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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *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 listed in 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 Portland Place

other names/site number _____

2. Location

street & number 220 Hartshorne Road not for publication

city or town Middletown Township vicinity

state New Jersey code NJ county Monmouth code 025 zip code 07748

3. State/Federal Agency Certification

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

Signature of certifying official/Title Rich Boornazian Date 10/25/12

Rich Boornazian, Deputy State Historic Preservation Officer
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 this property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper Edson H. Beall Date of Action 12.12.12

Portland Place
Name of Property

Monmouth County, NJ
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
1		sites
2		structures
		objects
6		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling
AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Current Functions

(Enter categories from instructions)

VACANT/Not in use

7. Description

Architectural Classification

(Enter categories from instructions)

Georgian
Colonial Revival

Materials

(Enter categories from instructions)

foundation STONE
walls WOOD
roof WOOD
other

Narrative Description

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

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Portland Place, Monmouth County, NJ

NARRATIVE DESCRIPTION

SUMMARY

Set high on a bluff above the tidal Navesink River, Portland Place occupies a gently sloping lot of 4.7 acres, all that remains after a series of subdivisions between 1858 and 1885 reduced Thomas Hartshorne's 200-acre farm to its present size. The property's principal feature is its large frame house, an 18th-century dwelling, which was extensively enlarged and renovated as a country place during the late 19th and early 20th centuries in a manner sympathetic to its traditional form and simple Georgian style detailing (photo #s 1 – 4). Located near the south end of the lot, the house faces south overlooking the Navesink River and is accessed from Hartshorne Road by a long gravel driveway terminating in a turn-around before the north front. A frame carriage house/stable, most likely of early 20th century date and exhibiting Craftsman/Colonial Revival style influences, is located just east of the driveway's entrance from the public road (photo #s 26 & 27). Three small frame outbuildings complete the assemblage: a 19th-century well curb, just south of the house (photo #s 25); a tool shed of early 20th century date near the southeast corner of the carriage house (photo #26); and an early 20th-century pump house adjoining the east side of the lot (photo #30). The house is surrounded by an informal park-like landscape of wide sweeping lawns with scattered mature trees and other plantings that frame water views to the south and southeast and screen the adjoining property to the west (photo #s 32 – 35). Along the riverfront the lawns terminate in a bluff that drops off steeply to the water's edge. A small orchard occupies the area to the west of the driveway, and a small formal garden (photo #31), enclosed by fencing and shrubbery, is located northeast of the house. Beyond the garden, a woodland garden descends the bluff to the cove at the mouth of Tan Vat Brook, a small Navesink tributary (photo #36). The surrounding neighborhood is mostly wooded, a mix of county parkland and scattered, low density residential development that began in the late 19th century and continued during the 20th century. The property abuts Hartshorne Woods Park, whose acreage preserves over 700 acres of former Hartshorne family lands.

The property contains six contributing resources; they include three buildings: the house, carriage house/stable and tool shed; two structures: the pump house and well curb; and one site: the property's landscaped grounds. There are no non-contributing resources. The contributing resources generally are in good condition and exhibit relatively few modern alterations. While some early fabric has been lost, Portland Place retains its essential integrity of location, design, setting, materials, workmanship, feeling, and association.

HOUSE

(photo #s 1 – 24; contributing)

Summary Description

A linearly massed, two-and-one-half-story, gable-roofed dwelling with double-pile plan, Portland Place comprises four sections, designated A, B, C and D on the attached floor plans in the order of their construction. Sections A and B, which constitute the middle of the dwelling, are its oldest portions, the first evidently dating from c. 1717 and the second to the late 18th century. Section C to the east was added in 1889, and Section D on

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the west dates to the early 20th century. Section A began as a one-and-one-half-story house with Dutch anchor-bent (also known as H-bent) framing and was heightened upon the construction of Section B, which features a side-hall plan and a Dutch-American variant of the traditional anchor-bent framing. Sections C and D are built of dimensional lumber assembled with nails in contrast to the mostly hewn-timber mortise-and-tenon construction of the earlier sections. While retaining much of its original vernacular Georgian character, the house also exhibits modest Victorian and Colonial Revival embellishment typical of the late 19th/early 20th century. The clapboard-clad dwelling rests on a stone foundation and is covered with asphalt shingle roofing. The roof's overhanging eaves are slightly kicked, and three brick chimneystacks pierce the roof ridge. The house exhibits a mostly regular fenestration pattern composed of multi-pane sash windows with architrave or plain trim and louvered or paneled shutters, along with several entries with panel or glass-and-panel doors. Each side of the houses features a porch. A shed-roofed porch with simple posts and railing extends along most of the south front, merging with a recessed porch that occupies the first story of Section D. Another shed-roofed porch shelters the service entry at the east end of Section C, and a one-bay, hip-roofed porch serves the Section B north entry. Although most of this fabric dates to the late 19th and early 20th centuries, some early details remain including architrave window trim and the paneled Dutch door at Section B's south entry.

