signer of the Declaration of Independence. Boudinot was trained in the law by Stockton, and in 1762 he married his mentor's sister Hannah Stockton (1736-1808). The union of Elias and Hannah Stockton Boudinot produced two daughters: Susan (1764-1854), who married William Bradford, a lawyer who served as the Attorney-General of the United States under George Washington; and Anna (1772-1774). Boudinot removed to Elizabethtown and established his law practice there, and, as noted above, he was residing there at the time of his purchase of the Boudinot/Southard Farmstead. In 1772 Boudinot purchased the dwelling on East Jersey Street in Elizabeth now known as Boxwood Hall, which was made a National Historic Landmark in 1972. Elias Boudinot would maintain his ownership of the Boudinot/Southard Farmstead for nearly a decade and a half, and he would utilize the property as his primary place of residence for a number of years during the American Revolution (see below). Although the present dwelling, as currently configured, primarily exhibits the appearance of a early-19th century building altered during the first half of the 20th century to create its present Colonial Revival appearance, it is thought that some structural elements, notably the stone foundation and portions of the frame within the present wing and portions of the foundation in the oldest part of the main block, may have been, in fact, been in place during the Boudinot tenure (Boudinot 1896; Stockton 1911; Boudinot Mansion 1942; Davidson 1943; Boyd 1952; Whisenhunt 1975; Clark 1977; <http://bioguide.congress.gov>; <http://www.jerseyhistory.org/findingaid.php?aid=1221>).

On May 8, 1772 Boudinot recorded his purchase of an additional 20 acres of land from Edward Lewis for 110+ pounds under the "Farm at Baskinridge" heading within his account book, and this debit appeared again under the "Real Estate" heading on July 31 as "Addition to Baskinridge farm 20 acres." Boudinot also listed payments made for livestock purchases, for the acquisition of a "light wagon," for work completed by a mason, and for "putting in grain," while the credit side of the ledger recorded the sale of butter, buckwheat, beans, and poultry. In the following year entries were made for the expenditure of 93 pounds for "Stock & repairs to Baskinridge farm" and for the sale of small quantities of butter, cheese, wheat, corn, pigs (and pork), and poultry (Ledger of Elias Boudinot; see also Boyd 1952:30 and Clark 1977:88). Boudinot's personal correspondence places his removal from Elizabeth to Basking Ridge in November of 1776 (see Boyd 1952:30), a move made necessary by the fact that British and Loyalist forces were generally in control of the Elizabethtown vicinity during the course of the American Revolution. The Boudinot/Southard Farmstead would serve as Boudinot's primary place of residence for the next seven years, although his several responsibilities associated with both the Continental Army and the Continental Congress would require frequent absences. In the spring of 1777 he was named by George Washington and the Continental Congress to serve as the Commissary General of Prisoners for the Continental Army. He would hold this position, which made him responsible for all matters involving both American and British prisoners of war, until 1779. He also served as a member of the Continental Congress in 1778 (Stockton 1911; Basking Ridge in Revolutionary Days: Extracts from a Lady's Published Recollections 1912; Boudinot Mansion 1942; Davidson 1943; Boyd 1952; Whisenhunt 1975; Clark 1977; <http://bioguide.congress.gov>).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

In 1778 Elias Boudinot was listed on the tax roll for Bernards Township as the owner of 35 improved acres of land, a complement of livestock totaling 5 horses, 8 head of cattle, and 4 hogs, a riding chair and phaeton, and a single slave (Bernards Township Tax Ratables 1778). During the next two years a total of three maps were produced for the use of the Continental Army that depicted the Basking Ridge-Morristown Road (now North Maple Avenue) running northward from the village of Basking Ridge, with all three showing the crossing of Penn's Brook. Interestingly, none of the three represented the dwelling that stood at the center of the Boudinot/Southard Farmstead, then serving as the residence of militarily and politically prominent Elias Boudinot and his family (see Erskine 1779; Scull 1779; DeWitt 1780). It is reasonable to speculate that this omission might have been a result of Boudinot's prominence, along with the farmstead's fairly considerable distance from the road that was primary cartographic feature of interest. In 1781 Boudinot was again elected to the Continental Congress, which now functioned under the recently instituted Articles of Confederation, and he would continue as a member of this body until 1783. In November of 1782 he was named to serve as the President of the Continental Congress, a position he held until the fall of 1783. As there was no executive branch of government provided for in the Articles of Confederation, this appointment made Boudinot the de facto chief executive of the United States, and it was in this position that Boudinot signed the preliminary peace treaty with England that ended the American Revolution on April 15, 1783 (this agreement was later formalized with the ratification of the Treaty of Paris in 1784) (Stockton 1911; Boudinot Mansion 1942; Davidson 1943; Whisenhunt 1975; <http://bioguide.congress.gov>).

Boudinot's correspondence informs that his cousin and brother-in-law Lewis Pintard, a New York City merchant who was married to Susanna Stockton, the sister of Richard Stockton and Hannah Stockton Boudinot, was residing on and managing Boudinot's properties at Basking Ridge by the spring of 1782 (see Boyd 1952:100). On June 11, 1783 Boudinot wrote to Pintard with instructions as to the disposition of his house at Basking Ridge in preparation for the latter's return to New York City. He requested that Pintard lock up everything "in the office—new Room & Pantry, and get Mr. Southard if possible to live in the old part of the House" (see Boyd 1952:129). This reference marks the first known association between Henry Southard and the Boudinot/Southard Farmstead, an association that would ultimately come to involve an ownership tenure of more than three decades. The personal correspondence of Elias Boudinot informs that he and his family returned to Elizabethtown with the end of his term in Congress to reestablish their residency there in November of 1783 (see Boyd 1952:30). Boudinot's account book states that he concluded a rental agreement with Henry Southard for the Boudinot/Southard Farmstead at that time, an agreement that provided for an annual rental fee of 40 pounds and that remained in place until 1785 (Ledger of Elias Boudinot). Boudinot was not enumerated within the Bernards Township tax list of 1784, while Henry Southard was taxed for 100 improved acres along with 3 horses and 7 cattle (Bernards Township Tax Ratables 1784). This listing appears to refer to the Boudinot/Southard Farmstead, although Southard did not actually own the property at this time (Stockton 1911; Whisenhunt 1975).

Henry Southard (1747-1842) was the son of Abraham and Cornelia Barnes Southard, who had settled in the Basking Ridge area during the 1750s. In 1771 he married Sarah Lewis (1756-1831), the daughter of Edward and Sarah Morris Lewis (see above), and this marriage produced thirteen children, including their sons Isaac Southard and Samuel Lewis Southard (see below). Isaac Southard (1783-1850) is worthy of note as a consequence of his governmental career and for his involvement in the development of the strong relationship between the Southard and Doty families (see below). The younger Southard married Mary Doty (1788-1864), the daughter of Daniel and Elizabeth Budd Doty and the sister of Samuel S. Doty, in 1806. He also held a variety of county and state governmental positions and served in the United States House of Representatives between 1831 and 1833 (Snell 1881; Doty 1897; Mellick 1913; Anecdotes of the Southards at Basking Ridge 1914; Randolph 1915; 1917; Potter 1972; Birkner 1982; 1984; <http://bioguide.congress.gov>; <http://southardsgenealogy.com>; <http://www.sussexcountyhistory.org/pascal/lewis1.html>; www.brpc.org).

On May 28th, 1785 Elias Boudinot, who was described as a "Counsellor at Law" now residing in Elizabeth, sold his "plantation....at Baskinridge" to Henry Southard, who was described as a farmer, for 650 pounds. The property, as now surveyed, included 102 acres and was bounded on the west by the "Morristown-Baskinridge Meeting House Road" (North Maple Avenue), south by the "Martins Lott" parcel (which was now owned by Boudinot), east by what was now described

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

as "a new cut road on the line of Land lately belonging to Lord Sterling," and north by other lands owned by Lord Stirling. The deed made reference to the presence of "Houses, out houses, Barns, Stables, Orchards," and other improvements, and it was noted that the half-acre lot that Boudinot had purchased from Thomas Riggs in 1771 was also included. The southwestern corner of the 102-acre property was described as being two chains east of "where sd. Riggs Mill formerly Stood" (S.C. Deed A 291). Boudinot recorded the sale of his "farm" to "H. Southard" in his account book (Ledger of Elias Boudinot). Southard financed his acquisition of the Boudinot/Southard Farmstead with a purchase mortgage for 300 pounds that was to be held by Boudinot. This document, which was dated May 29, 1785, stated that Southard could pay off his obligation either in cash or in "the full quantity of one thousand bushels of good merchantable clean wheat" (S.C. Mortgage B 197; the obligation was fully met and cancelled in 1794). Boudinot was again absent from the Bernards Township tax list in 1785, with Southard again listed as the owner of 100 improved acres of land (Bernards Township Tax Ratables 1785). Boudinot, in the wake of his sale of the Boudinot/Southard property, remained as an influential figure on the national scene. He was elected to serve as a member of the first United States House of Representatives in 1789 and continued as a member of that body until 1795. Upon leaving Congress he was named to serve as the Director of the United States Mint, and he remained in this post until 1805. He then retired to live in Burlington City and turned his attention to religious matters, writing several books and serving as the first president of the American Bible Society. Boudinot died in 1821 and was buried alongside his wife Hannah Stockton Boudinot in the St. Mary's Episcopal Church Cemetery in Burlington (Stockton 1911; Boudinot Mansion 1942; Davidson 1943; Whisenhunt 1975; <http://bioquide.congress.gov>).

As noted above, Henry Southard's acquisition of the Boudinot/Southard Farmstead commenced a tenure of ownership that would last for more than three decades. In 1787, only two years after this transaction, Samuel Lewis Southard, the ninth child and eighth son of Henry and Sarah Lewis Southard, was born on the property. The younger Southard lived on the family farmstead until his graduation from the College of New Jersey (now Princeton University) in 1804 and his removal to Virginia in the following year. He returned to New Jersey and commenced the practice of law in Flemington in 1811, and he also entered politics, serving in a variety of county and state governmental positions. He eventually sought national office, and in 1821 he was elected to serve in the United States Senate. He remained as a member of the Senate until 1823, at which point he was appointed to serve on the cabinet of President James Monroe as the Secretary of the Navy, a position he held until 1829. Southard, who was the first individual from New Jersey to hold a cabinet post, also served, on an interim basis, as Secretary of the Treasury in 1825 and Secretary of War in 1828. In 1829 he returned to state government, serving as the Attorney General of New Jersey until 1833 and, for four months, as the Governor of New Jersey in 1832 and 1833. In the latter year he was returned to the United States Senate (requiring that he resign as Governor), and he remained as a member of the Senate until the time of his death in 1842 (Snell 1881; Mellick 1913; Anecdotes of the Southards at Basking Ridge 1914; Randolph 1917; Birkner 1982; 1984; <http://bioquide.congress.gov>; <http://southardsgenealogy.com>).