The interior of the house also exhibits a mix of fabric from the various phases of its construction. Original features in the dwelling's 18th-century portions include a large timber-linteled cooking fireplace in Section A's single first-story room and the Georgian-style staircase, mantelpieces and other woodwork in Section B, which retains its original side-hall plan with two rooms to the west of the stair hall on each story. During the country-place renovations, considerable care was taken to reuse or replicate old woodwork, an example being the recycling of chair rails as baseboards. Among other modifications made then, fireplace cupboards were replaced with French doors, fireplace mantels and paneling reworked, and new flooring and woodwork installed in some rooms. The original kitchen in Section A was enlarged by removing the partition between it and a smaller rear room and converted into a dining room (Figure #14), and a new kitchen provided in Section C, added in 1889, along with a butler's pantry and a number of small staff bedrooms on the two upper stories. The finishes of Section C, typical of a service wing, are quite simple and in keeping with those of the older portions of the house. Section D, which dates to the early 20th century, contains an en-suite bedroom, dressing room and bathroom on the second story above the recessed porch, which feature symmetrically molded woodwork typical of that era.

Summary Architectural Development

Something of the dwelling's early construction history can be understood from documentary and physical evidence. Secondary sources, presumably informed by family tradition, claim that Section A of the house dates to the 17th century and give 1788, when the property was owned by Thomas Hartshorne, Sr., as the date for Section B, and while the first assertion is unlikely, the second is quite plausible.¹ A c.1720 map (Figure #1) documents the existence of a house on or near the site of Portland Place, and physical evidence suggests this was the first story of Section A.² Dendrochronological analysis of three samples taken from oak timbers in that

¹ "Old Land- Marks in Middletown," *Red Bank Register*, July 22, 1885; Gustav Kobbe, *The New Jersey Coast and page 10.*

² "Survey of Hartshorne Lands by William Lawrence, abu [about?] 1720," MCHA Collection 86, Box 2.

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portion of the house all give a date of c. 1717 for their harvesting, strong evidence that the original portion of Section A was erected around that time.³ Physical evidence also suggest that Section A was built before Section B.⁴ Section B was extant by 1798, as documented by the Federal Direct tax of that year, which assessed Hartshorne for a frame, two-story dwelling, measuring 28 by 28 feet, with eight windows and kitchen.⁵ Section A began as a gable-roofed, one-and-one-half story, Dutch-framed dwelling with a double-pile floor plan and a stone and brick, east gable-end chimney serving a timber-linteled cooking fireplace in the larger front room and a corner fireplace in the smaller rear chamber.⁶ While Section A currently has two-bay front and rear elevations, whether or not this reflects the original fenestration pattern is unknown.⁷ Exactly when Section A was raised to its present height is unknown, but that event occurred before 1819, as documented in the water-color view of the house dating to that year (Figure #2).⁸ Section B, framed in a Dutch-American variant of the Dutch anchor-bent system, is a three-bay, two-story, side-hall plan block with west gable-end chimneys providing fireplaces in the two first-story rooms and one in the second story front room, the one in the first-story rear room being a corner fireplace.⁹ Its late Georgian style woodwork is consonant with a 1788 construction date, and that date also fits well with family history.¹⁰

³ Richard Veit, PhD., *Dendrochronological Study Of Portland Place, Middletown, NJ*, pp. 1, 2 & 6.

⁴ The west wall of Section A, which abuts Section B, has a pronounced eastward lean, which probably would not exist if it had been added to Section B.

⁵ Federal Direct Tax, Middletown Township, October 1, 1798. The dimensions given for Thomas Hartshorne's dwelling are almost identical to those of Section B, which measures 28'7" wide and 28'10" deep. A kitchen in this context typically referred to a kitchen wing or detached kitchen.

⁶ The original south rafter plate of Section A, exposed to view in recent renovation work, retains the mortises of the removed rafters. Section A's second-story south windows are supported by the plate, which explains the usual height of their sills. The large posts forming the vertical elements of the six Dutch H-bents also were exposed during the renovations; the cross members are visible as joists in the Room 101 ceiling. The triangular base of the fireplace remains in the cellar, but the fireplace itself has been removed.