During the latter part of the 18th century and the early years of the 19th century Henry Southard was listed on the township tax roll as the owner of between 100 and 165 acres of land and a quantity of livestock (Bernards Township Tax Ratables 1788-1794, 1796, 1802-1803, 1805-1806). Southard, like Elias Boudinot had before him and his son Samuel L. Southard would after him, came to be involved in politics at the national level, and in 1801 he was elected to the United States House of Representatives, an office he would continue to hold until 1811. He was returned to Congress in 1815 and remained in this second tenure until 1821. Structural evidence, with some support from the documentary record, suggests that the structural core of the eastern three bays of the main block of the dwelling at the center of the Boudinot/Southard Farmstead were probably built by Henry Southard as a two-and-a-half-story, three-bay, gambrel-roofed side hall structure during the early part of the 19th century. This new structure, which was attached to the north side of the existing wing, is likely to have replaced an earlier structure and may have utilized elements of the foundation of its predecessor (Randolph 1917; Potter 1972; <http://bioquide.congress.gov>; <http://southardsgenealogy.com>).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

In 1818 Henry Southard of Bernards Township sold the Boudinot/Southard Farmstead and two additional properties to George Slater of New York City for \$7000, with the farmstead property described as the same 102-acre parcel that Southard had purchased from Elias Boudinot in 1785 (S.C. Deed J 188). Slater financed this acquisition with a \$5000 purchase mortgage that was to be held by Southard (S.C. Mortgage I 346; this mortgage was cancelled before the end of the year). Later that same year Slater was listed as the owner of 126 acres of land (which was the total of the three landholdings he had acquired from Southard), 2 horses, 8 cattle, a dog, and a coach on the township tax list (Bernards Township Tax Ratables 1818). Southard continued to reside in the Basking Ridge area when not in Washington, D.C. attending to his governmental responsibilities (see below). In 1821, when in his last year in the House of Representatives, he served with his son Samuel L. Southard, then in his first year as a United States Senator, on a joint committee to consider the admission of Missouri as a state (Snell 1881; Mellick 1913; Anecdotes of the Southards at Basking Ridge 1914).

In 1821 George Slater, now referenced as a resident of "Basking Ridge," sold the 102-acre Boudinot/Southard Farmstead holding and its two associated properties to Samuel Perry of Somerset County for \$4000 (S.C. Deed M 3). In 1826 Perry sold the same properties to Edward A. Darcy of Warren Township for \$5000 (S.C. Deed M 4), with Perry also agreeing to hold a purchase mortgage of \$3000 for Darcy (S.C. Mortgage J 367; this mortgage was cancelled in 1833). The farmstead's new owner was a physician who had married Mary McEowen in 1821, and had trained in the medical arts with his father John Darcy – interestingly, his father-in-law Hugh McEowen was also a physician. In 1830 "doc E A Darcy" was listed within the federal census as a resident of Bernards Township who was between 30 and 40 years old. He headed a household that included his wife (age 20-30), two other white males (one age 50-60, the other age 15-20), a white female (age under 5), a "Free Colored" male (age 10-24), and a female African-American slave (age 24-36). Darcy's enumeration within the census schedule appeared alongside those for Henry Southard, who continued to reside in the immediate area, Southard's son-in-law Dr. Samuel S. Doty (see below), and various Riggs, Ayers, and Craig family households, making it quite clear that his place of residence was likely the house at the center of the Boudinot/Southard Farmstead (U.S. Census of N.J. 1830). In 1833 Darcy mortgaged the Boudinot/Southard property, which was now described as including the core farmstead holding of 102 acres, the two associated parcels, and a fourth property on Penn's Brook that Darcy had purchased in 1828, for the sum of \$1400 (S.C. Mortgage K 472; this obligation was cancelled in 1844) (Littell 1851; Wickes 1879; Snell 1881; Clayton 1882; Somerset County Marriages, 1795-1879 1914).

In 1834 Edward A. Darcy of Bernards Township sold the 102-acre Boudinot/Southard Farmstead and its three associated properties to James Van Horn of Hunterdon County for \$5500 (S.C. Deed R 241). The manumission of the physician's slave Mary was recorded in March of the same year, and Darcy is said to have removed to Illinois shortly thereafter. In 1839 Van Horn, who was now described as a resident of Bernards Township, sold the Boudinot/Southard properties to William Dowden of the same place for \$5800, with it also noted that Dowden was to assume the responsibility for Darcy's outstanding mortgages, and that the \$3700 remaining to be paid on these obligations was to be "accounted as so much of the consideration money herein named" (S.C. Deed V 398). Dowden was listed as a resident in Bernards Township in the federal census of 1840 and described as being between 30 and 40 years of age and employed in agricultural pursuits. He headed a household that included his wife (age 30-40) and a single male (age 15-20 and also employed as a farmer). His listing on the census schedule was adjacent to that for Samuel S. Doty, who headed a large household of 12 individuals that was recorded to include his 92-year old father-in-law Henry Southard, who was listed as a military pensioner (U.S. Census of N.J. 1840). The elder Southard was enumerated on the pension roll compiled in that same year, and it was also recorded here that he was a member of his son-in-law's household (Littell 1851; Wickes 1879; Snell 1881; Clayton 1882; Manumissions of Slaves in Somerset County 1913; Somerset County Revolutionary Pensioners 1916).

Samuel S. Doty (1794-1863) was the son of Daniel and Elizabeth Budd Doty and the brother of Mary Doty Southard, the wife of Isaac Southard. He married Sarah Southard (1794-1847), the daughter of Henry and Sarah Lewis Southard and the sister of Isaac and Samuel L. Southard, in 1815, and was a well-known physician in the Basking Ridge area who also held various local and state governmental positions. His father-in-law Henry Southard died at the age of 95 in 1842 and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

was buried in the Basking Ridge Presbyterian Church Cemetery, with his tombstone reading "For 70 years he was a professed desciple of Christ, and filled the office of ruling Elder in the Presbyterian Church at Basking Ridge for upwards of 50 years with wisdom, piety and Christian discretion. He served his country during the war of the Revolution and in a civil capacity as Justice of the Peace, Judge of the Court, and in the Legislative Councils of the state and nation, until beyond the age of three score years and ten, when he voluntarily retired from public life—and maintained a good profession in holy conversation and Godliness. On such the Second Death has no Power." Southard's wife Sarah Lewis Southard had died in 1831 and was also buried in the Basking Ridge Presbyterian Church Cemetery, as was his daughter Sarah Southard Doty and her children Isaac (1818-1822), James (1824-1831), Sarah (1826-1831), and Elwin (1835-1838) Doty (Snell 1881; Doty 1897; Basking Ridge Presbyterian Churchyard Inscriptions 1912; Mellick 1913; Anecdotes of the Southards at Basking Ridge 1914; Randolph 1917; <http://southardsgenealogy.com>; www.brpc.org).

In 1843 William Dowden of Bernards Township sold the Boudinot/Southard Farmstead and its three associated properties to John C. Cross of Bernards for \$5500 (S.C. Deed Y 517). John Carle Cross (1802-1873) is presumed to be a descendant of Reverend John Cross, the first minister to preach at the Basking Ridge Presbyterian Church, although a direct genealogical connection has yet to be made. Cross married Ann Barkalow (1803-1889), the third child and third daughter of Christopher and Mary Beekman Barkalow, circa 1837. The Barkalow family resided in the noted former residence of William Alexander, or Lord Stirling, which was sited a short distance to the east of the village of Basking Ridge on the present Lord Stirling Road. In 1850 Christopher Barkalow was listed as a 77-year old farmer with real property valued at \$10,000 residing in Bernards Township (U.S. Census of N.J. 1850). Barkalow died in 1860, and later that same year his 80-year old widow Mary Beekman Barkalow was listed as a resident of Bernards and as the owner of real estate valued at \$20,000 (U.S. Census of N.J. 1860). Christopher Barkalow and his widow (who died in 1867) were both buried in the Basking Ridge Presbyterian Church Cemetery. The union of John C. and Ann Barkalow Cross produced five children: Mary (who married William Tunis), Abram Littleton Cross (see below), Emily, Helen, and Christopher Barkalow Cross (Snell 1881; Aitken 1912; Basking Ridge in Revolutionary Days: Extracts from a Lady's Published Recollections 1912; Becker 1986; www.brpc.org; www.burklowfamily.com).

The dwelling of "J.C. Cross" on the north side of "Pens Brook" and the east side of the present North Maple Avenue was depicted on the map of Somerset County published in 1850 (see Figure 1). The prominence of the property's former occupancy by the Southard family was well-represented as it was annotated as the "Native Place Hon. S.L. Southard." The federal census for 1850 listed John C. Cross as a 47-year old farmer residing on the Boudinot/Southard property (the Doty and Craig families were enumerated within nearby dwellings; see Figure 1), with the value of his real property placed at \$10,000. The Cross household was given as including his wife Ann Barkalow Cross (46), their children Mary (12), Littleton (11), Emily (9), Helen (8), and Christopher (4), a 13-year old African-American named Harry Cross, and Eliza Brady (30; born in Ireland) (U.S. Census of N.J. 1850). A decade later Cross was enumerated as a 57-year old farmer living on the Boudinot/Southard property (listed in close proximity to residences occupied by the DeCoster family [see below]), with his real property holdings now valued at \$11,000. His household now included his wife Ann (56), their children Mary (23), Abraham (21; employed as a "Clerk"), Emily (19), Helen (17), and Christopher (14), and Anna McCabe, a 17-year old Irish-born "Domestic" (U.S. Census of N.J. 1860).

In 1870 John C. Cross (68; farmer) was again listed in the federal census as residing within the house at the center of the Boudinot/Southard Farmstead (and, again, with DeCoster households nearby), and by this time he had accumulated real estate holdings that were valued at \$23,200. His household now included only his wife Ann (65) and their daughters Emily (23) and Helen (21). Mary Cross (33), the eldest child of John C. and Ann Barkalow Cross, had married William L. Tunis and was living with her husband, who was described as a 34-year old "Dry Goods Merchant," in the town of Raritan in Bridgewater Township. Abram L. Cross, the eldest of the two Cross sons, was the head of a large household residing in Morristown that included his wife Fannie Johnson Cross, their daughter Mary, his mother-in-law Harriet Johnson, and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

his sister-in-law Anna Johnson. The younger Cross was described as a 31-year old "Real estate agt." who owned \$15,000 worth of real property in Morristown. The second Cross son, Christopher B. Cross, who had also married, does not appear to have been enumerated in the census (U.S. Census of N.J. 1870).

John C. Cross died without leaving a will in 1873, with his sons Abram L. and Christopher B. Cross named to serve as the administrators of his estate (S.C. Letters of Administration and Guardianship C 431), and he was buried in the Basking Ridge Presbyterian Church Cemetery. The lengthy and detailed inventory of the deceased's personal property included quite specific references to both his house and the various supporting buildings then sited on the Boudinot/Southard Farmstead. The first floor of the house (beneath which there was a "Cellar") included the "Sitting Room," the "Dining Room" (with a "Closet"), the "Hall" and "Stair," and the "Kitchen," while the upper floors included the "First Room up Stairs," the "Room over Parlor," the "Hall Bed Room," the "Hall," the "Attic" (which included the "Garret" and a bedroom), and the "Kitchen Attic" (which included an "Out Room," a "Meal Room," and a "Bed Room"). This listing suggests that at this point in time the house at the center of the Boudinot/Southard Farmstead consisted of the two-and-a-half-story, three-bay, side hall structure that was apparently built during the early part of the 19th century as its main block along with the attached one-and-a-half story kitchen wing that now survives in a heavily altered form. The outbuildings noted on the property included the "Barn," the "Grainery," the "S[t]able and Wagon House," a second "Wagon House" (with a "Lumber Room"), the "Tool House" or "Shop," and the "Woodhouse" (S.C. Inventory K 428) (www.brpc.org).

The house owned by the "C. Cross Est." was shown to the north of "Penns Brook" on the map of Bernards Township included within the atlas of Somerset County published in 1873 (Figure 2; note the presence of the DeCoster family, which was noted in the immediate vicinity in the census schedules of 1860 and 1870, on the opposite side of the present North Maple Avenue). In 1879 Daniel D. Craig sued the estate of John C. Cross seeking compensation for monies owed on several overdue mortgages. Craig, who resided in a dwelling sited just to the south of the Cross property (see Figure 2), purchased the 102-acre Boudinot/Southard Farmstead property in the resulting sheriff's sale for \$2500 (S.C. Deed P5 248). In 1880, less than eight months after acquiring the property, Craig conveyed it to Ann Barkalow Cross, the widow of John C. Cross, for \$6741.65 (S.C. Deed R5 209). The widow Cross was listed as a 76-year old resident of Morristown in the federal census of that year, with her household consisting of her daughters Emily (36) and Helen (34). Her 40-year old son Abram L. Cross, who was again described as a "Real Estate Agent," also lived in Morristown in a separate dwelling, with his household now including his wife Fannie, their daughters Minnie and Annie, and his mother-in-law and sister-in-law. Her daughter Mary Cross Tunis was still living in Raritan with her husband William L. Tunis, who was again listed as a "Dry Goods Merchant," while her son Christopher B. Cross was recorded as Barklow C. Cross and described as a 34-year old "Clerk" in a dry goods store residing in the town of Bloomfield in Essex County with his wife Hattie and their daughter (U.S. Census of N.J. 1880). It seems most likely that the Boudinot/Southard Farmstead was utilized as a tenant property, or perhaps as a "country home" for the use of the various members of the Cross family, during this period.

Ann Barkalow Cross died without leaving a will in 1889, with the Boudinot/Southard Farmstead descending to her five children (see S.C. Deed A9 450), and was buried alongside her husband John C. Cross in the Basking Ridge Presbyterian Church Cemetery. In 1899 her son Abram L. Cross, who was now described as a resident of Montclair Township in Essex County, acquired the one-fifth share of the Boudinot/Southard property held by his sister Mary Cross Tunis of Bridgewater Township. The property was described as consisting of the core holding of 102 acres and four associated parcels, and it was noted that it had been the "homestead farm" of John C. Cross (S.C. Deed A9 450). This purchase was the first of several that Cross would conclude with his various siblings that would ultimately allow him to gain full control of the Boudinot/Southard Farmstead. In 1900 he was enumerated in the federal census as a 57-year old resident of Montclair who remained active in the "Real Estate" business. His household now included his wife Fannie (55), their youngest daughter Annie (25), and three servants described as a "Cook," a "Waitress," and a "Coachman." It seems quite likely that the Boudinot/Southard Farmstead remained in use as either a tenant property or as a "country house" during this period (U.S. Census of N.J. 1900) (www.brpc.org).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Emily Cross died in 1901, leaving her one-fifth share of the Boudinot/Southard Farmstead to her sister Mary Cross Tunis (see S.C. Deed V9 488), and was buried with her parents John C. and Ann Barkalow Cross in the Basking Ridge Presbyterian Church Cemetery. In 1902 Mary Cross Tunis, who was still living in Bridgewater, but was described as a widow, conveyed the one-fifth share of the property formerly held by her recently deceased sister to Abram L. Cross (S.C. Deed V9 488). In 1904 Cross acquired the one-fifth shares in the property held by his brother Christopher B. Cross (now a resident of Boston, Massachusetts; S.C. Deed H10 323) and his sister Helen Cross (who still resided in Morristown; S.C. Deed J10 68), thereby gaining full control of the family farmstead. Helen Cross continued to reside in Morristown until the time of her death in 1926 and was buried with her parents and her sister in the Basking Ridge Presbyterian Church Cemetery. The dwelling at the center of the Boudinot/Southard Farmstead – now owned by Abram L. Cross – and the lane connecting it to the Basking Ridge-Morristown Road (North Maple Avenue) were shown on topographic mapping produced in 1905 (Figure 3) (www.brpc.org).

In 1906 the large frame dwelling house of “A.L. Cross,” which was known as “Rockledge,” was shown to be sited at the east slope of the First Watchung Mountain on the southwest side of Bloomfield Avenue in Montclair Township (Kiser 1906). In the federal census of 1910 was described as a 67-year old who continued his involvement in the real estate business, with his residence described as being on “Bloomfield Avenue” near “Rockledge road” in Montclair. His household consisted of his wife Fanny (60), their daughter Ann Cross Buckley (32), her husband Harry Buckley (42; also involved in the real estate business), and their son Littleton (8), along with his sister-in-law Ann Johnson and three servants (a cook, a waitress, and a gardener) (U.S. Census of N.J. 1910). Abram L. Cross died in Montclair in the following year (E.C. Surrogate’s Index), and in 1913 his estate sold the Boudinot/Southard Farmstead to John C. Spooner, who was described as a resident of Manhattan, for \$25,000. The associated property, as resurveyed for this transaction, included 116.13 acres of land and was bounded on the west by the Basking Ridge-Morristown Road, north and east by Charles Roberts, and south by J.B. Banister and J.C. Kennedy (S.C. Deed U13 143).

John Coit Spooner (1843-1919) was a native of Illinois who later moved to Wisconsin, where he became a lawyer and served in several state governmental positions. Spooner was elected to the United States Senate in 1885 and served as a member of that body until 1891. He was reelected to the Senate in 1897 and served a second tenure that lasted until 1907, at which point he then removed to New York City and established a successful law practice. In 1910 he was listed in the federal census as a 67-year old “Lawyer” residing with his wife Anna in an apartment building on West 57th Street in Manhattan (U.S. Census of N.Y. 1910). Spooner appears to have invested in real estate in New Jersey, as he purchased a large estate on Schooley’s Mountain in Morris County in the same year that he acquired the Boudinot/Southard Farmstead. He also appears to have always maintained his residence in New York City, with the lease referred to below suggesting that he utilized the former Cross farmstead solely as a tenant property. In 1919 Spooner sold the 116.13-acre Boudinot/Southard property to William D. Bancker Jr. for \$24,000. It was stated in the deed recording this transaction that Spooner was to take full responsibility for dealing with the lease on the property that he had granted to Lloyd Nelson in the previous year (S.C. Deed L16 363). Spooner died shortly after concluding this transaction (The Real Estate Field 1913; John C. Spooner Dies In City Home 1919; <http://bioguide.congress.gov>).

William Dudley Bancker Jr. (1868-1940) was the son of William Dudley Bancker Sr. and his wife Jersey Anna Huff Bancker of Brooklyn. The elder Bancker was a prominent figure in the printing industry and was the General Superintendent of the American News Company at the time of his death in 1893. His son followed him into the printing business, and in the federal census of 1900 the younger Bancker was listed as a 32-year old “Manager News Co.” residing in a rented house in Omaha, Nebraska with his wife Mary (32), their sons William D. III (8) and Adrian (6), and two servants (U.S. Census of Neb. 1900). He was, in fact, the Manager of the Omaha News Company, which was a branch of the American News Company, and would later become a partner in the Anglin-Bancker Company, Publishers. In 1910 he was listed as the owner/occupant of a house in Omaha’s “Gold Coast,” with his occupation given as “Own Account” (U.S. Census of Nebraska 1910; his household now consisted of his wife, their sons William [18], Adrian [16], and James [7], and, again, two servants). Bancker’s purchase of the Boudinot/Southard Farmstead appears to represent

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 12

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

his retirement from the printing/publishing industry and the commencement of his semi-retirement as a “gentleman farmer.” It seems likely that Bancker was responsible for the expansion of the house at the center of the farmstead through the construction of the two-bay, two-and-a-half-story addition that created the present five-bay main block at some point during his ownership tenure (William D. Bancker 1893; Nebraskans, 1854-1904 1904; Banker 1909).

In 1920 William D. Bancker was listed in the federal census as a 52-year old farmer residing within a house that he owned at Basking Ridge in Bernards Township. His household included his wife Mary (51), their three sons, and the families of the two eldest sons. William D. Bancker III was described as a 28-year old farmer who had been born in Nebraska, with his family consisting of his wife Thelma (24; born in Indiana) and their son William D. IV (11 months). Adrian Bancker was 25 years old and was also listed as a farmer and a native of Nebraska, with his family consisting of his wife Mary (20; born in Mississippi) and their son Adrian Jr. (6 months). The third, unmarried son was the 17-year old James Bancker, who had also been born in Nebraska (U.S. Census of N.J. 1920). In 1926 the elder Bancker developed the lands immediately to the north of the Boudinot/Southard Farmstead (which he referred to, for reasons that are readily apparent, as Willmary Farm) as a golf course that he named the Pennbrook Golf Club. The course was designed by Alexander Findlay, an immigrant from Scotland who had started his career as a golf course designer in Nebraska, where a relationship with Bancker may have resulted. Findlay was an influential early golf course architect who designed more than 100 courses throughout the United States during his career. Bancker’s concept for his course was that it be open to all, and the Pennbrook Golf Club was operated by the Bancker family until the coming of the Second World War. The course was closed down and later sold – it was eventually reopened and remains active today as the Basking Ridge Country Club. In 1930 Bancker was enumerated in the federal census as a 62-year old farmer living on “Maple Ave.” in Bernards Township. His household now consisted of his wife Mary (61) and the family of his son William D. (listed here as W. Dudley) Bancker III, who was obviously responsible for the management of the family’s golf business as he was described as a 38-year old “Golf Engineer” employed at a “Golf Course” (his family included his wife Thelma [35] and their sons William D. IV [10] and Evert [5]) (U.S. Census of N.J. 1930) (Cornish and Whitten 1987; www.baskingridgecc.com).

In 1937 William D. Bancker Jr., utilizing the services of local real estate agent Ellsworth Dobbs, put the core of the Boudinot/Southard Farmstead up for sale. The house, which was described as a “100 yr. old Colonial farm house,” was shown to be in its current configuration, with the two-and-a-half-story, five-bay main block flanked by the one-and-a-half-story wing. The two primary outbuildings that remain on the property today were described as a “Large bank barn with 6 horse stalls and 4 cow stalls” and a “garage for 2 cars with work shop.” The farmstead also then included a “Caretaker cottage” sited to the east of the main house that was probably built by the Bancker, an ice house, a wagon shed, a wood shed, and two chicken houses (none of these structures remain standing today) (Ellsworth Dobbs Papers). In 1940 Bancker conveyed the Boudinot/Southard Farmstead and an associated property of 37.406 acres to Edwin J. Beinecke Jr. and his first wife Margaret Haggerty Beinecke. The survey of the said property, which had been completed in the previous year, described it as being bounded on the west by North Maple Avenue and on the north and east by lands retained by Bancker (the Pennbrook Golf Club) (S.C. Deed H24 272) (Beinecke 1950).