⁷ One of the riverfront windows may have been an entry, or the entry was centered between the two extant window bays.

⁸ There is no evidence that the east gable of Section B, as visible in attic-story closets, was ever covered with siding, which would have been the case, if Section B was built before Section A was raised. However, if Section A had been raised to two-story height before 1798, one would expect the Federal direct tax to reflect that configuration in its description of the house. The frame of the raised portion of Section A & Section B is a mix of cedar and small oak timbers and could not be dated dendrochronologically [Veit, pp. 1, 2 & 6].

⁹ The tops of the large hewn posts of the anchor or H-bents are visible in the attic of Section B, and there are no small intervening studs, as would be the case in an English box-framed dwelling. Each H-bent presumably has two cross members running the full depth of the house, one each at the second-story and attic floor levels, instead of the single cross member at the attic floor level of the typical one-and-one-half-story Dutch-framed house. This two-story Dutch-American variant of the H-bent framing system has been little documented by architectural historians. Although perhaps not as common as the one-and-one-half-story H-bent, examples have been found in northern and central New Jersey and southern New York. Examples include the c. 1696 Voorlezer House, Richmontown, Staten Island; c. 1770 Hegeman House on Long Island; the early 19th-century Stelle House, Middlesex Co., NJ, and the 18th-century Van Horne House, Somerset Co, NJ, and several in Monmouth Co., NJ: the Grover House, Middletown (listed on National Register of Historic Places); Jan Schenck House, Holmdel; Denise Hendrickson House, Holmdel; Rhea Applegate House, Freehold; Jacob Van Dorn House, Marlboro; Perrine House, Millstone; Wainwright House, Colts Neck; and the Probasco House, Colts Neck. [Clifford W. Zink, "Dutch Framed Houses in New York and New Jersey," *Winterthur Portfolio*, Vol. 22 No. 4, Winter, 1987, pp. 289-291; John R. Stevens, *Dutch Vernacular Architecture in North America, 1640-1830*, page 31;

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An 1819 watercolor view (Figure #2), taken from the southwest, provides evidence as to the development of Portland Place by that time. It depicts the house as consisting of Sections A (full height) and B with what appears to be a lean-to appendage on the east gable end of Section A and a full width porch across the south front. Horizontal, bead-edged flush sheathing straddling the junction of Sections A and B on the first-story south front behind the present siding was exposed to view during structural repairs made several years ago.¹¹ A typical early porch wall treatment, the cladding—which exhibits traces of whitewash or white paint, as well as the ghost of a built-in bench, probably survives from this period. A course of metal flashing at what would have been the junction of the appendage's shed roof and the east wall of Section A can be seen in a closet in Room 209, above which the east wall of Section A was covered with wood shingles and below which, vertical plank siding.

Although the dwelling's riverfront is obscured by foliage in the 1819 watercolor, enough is visible to suggest that that façade of Section B had its extant three-bay fenestration. The 1798 Federal tax assessed Thomas Hartshorne for a dwelling with eight windows and kitchen. If the assessment data correctly reflected the dwelling's number of windows, Section B must have had fewer windows than it does today. Physical and documentary evidence suggest one possible fenestration pattern: the five existing windows on the south front and three on the north side (the extant stair landing window and one each for Rooms 101 and 204), and the gable-end walls blank, except perhaps for small gable windows not counted.¹² Certainly, it was not uncommon for 18th/early 19th century dwellings in New Jersey, and elsewhere, to have fewer windows on their rear elevation than in front.¹³ Hartshorne's dwelling and kitchen both would have had front and probably rear entries, and while those of his kitchen (Section A) subsequently were removed, those of his dwelling (Section B) survive. Extant early exterior fabric includes the paneled Dutch door at the river front entry of Section B and probably the ovolo-molded trim of the Section B's second-story south windows.

Few changes apparently were made to Portland Place during the middle decades of the 19th century, when it was owned and occupied by Margaret, Mary and Sarah Hartshorne, the unmarried daughters of Thomas Hartshorne, Jr., except perhaps Section B's north door and several paneled shutters, whose Grecian-ovolo moldings are typical of c. 1830-60. By the 1880s the dwelling reportedly had become rather "dilapidated," no

Van Horne House NJ/NRHP nomination; Monmouth County. Historic Sites Inventory, inventory #s 1316, 33,1318-6, 1318-45, 1316-33, 1328-6 & 1332-36; HABS NJ-679 & NJ-693].