Edwin John Beinecke Jr. (1914-1982) was the son of Edwin J. Beinecke Sr. (1886-1970) and the grandson of Bernhard Beinecke (1846-1932). The latter had emigrated from Germany to New York City in 1865 and achieved financial success in city’s wholesale meat industry, which then led to his involvement in banking and real estate development pursuits. Bernhard Beinecke was a partner in the group that built and managed the famous Plaza Hotel in New York City in 1907, and he went on to establish a company that developed and operated hotels in New York City, Washington, D.C., and Boston. His son Edwin J. Beinecke Sr. married Linda Maurer in 1909, and in 1920 he was enumerated as a 34-year old real estate broker living with his wife and their four children (including the 6-year old Edwin J. Beinecke Jr.) in an apartment building on West 79th Street in Manhattan (U.S. Census of N.Y. 1920). The marriage of two of Edwin J. Beinecke’s brothers into the Sperry family eventually led to the purchase of the trading stamp concern known as the Sperry and Hutchinson Company (best known for its “S & H Green Stamps”) by the Beinecke family in 1923. Edwin J. Beinecke was immediately installed as the President of the company, and he would remain as its chief executive until he

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 13

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

retired in 1967. Beinecke also held several additional executive positions in other companies, including tenures as the President of the firm of Henry Maurer & Son (his father-in-law's business and the owner/operator of the Excelsior Brick Works in Perth Amboy) and as the Chairman of the Board of the George A. Fuller Company (the large construction firm which built and was involved in the ownership of the Plaza Hotel). He also served as a member of the Boards of Directors of the Manufacturer Trust Company, the Curtiss-Wright Corporation, and Tiffany & Company. Beinecke also noteworthy as the world's leading collector of the works and papers of Robert Louis Stevenson and as the donor, along with two of his brothers, of the monies necessary for the construction of the Beinecke Rare Book and Manuscript Library at Yale University. In 1930 the 16-year old Edwin J. Beinecke Jr. was still living within his father's household, which now resided in an apartment building near the Plaza Hotel (U.S. Census of N.Y. 1930). In later years the younger Beinecke resided in New York City and on Long Island, and during his business career he served as a Director, as Vice President and Chairman of the Finance Committee, and as Chairman of the Executive Committee of the Sperry & Hutchinson Company and as a Director of the George A. Fuller Company (New Plaza Hotel Cost \$12,500,000 1907; Beinecke-Maurer 1909; Bernhard Beinecke Dies; A Hotel Man 1932; New Director Is Elected By Curtiss-Wright Corp. 1947; Yale Library Gets Stevenson Works 1951; Promoted by Fuller Company 1956; Yale To Dedicate Library Building 1963; Edwin John Beinecke Dies at 84 1970; E.J. Beinecke Jr., Chairman of Sperry & Hutchinson Co. 1982; Corrections 1982; Lonto 2004; Plaza Hotel Interior – Designation Report 2005; Lowe 2006).

In 1947 Ellsworth Dobbs was again listing the Boudinot/Southard Farmstead as available for purchase, and the property had changed considerably in the decade since he had last listed it. The house was described as an "Old authentic 2½ frame colonial homestead, with considerable history," and only the two outbuildings standing on the property today (along with a chicken house) remained of the numerous support structures that had been present in 1937. The ground floor of the large barn had been converted to serve as a "four car garage area, with the "upper level [used] for machine storage and hay loft," while the adjacent garage now also housed a "tool shop and animal pens." The cottage to the east of the main house had been torn down, with only a "large earth covered root cellar" marking its former location. The present "well and pump house" were noted as being sited a short distance to the southeast of the garage (Ellsworth Dobbs Papers). Later that same year Edwin J. Beinecke Jr. and his wife Margaret Haggerty Beinecke conveyed the Boudinot/Southard Farmstead and its associated 37.406-acre property to Nathaniel E. Burgess of Bernards Township (S.C. Deed 684 442). A property survey completed at the time of this sale depicted the house, the barn, the garage, the root cellar (shown as "Underground Storage), the chicken house, and the pump house, along with the long lane running to North Maple Avenue (Figure 4).

In 1952 Ellsworth Dobbs listed the Boudinot/Southard Farmstead as available for purchase for the third time. His sales information makes it clear that Nathaniel E. Burgess had added the present two-story porch to the rear of the main block of the house, which was described here as "Southern Colonial clapboard, 3 stories." The two surviving outbuildings were described as a "Large frame and stone basement barn, Lower part room for 4 cars with overhead doors, Machinery storage above and hay" and a "Horse barn and apartment, 3 box stalls, recreation room with fireplace, bar, 4 room and bath apartment above, Outside cooking grill." The property also included a "Chicken and turkey house," a "Standard riding and show ring 150' x 250'," and the "Root cellar" (Ellsworth Dobbs Papers). Burgess conveyed the 37.406-acre property to Edmund B. Ross of nearby Harding Township later that same year (S.C. Deed 776 510). Edmund Burke Ross (1920-2005) was the son of Leland H. Ross, a civil engineer, who had married Margaret Haskell, the daughter of Amory L. and Margaret Riker Haskell, in 1948. Amory L. Haskell was the founder and President of the Monmouth Park Racetrack in Oceanport, and today the Haskell Invitational Handicap, which was named in his honor, features a purse of \$1,000,000 that is the largest offered in an invitational event held in North America. His wife Margaret Riker Ross was one of the country's leading collectors of American antiques, with pieces from her former collection now exhibited in museums ranging from the Metropolitan Museum of Art to the Monmouth County Historical Association. Their son Edmund B. Ross was the owner of the Dorf Equipment and Supply Corporation, a farm machinery company located in Flemington, and he was also a noted sportsman (with his activities in the latter area also said to include a sponsorship of the "sport" of cockfighting at the Boudinot/Southard Farmstead) and breeder of thoroughbred horses (Leland H. Ross 1948; Rumson

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 14

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Nuptials For Miss Haskell 1948; Miss Ross Is Wed To C.W. Kiersted In Bernardsville 1983; Weddings; Anne Sabo, Benson Ross 1993; Edmund B. Ross, 85, bred thoroughbreds 2005; Cockfighting Has History In Area n.d.; <http://antiquesandthearts.com/archive/haskell.htm>).

In 1955 Edmund B. Ross conveyed an equal share in the Boudinot/Southard Farmstead to his wife Margaret Haskell Ross (S.C. Deed 848 425), and the property remained in this joint ownership for more than four decades. In 1998 Edmund B. and Margaret Haskell Ross conveyed the property to a limited partnership they had set up known as "Edmund Burke Ross and Margaret Haskell Ross Associates Family Partners, L.P." (see S.C. Deed 5824 605). In 2005 the partnership sold the Boudinot/Southard Farmstead and an associated property on the opposite (west) side of North Maple Avenue (which included the former site of the Thomas Riggs Mill) to Somerset County for \$6,790,000. It was stated in the deed recording this transaction that the County was to use the property "for recreation, conservation, and historic preservation purposes," and that the County "will use reasonable efforts in order to stabilize, repair, rehabilitate, maintain and protect the dwelling as a historic structure and shall forbid the demolition of the dwelling" (S.C. Deed 5824 605).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Bibliography

Aitken, William B.

1912 Distinguished Families in America Descended from Wilhelmus Beekman and Jan Thomasse Van Dyke.
G.P. Putnam's Sons, New York.

Anecdotes of the Southards at Basking Ridge

1914 Somerset County Historical Quarterly III.

Banker, Howard J.

1909 A Partial History and Genealogical Record of the Bancker or Banker Families of America. On file, New Jersey State Library, Trenton.

Basking Ridge in Revolutionary Days: Extracts from a Lady's Published Recollections

1912 Somerset County Historical Quarterly I.

Basking Ridge Presbyterian Churchyard Inscriptions

1912 Somerset County Historical Quarterly I.

Becker, Monica Z.

1986 Lord Stirling, His Great Manor House, and Its Architecture. Somerset County Park Commission, Bridgewater.

Beers, F.W.

1873 Atlas of Somerset Co. Beers, Comstock & Cline, New York.

Beinecke

1950 New York Times, March 12.

Beinecke-Maurer

1909 New York Times, April 23.

Bernards Township Tax Ratables

On file, New Jersey State Archives, Trenton.

Bernhard Beinecke Dies; A Hotel Man

1932 New York Times, December 21.

Birkner, Michael J.

1982 Samuel Lewis Southard. In The Governors of New Jersey, 1664-1974, edited by Paul A. Stellhorn and Michael J. Birkner. New Jersey Historical Commission, Trenton.

1984

Samuel L. Southard: Jeffersonian Whig. Associated University Presses, Cranbury.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Boudinot, J.J. (editor)

1896 The Life, Public Service, Addresses, and Letters of Elias Boudinot. Houghton, Mifflin and Company, Boston.

Boudinot Mansion

1942 Historic American Building Survey, Washington, D.C.

Boyd, George A.

1952 Elias Boudinot: Patriot and Statesman, 1740-1821. Princeton University Press, Princeton.

Clark, Barbara L.

1977 E.B.: The Story of Elias Boudinot IV, His Family, His Friends, and His Country. Dorrance & Company, Philadelphia.

Clayton, W. Woodford (editor)

1882 History of Union and Middlesex Counties. Everts & Peck, Philadelphia.

Cockfighting Has History In Area

n.d. Newspaper article on file, Historical Society of the Somerset Hills, Bernards.

Cornish, Geoffrey S., and Ronald E. Whitten

1987 The Golf Course. Rutledge Press, New York.

Corrections

1982 New York Times, June 17.

Davidson, W.F.

1943 A Patriot and His Home. Antiques May.

DeWitt, Simeon

1780 Contractions in the Jerseys. Erskine-DeWitt No. 106B. On file, New-York Historical Society, New York.

Doty, Ethan A.

1897 The Doty-Doten Family in America. Ethan A. Doty, Brooklyn.

East Jersey Deeds

On file, New Jersey State Archives, Trenton.

Edmund B. Ross, 85, bred thoroughbreds

2005 Obituary of January 20 on file, Historical Society of the Somerset Hills, Bernards.

Edwin John Beinecke Dies at 84

1970 New York Times, January 22.

E.J. Beinecke Jr., Chairman of Sperry & Hutchinson Co.

1982 New York Times, June 14.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Ellsworth Dobbs Papers

On file, Historical Society of the Somerset Hills, Bernards.

Erskine, Robert

1779 Road toward Morristown past Baskingridge Meeting House. Erskine-DeWitt No. 70C. On file, New-York Historical Society, New York.

Essex County Surrogate's Index

On file, New Jersey State Archives, Trenton.

Farewell Mills Gatsch Architects

2008 Draft Boudinot-Southard Farmstead Historic Structure Report and Feasibility Study. On file, New Jersey Historic Preservation Office, Trenton.

Hutchinson, Elmer T. (editor)

1942 Calendar of New Jersey Wills, Administrations, Etc., Volume VIII – 1791-1795. Documents Relating to the Colonial, Revolutionary and Post-Revolutionary History of the State of New Jersey First Series XXXVII.1944 Calendar of New Jersey Wills, Administrations, Etc., Volume IX – 1796-1800. Documents Relating to the Colonial, Revolutionary and Post-Revolutionary History of the State of New Jersey First Series XXXVIII.

John C. Spooner Dies In City Home

1919 New York Times, June 11.

Kiser, Ellis

1906 Atlas of Essex County. Volume 3. A.H. Mueller & Company, Philadelphia.

Ledger of Elias Boudinot

On file, New York Public Library Manuscripts Division, New York.

Leland H. Ross

1948 New York Times, February 7.

Littell, John

1851 Family Records or Genealogies of the First Settlers of Passaic Valley and Vicinity. Stationers' Hall Press, Feltsville.

Lonto, Jeff R.

2004 The Trading Stamp Story. <http://www.studioz7.com/stamps1.shtml>.

Lowe, David G.

2006 The Plaza's First Century – and Its Second? City Journal Spring.

Manumissions of Slaves in Somerset County

1913 Somerset County Historical Quarterly II.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 4Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Mellick, Andrew D.

1913 Basking Ridge in Revolutionary Days. Somerset County Historical Quarterly II.

Miss Ross Is Wed To C.W. Kiersted In Bernardsville

1983 New York Times, May 1.

Nebraskans, 1854-1904

1904 Bee Publishing Company, Omaha.

New Director Is Elected By Curtiss-Wright Corp.

1947 New York Times, April 4.

New Jersey and National Registers of Historic Places Maps and Files

On file, New Jersey Historic Preservation Office, Trenton.

New Jersey Census

On file, New Jersey State Library, Trenton.

New Jersey Cultural Resource Surveys Maps and Reports

On file, New Jersey Historic Preservation Office, Trenton.

New Jersey Historic Site Surveys

On file, New Jersey Historic Preservation Office, Trenton.

New Plaza Hotel Cost \$12,500,000

1907 New York Times, September 12.

Otley, J.W., and J. Keily

1850 Map of Somerset County. Lloyd Van Derveer, Camden.

Plaza Hotel Interior – Designation Report

2005 New York City Landmarks Preservation Commission, New York.

Potter, Ralph K.

1972 Early Lewises of Northern New Jersey. On file, New Jersey State Library, Trenton.

Presbyterian Church-Basking Ridge

n.d. Historic American Building Survey, Washington, D.C.

Promoted by Fuller Company

1956 New York Times, December 18.

Randolph, Howard S.F.

1915 Morris. Somerset County Historical Quarterly IV.1917 The Lewis Family of Somerset. Somerset County Historical Quarterly VI.

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

National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Research & Archaeological Management

1989 Somerset County Cultural Resource Survey. On file, New Jersey Historic Preservation Office, Trenton.

Rumson Nuptials For Miss Haskell

1948 New York Times, September 12.

Sanborn Map Company

1907 Insurance Maps of Montclair. Sanborn Map Company, New York.

1934 Insurance Maps of Montclair. Sanborn Map Company, New York.

Sanborn Map Company

1934 Insurance Maps of Montclair. Corrected to 1951. Sanborn Map Company, New York.

Sanford, Betsy, and Angela Di Domenico

n.d. Elias Boudinot's Farm in Basking Ridge, N.J., 1771-1977. On file, Historical Society of the Somerset Hills, Bernards.

Scull, William

1779 Contraction in the Jerseys. Erskine-DeWitt No. 98A. On file, New-York Historical Society, New York.

Snell, James P. (compiler)

1881 History of Hunterdon and Somerset Counties. Everts & Peck, Philadelphia.

Snyder, John P.

1969 The Story of New Jersey's Civil Boundaries, 1606-1968. Bureau of Geology and Topography, Trenton.

Somerset County Letters of Administration and Guardianship

Somerset County Court House, Somerville.

Somerset County Deeds

Somerset County Court House, Somerville.

Somerset County Inventories

Somerset County Court House, Somerville.

Somerset County Marriages, 1795-1879

1914 Somerset County Historical Quarterly III.

Somerset County Mortgages

Somerset County Court House, Somerville.

Somerset County Revolutionary Pensioners

1916 Somerset County Historical Quarterly V.

Somerset County Roads

Somerset County Court House, Somerville.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 6Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Somerset County Wills

Somerset County Court House, Somerville.

Somerville Quadrangle

1905 United States Geological Survey, Washington, D.C.

Stockton, Thomas C.

1911 The Stockton Family of New Jersey. The Carnahan Press, Washington, D.C.

Tate, Gladys M.

1982 Morris Family, 1664-1982. On file, New Jersey State Library, Trenton.

The Real Estate Field

1913 New York Times, July 4.

Turner, Kenneth A.

1947 Map Showing Property of Nathaniel E. Burgess, Basking Ridge, Bernards Twp., Somerset Co., New Jersey. On file, Somerset County Park Commission, Bridgewater.

United States Census of Nebraska

www.ancestry.com.

United States Census of New Jersey

www.ancestry.com.

United States Census of New York

www.ancestry.com.

Van Doren's Mill

1937 Historic American Building Survey, Washington, D.C.

Weddings; Anne Sabo, Benson Ross

1993 New York Times, October 24.

Whisenhunt, Donald W.

1975 Elias Boudinot. New Jersey Historical Commission, Trenton.

Wickes, Stephen

1879 History of Medicine in New Jersey. Martin R. Dennis & Company, Newark.

William D. Bancker

1893 New York Times, December 30.

Yale Library Gets Stevenson Works

1951 New York Times, May 17.

Yale To Dedicate Library Building

1963 New York Times, October 11.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 10 Page 1

Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Verbal Boundary Description

The boundary for the Boudinot/Southard Farmstead encompasses the northern two-thirds of Block 23, Lot 13 in Bernards Township, Somerset County, New Jersey (see attached boundary map).

Beginning in the east side of North Maple Avenue approximately 10 feet to the south of the south side of Penn's Brook;

- South 25 Degrees East – 697 Feet – in the line of Block 23, Lot 13;
- South 26 Degrees East – 419 Feet – through Block 23, Lot 13 and along a former property line;
- North 65 Degrees East – 275 Feet – in the line of Block 23, Lot 13
- South 84 Degrees East – 417 Feet – in the line of Block 23, Lot 13
- North 61 Degrees East – 392 Feet – in the line of Block 23, Lot 13
- North 41 Degrees East – 182 Feet – in the line of Block 23, Lot 13
- North 49 Degrees West – 100 Feet – in the line of Block 23, Lot 13
- North 41 Degrees East – 127 Feet – in the line of Block 23, Lot 13
- North 43 Degrees West – 337 Feet – in the line of Block 23, Lot 13
- North 41 Degrees West – 582 Feet – in the line of Block 23, Lot 13
- North 48 Degrees East – 566 Feet – in the line of Block 23, Lot 13
- North 65 Degrees West – 1107 Feet – in the line of Block 23, Lot 13
- Southwest – 817 Feet – in the line of Block 23, Lot 13 and the east side of North Maple Avenue to the place of beginning.

Boundary Justification

The boundary encompasses all of the land within Block 23, Lot 13 in Bernards Township, Somerset County, New Jersey that was historically associated with the Boudinot/Southard Farmstead – the southern third of this property was more recently appended from an adjacent parcel. The 37.406-acre parcel defined by this boundary was created in a subdivision of the farmstead property in 1940 (S.C. Deed H24 272). This parcel includes the entire farmstead nucleus and associated agricultural lands, all now owned by Somerset County and to be utilized “for recreation, conservation, and historic preservation purposes” (S.C. Deed 5824 605).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1 Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Index to Photographs

Photographer: Rob Tucher

All photographs are digital views and have been produced to the standards contained in the Proposed Updated Photograph Policy, National Register of Historic Places, Revised March 2008. Therefore, there is no repository for the negatives because these were produced as original digital images. They have been printed using Epson UltraChrome Pigmented Inks (Photo Black and Lt – Light Black Inks) and Epson Ultra Premium Glossy Paper.

Photo 1	6/5/2008	View of entrance into the Boudinot/Southard Farmstead from North Maple Avenue, view looking east.
Photo 2	6/5/2008	View along the macadam lane that provides access to the farmstead, view looking east.
Photo 3	5/7/2008	View along the farm lane as it approaches the cluster of buildings, from juncture of macadam lane and the gravel drive that encircles the barn and shed, view looking east.
Photo 4	5/7/2008	View of the concrete dam that impounds Penn's Brook to the south of the farmhouse, view looking west.
Photo 5	7/11/2007	Oblique view of north front and west elevations, view looking southeast.
Photo 6	7/11/2007	North front elevation, view looking south.
Photo 7	5/7/2008	Detail of north front entrance and entrance surround, view looking south.
Photo 8	5/7/2008	Detail of two added western bays, illustrating an entirely seamless transition, view looking south.
Photo 9	5/7/2008	Oblique view of west elevation, view looking southeast.
Photo 10	7/11/2007	Oblique view of main block south rear elevation, view looking northwest.
Photo 11	7/11/2007	Oblique view of kitchen wing south rear elevation, view looking northeast.
Photo 12	5/7/2008	Detail of south rear entrance and entrance surround within porch, view looking north.
Photo 13	7/11/2007	Oblique view of kitchen wing east and north front elevations, view looking southwest.
Photo 14	5/7/2008	Interior of Room 1, first floor stairhall, view looking south.
Photo 15	5/7/2008	Interior of Room 2, first floor, view looking west.
Photo 16	6/5/2008	Interior of Room 3 in combination with the rear porch, view looking southwest.
Photo 17	5/7/2008	Interior of Room 4, first floor, view looking east.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

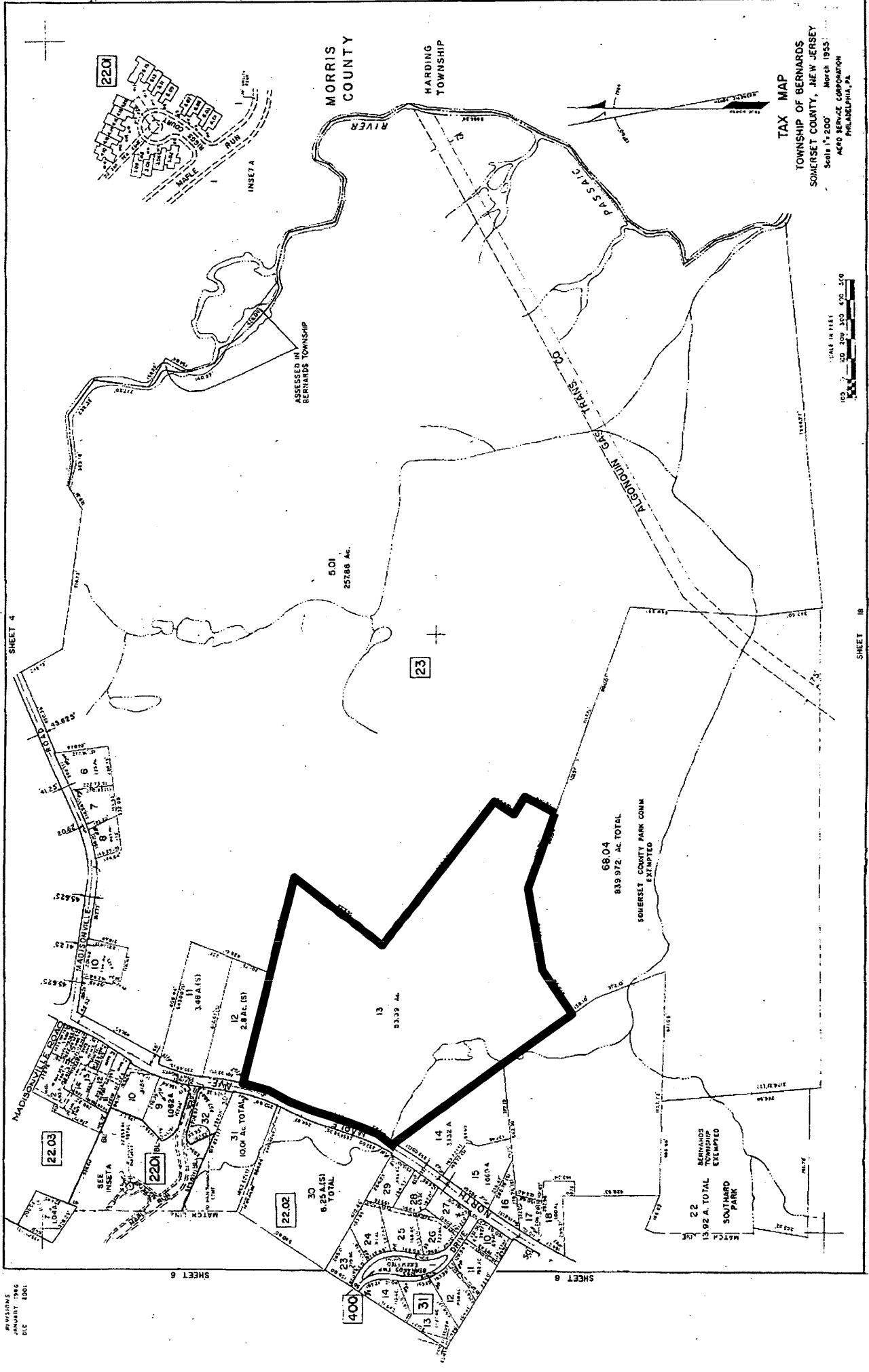
Section No. PHOTOS Page 2 Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Photo 18	5/7/2008	Interior of Room 5, first floor, view looking east.
Photo 19	7/11/2007	Interior of Room 11, second floor stairhall, view looking northwest.
Photo 20	7/11/2007	Interior of Room 12, second floor, view looking southwest.
Photo 21	7/11/2007	Interior of Room 16, second floor, view looking east.
Photo 22	7/11/2007	Interior of Room 17, second floor, view looking east.
Photo 23	7/11/2007	Interior of Room 21, third floor stairhall, view looking north.
Photo 24	7/11/2007	Interior of Room 23, view looking southwest.
Photo 25	7/11/2007	Interior of Room 24, view looking southeast.
Photo 26	6/5/2008	Interior of Room 25, the section of basement north of the center brick wall, view looking west.
Photo 27	6/5/2008	Interior of Room 26 within the western storage segment, showing the stone foundation walls with concrete parging and the brick knee walls on top, view looking southwest.
Photo 28	5/7/2008	Olique view of the south and east elevations of the barn, view looking northwest.
Photo 29	5/7/2008	Oblique view of north front and west elevations of the barn, view looking southeast.
Photo 30	5/7/2008	Detail illustrating the stone piers and timber columns used to support the south elevation that extends beyond the stone foundation limits, view looking northwest.
Photo 31	5/7/2008	Interior of the first level of the barn, view looking northwest.
Photo 32	7/11/2007	North front elevation of barn, with shed visible to the right, view looking south.
Photo 33	7/11/2007	Detail of the boxer dog motif weather vane on top of vent cupola at the center of the barn roof ridge, view looking northwest.
Photo 34	7/11/2007	Detail of worn flooring and subflooring within the barn interior, view looking northwest.
Photo 35	5/7/2008	Interior of the second level of the barn from under the western of two hay lofts across the center open area, view looking southeast.
Photo 36	5/7/2008	Interior of the second level general space from up in the eastern of two hay lofts, view looking west.
Photo 37	5/7/2008	Oblique view of effective north front and west elevation of the carriage house, view looking southeast.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3 Boudinot/Southard Farmstead, Bernards Twp., Somerset County, New Jersey

Photo 38	5/7/2008	Oblique view of the south and east elevations of the carriage house, view looking northwest.
Photo 39	6/5/2008	Interior of the tack room in the first level at the south end of the carriage house, view looking southeast.
Photo 40	6/5/2008	Interior of stables in the first level at the north end of the carriage house, view looking northeast.
Photo 41	6/5/2008	Interior of the second floor apartment, view looking south.
Photo 42	7/11/2007	Oblique view of east front and north elevations of shed, view looking southwest.
Photo 43	5/7/2008	Oblique view of the north and east elevations of the pump house, view looking southwest.
Photo 44	5/7/2008	Oblique view of the south front and west elevations of the livestock shelter, view looking northeast.
Photo 45	5/7/2008	Interior of the livestock shelter, view looking northeast.



Boundary of the Boudinot/Southard Farmstead.

Site Plan, Boudinot/Southard Farmstead

Boundary of nominated property

135 North Maple Avenue
Part of Block 23, Lot 13
Bernards Township, New Jersey

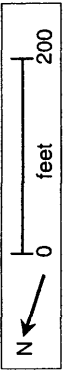
6 - Livestock Shelter

- 4 - Shed
- 2 - Bank Barn
- 3 - Carriage House
- 5 - Pump House
- 1 - Farmhouse

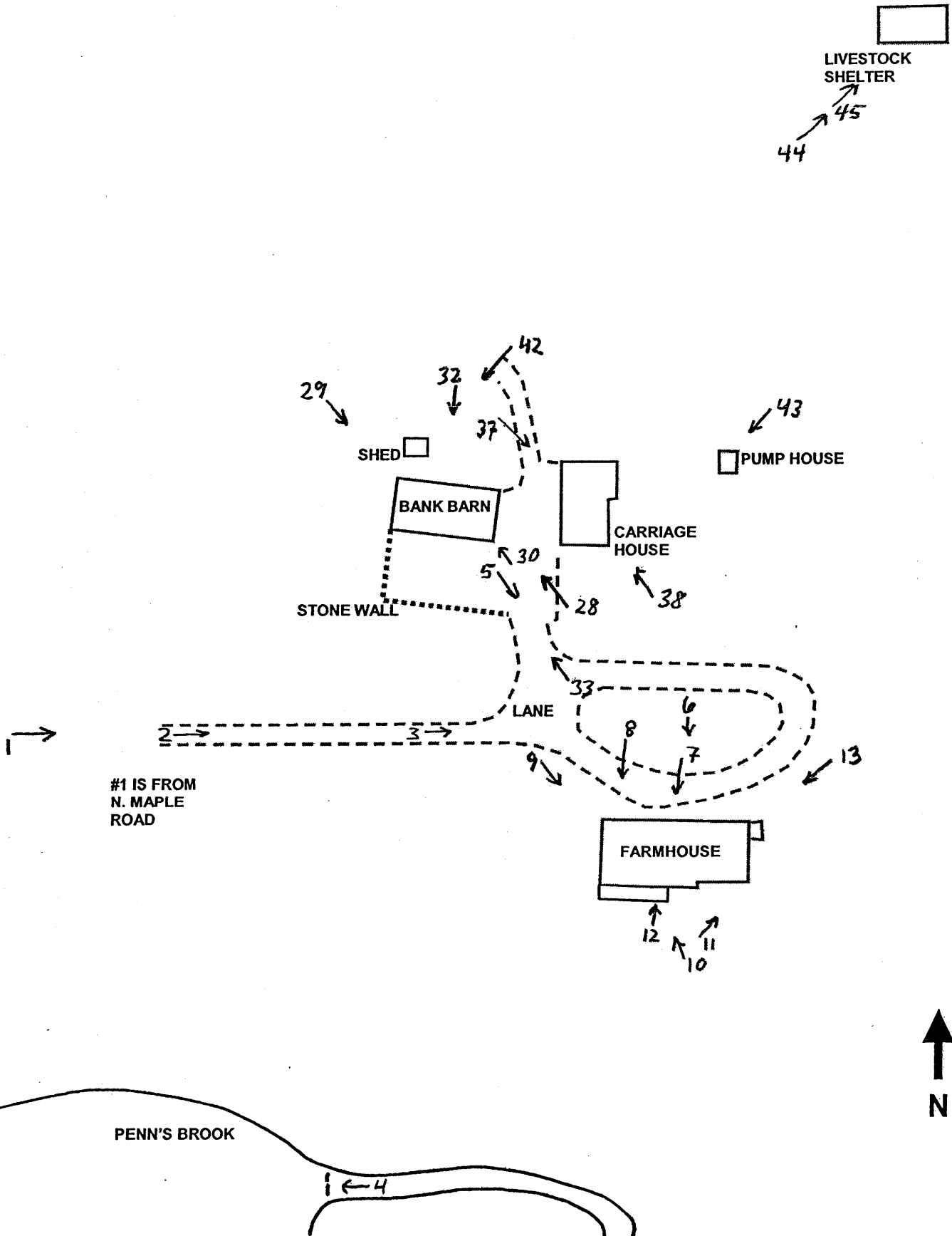
MAPLE AVENUE

Pond

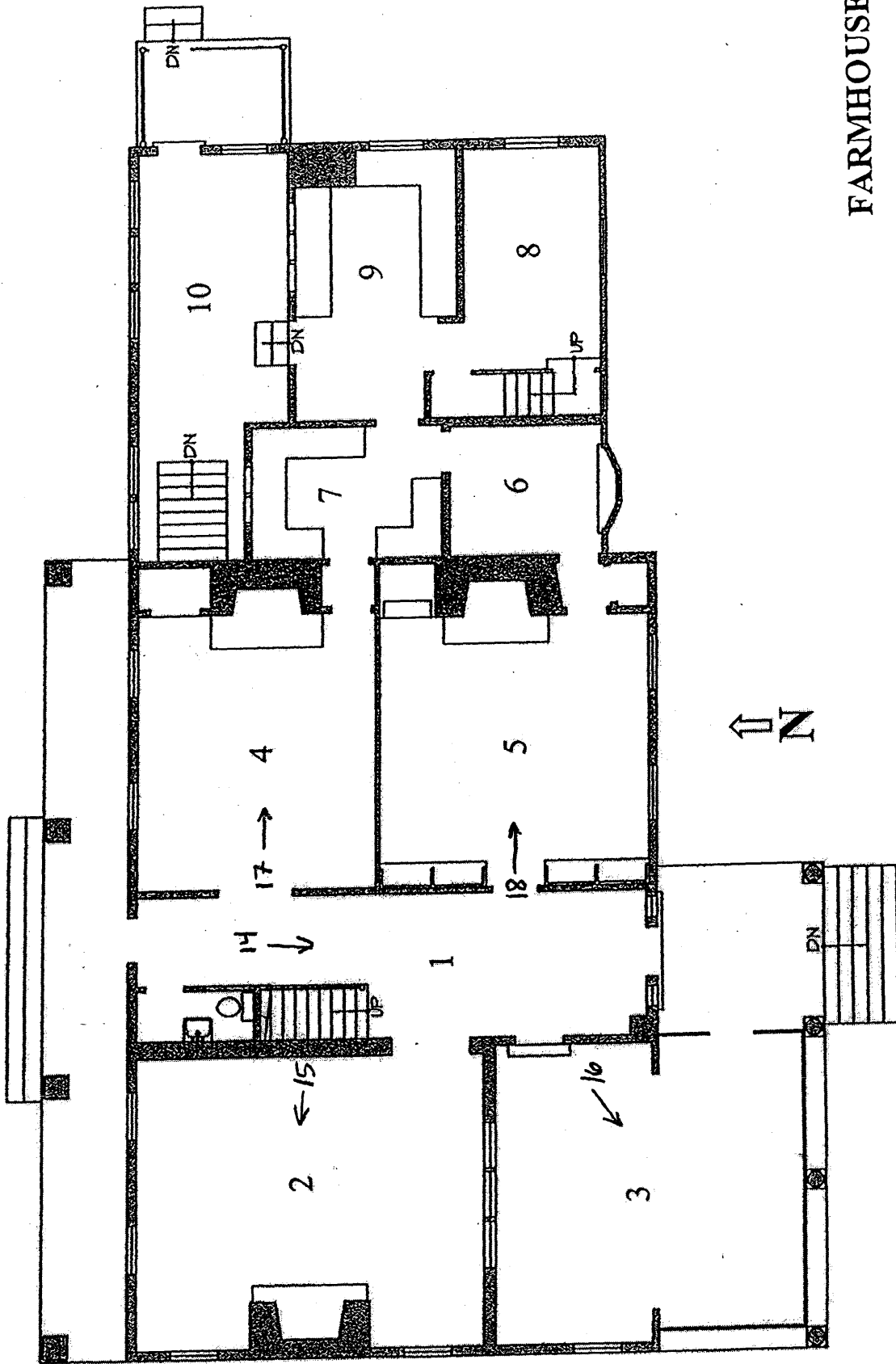
Bern's Brook



KEY TO PHOTOGRAPHS, EXTERIOR VIEWS



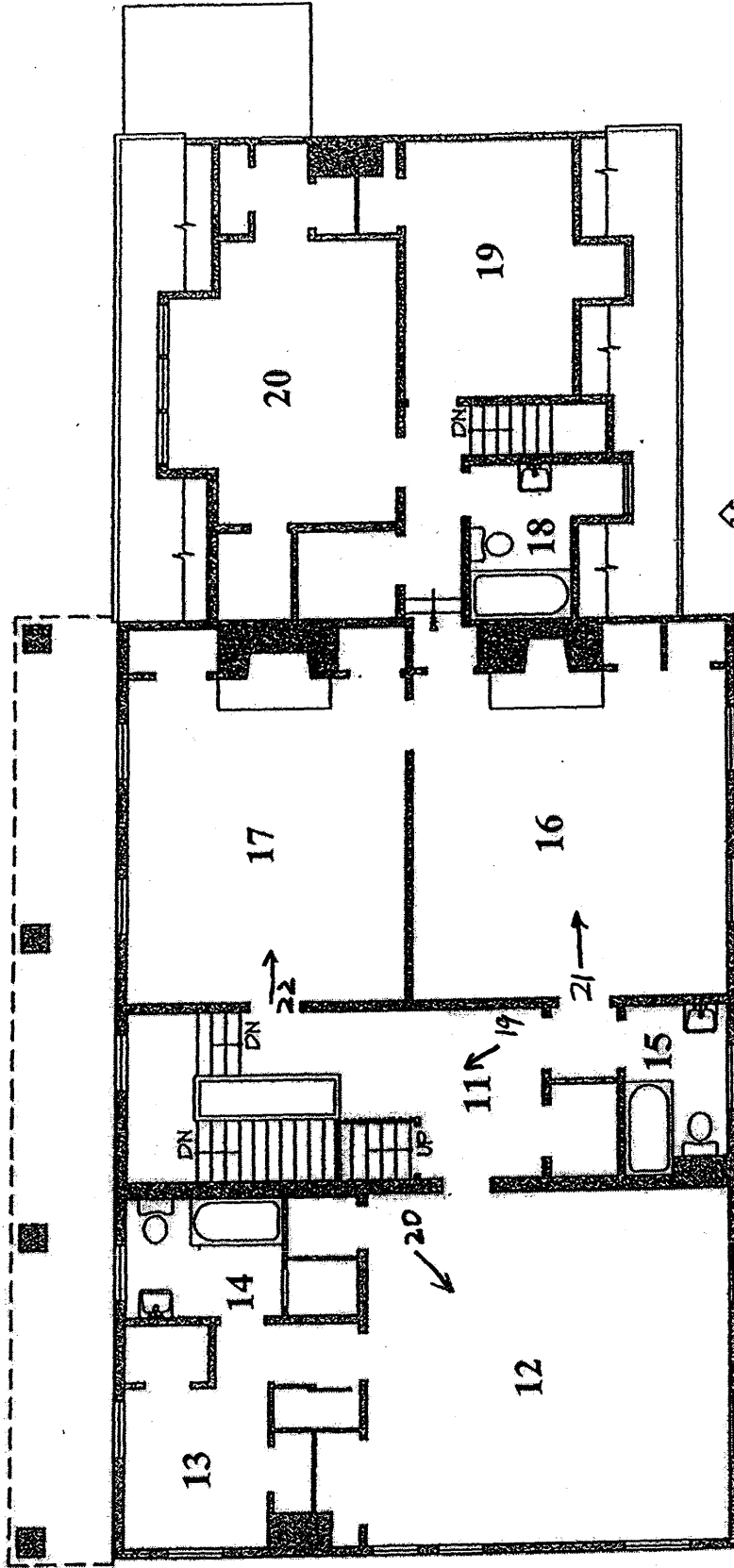
KEY TO PHOTOGRAPHS



FARMHOUSE

FIRST FLOOR PLAN
of [unclear]

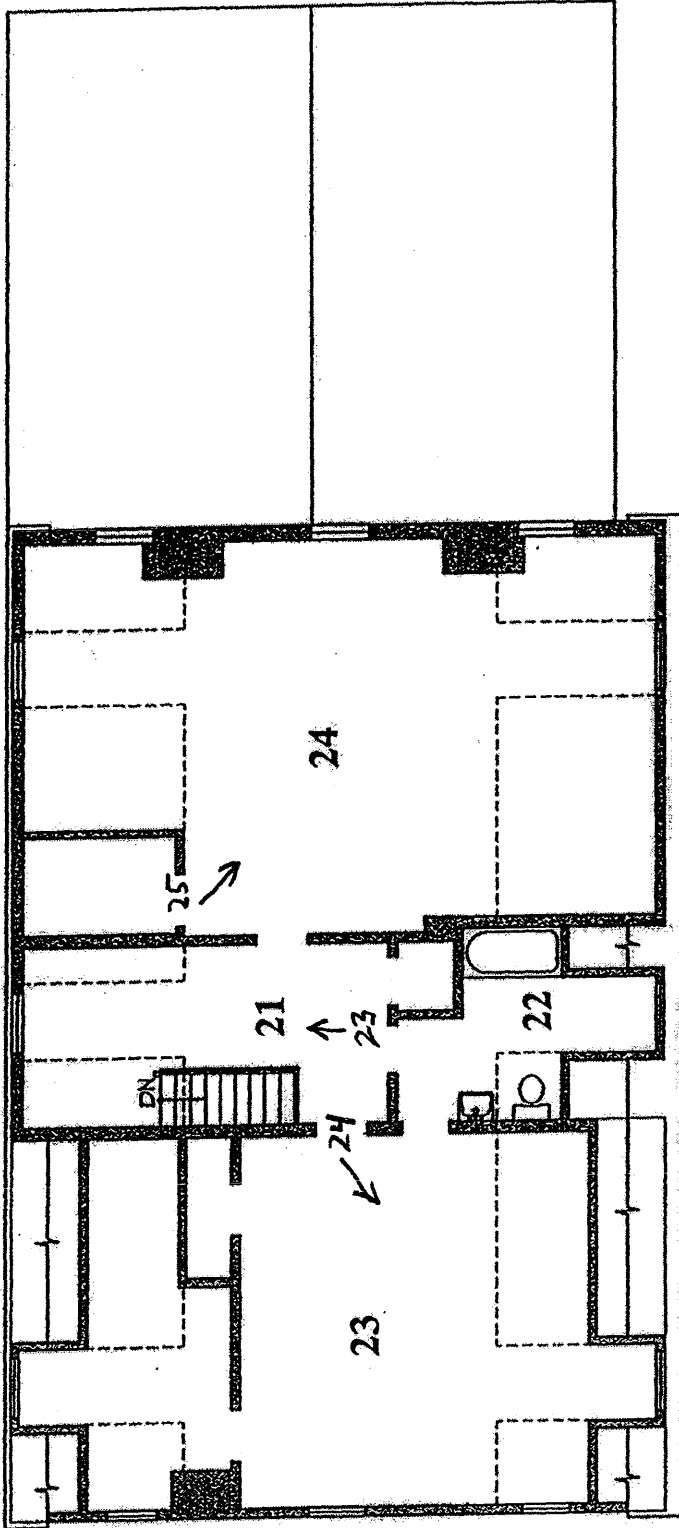
KEY TO PHOTOGRAPHS



FARMHOUSE

SECOND FLOOR PLAN

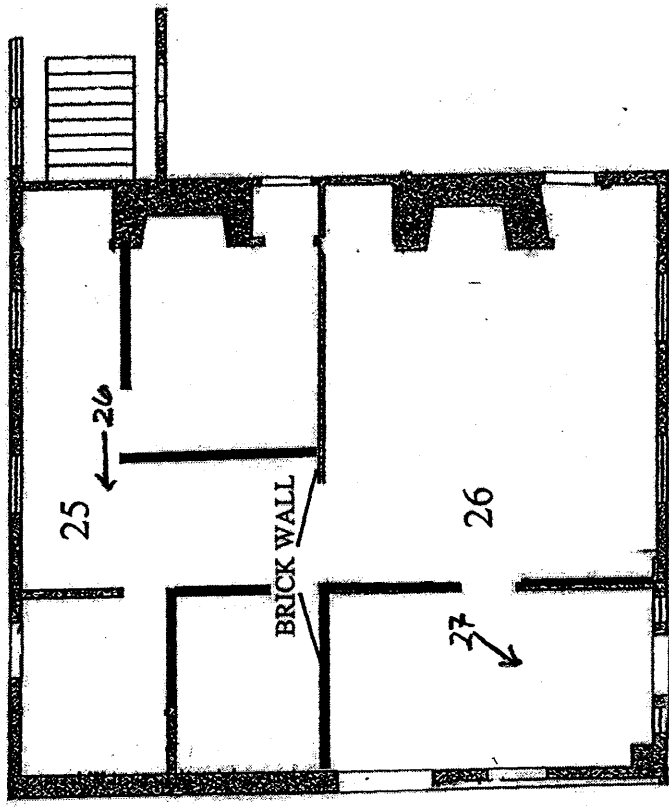
KEY TO PHOTOGRAPHS



FARMHOUSE

THIRD FLOOR PLAN
0' 2' 4' 6'

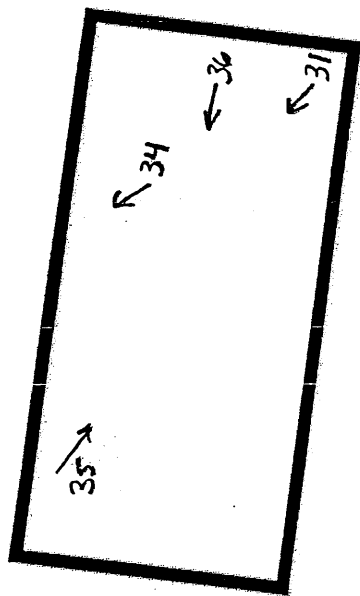
KEY TO PHOTOGRAPHS



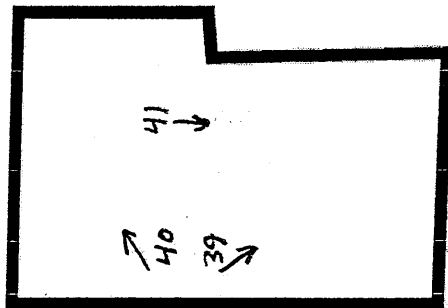
FARMHOUSE

BASEMENT PLAN
1" = 4'-0"

KEY TO PHOTOGRAPHS
INTERIORS



BANK BARN



CARRIAGE HOUSE



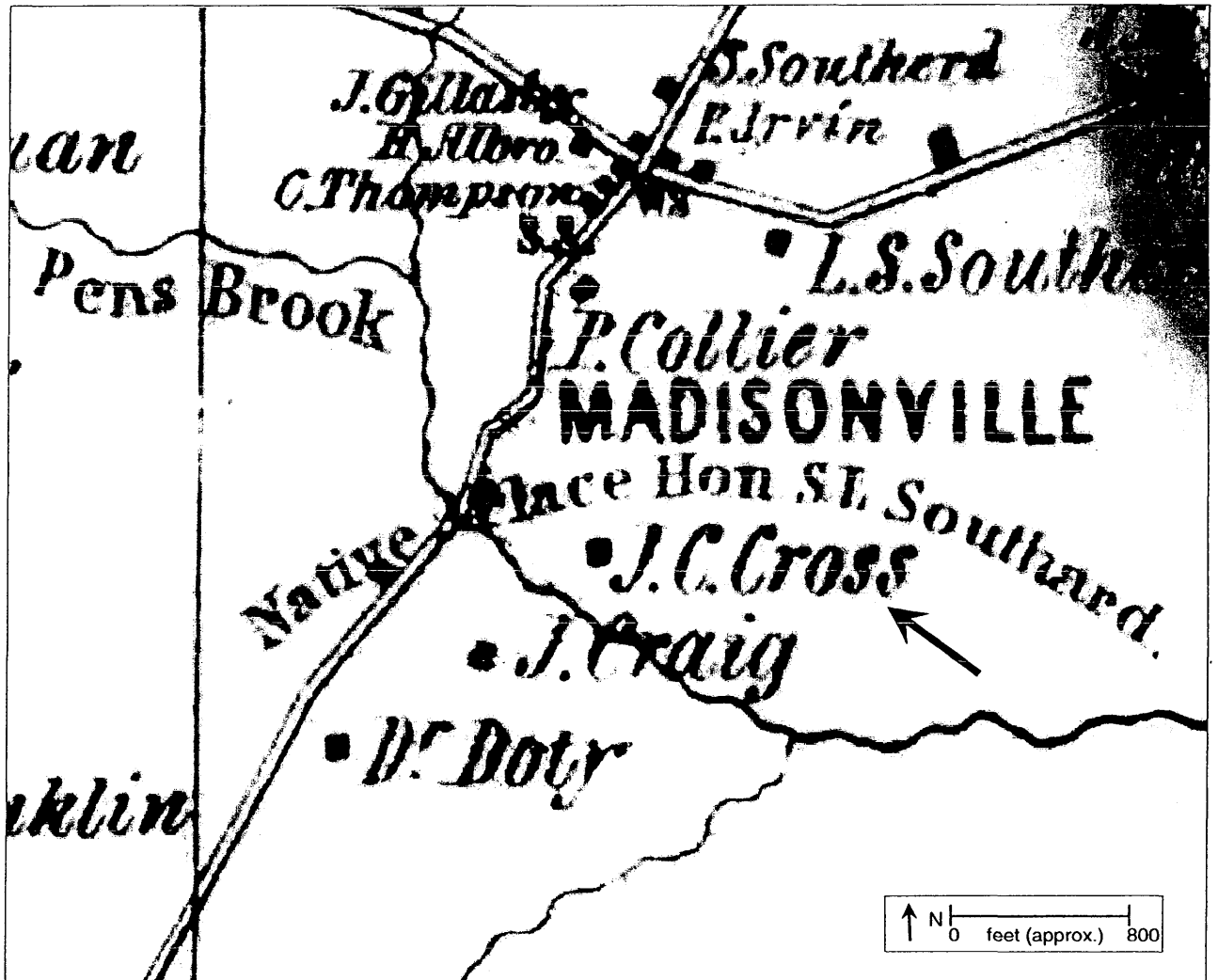


Figure 1. Otley, J.W., and J. Keily. Map of Somerset County. 1850.
 Boudinot/Southerd Farmstead indicated by arrow.



Figure 2. Beers, F.W. Atlas of Somerset Co. 1873.
 Boudinot/Southard Farmstead indicated by arrow.

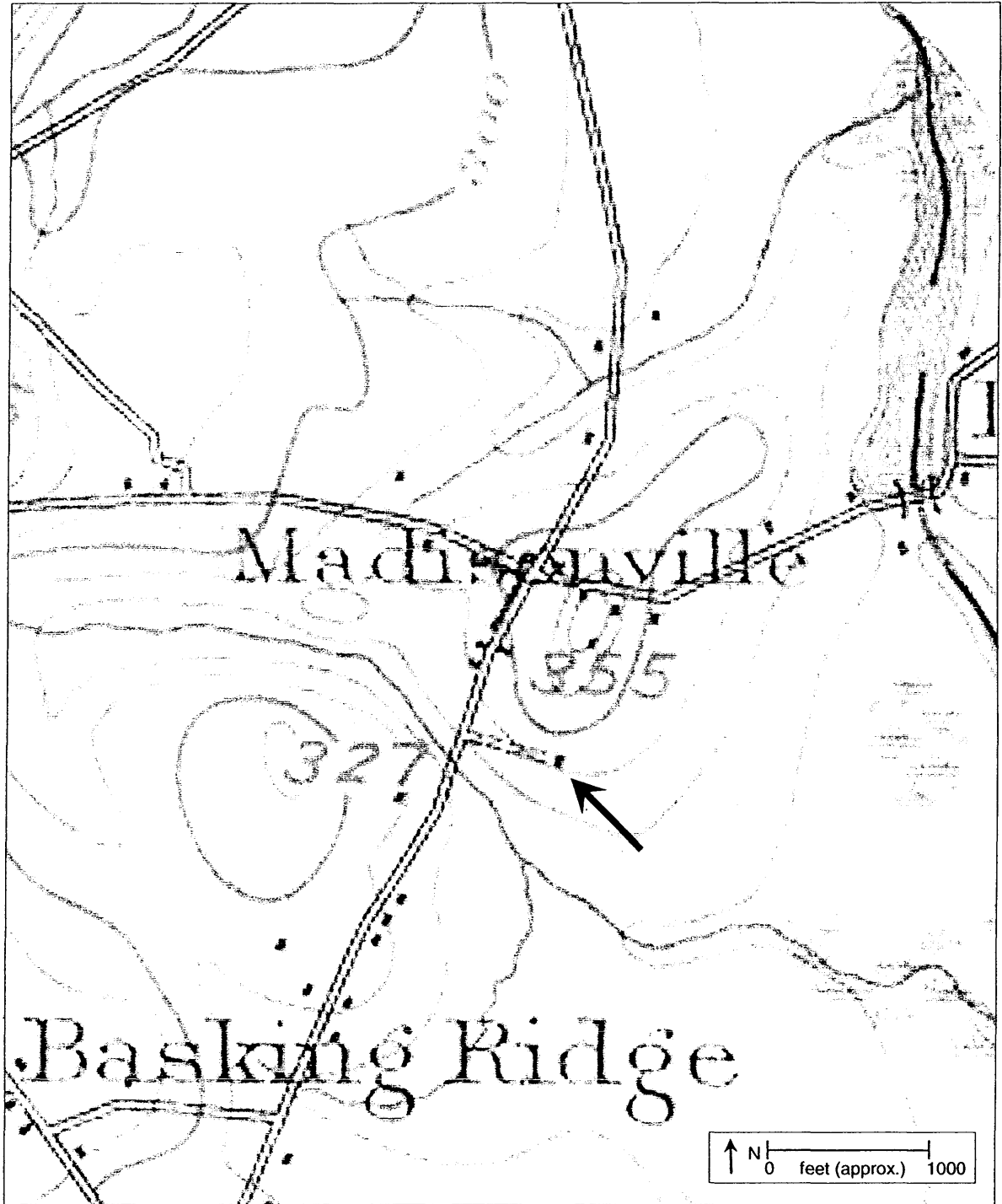


Figure 3. Somerville Quadrangle. 1905
Boudinot/Southard Farmstead indicated by arrow.

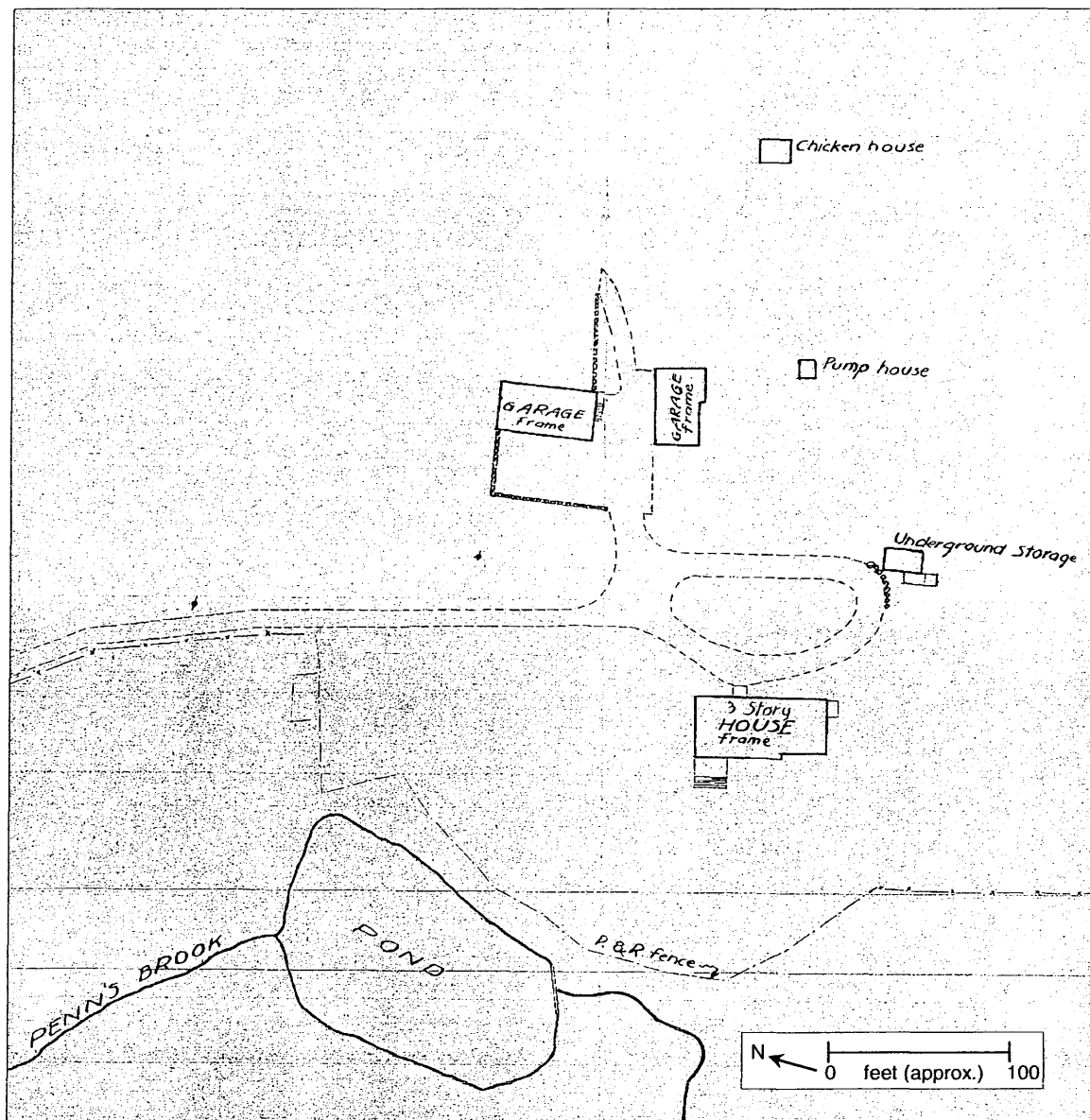


Figure 4. Turner, Kenneth A. Map Showing Property of Nathaniel E. Burgess, Basking Ridge, Bernards Twp., Somerset Co., New Jersey. 1947. Boudinot/Southard Farmstead indicated by arrow.