¹⁰ Thomas Hartshorne's son Thomas was married two years earlier, to Sarah Biles "in the Dutch Church, at New York," and the house may have been enlarged to provide for his new family [Samuel Stillwell, *Historical and Genealogical Miscellany, Data Relating to the Settlement and Settlers of New York and New Jersey*, Volume II, page 291].

¹¹ Historic Buildings Architects, LLC, *Historic Structure Report for Portland Place*, page IV-117.

¹² The evidence includes the following: The north main block windows have plain trim, whereas those of the south front have architrave trim. The trim of the windows in Rooms 101 and 103 also differs, and the photograph taken before the construction of Section D documents that Section B's two second-story north windows had 2/2 sashes at that time. Furthermore, the first-story north windows of Section B are slightly narrower and taller than the second-story window directly above them. One possible explanation for this seeming anomaly is that the first-story windows are original, but that one of them was located on the second story and moved to the first story during the country-place renovations (making the present pair of first-story windows), whereupon two new windows were installed on the second story.

¹³ The Longstreet House in Holmdel is but one Monmouth County example [HABS NJ-411].

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doubt due to the owners' financial difficulties.¹⁴ Nevertheless, according to one observer, what appeared to be "an unpretentious conventional white farm-house" was inside "of a character to stimulate the interest of the antiquarian" visitor:

The building is divisible into two sections, the earlier including a stone kitchen and a two-storied section. The ground floor is occupied by a large, low-studded apartment, to one side of which is an immense old-fashioned fire-place. The black timbers hewn into shape with the axe are in excellent order and the heavy frame is also thoroughly preserved. The partition walls are of the most massive character. The second section of the house is an addition erected in 1788, and is almost as venerable in its appearance as the other parts of the building.¹⁵

The extensive renovations undertaken by Emmeline Ferlini and her husband after purchasing the property from Sarah Hartshorne's heirs in 1885 culminated in 1889 with the construction of a service wing (Section C) at the east end of the house, a project which required the removal of the stone kitchen or outbuilding and possibly incorporated at least the stone foundation of the shed appendage.¹⁶ Exterior alterations to the older portions of the house during the country-place renovations encompassed installing new clapboard siding, rebuilding the eaves cornice, reworking the windows and entries and constructing the four porches. For example, window and door trim was built out to compensate for the added siding, and historic photographs reveal that 2/2 sashes were installed in the second-story windows of Section B (Figure #s 4 & 6). Besides the 2/2 sashes, only the detailing of the overhanging roof eaves and the north entry porch (which has turned posts and foliated spandrel brackets) exhibit Victorian stylistic influences (Figure #4). The late 19th/early 20th-century renovations also included considerable interior work: chair rail moldings recycled as baseboards, new flooring installed, fireplace cupboards replaced with French doors, and fireplace mantels and paneling reworked, among other modifications. Yet care was taken, for the most part, to reuse or replicate old woodwork, and the floor plan, main staircase and fireplaces, with one possible exception, were retained.¹⁷

Portland Place appears to have achieved its present configuration sometime during the first decades of the early 20th century, with the construction of the two-bay west addition (Section D). According to Daniel Seitz, whose grandmother Mary Hartshorne Ward then owned the property, this occurred c. 1910 when a family

¹⁴ "Orange Blossoms Ferlini- Smith," *Red Bank Register*, January 27, 1886.

¹⁵ Gustav Kobbe, *The New Jersey Coast and Pines*, page 10.

¹⁶ "News From Middletown," *Red Bank Register*, April 17, 1889. The newspaper reported that "Elliot Smith is building an addition to his 'Hermitage' on the Shrewsbury, 16x24. This house was known as the Portland Place pavilion for many years. Mr. Smith has torn down the stone addition, and it was found that in the house and chimneys there were a thousand loads of stone." The dimensions given for the new addition are much smaller than those of Section C. That Section C incorporates the earlier appendage might explain the division of its cellar into two sections and seemingly integral extension of the west half of the cellar under the front porch.

¹⁷ The first story of Section A originally contained a rear room with corner fireplace, besides the larger front room with extant cooking fireplace. When the partition dividing the two rooms and the corner fireplace was removed is unknown. The 1880s guidebook description of the first story of the older portion of the house as "occupied by a large, low-studded apartment, to one side of which is an immense old-fashioned fire-place," which suggests that the removals had occurred by that time [*The New Jersey Coast and Pines*, page 10]. However, such a major change more likely formed part of the country-place renovations.

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named Bliss rented the house.¹⁸ What is known of the property's history of ownership and occupancy from other sources suggests that the west addition would not have been built much earlier, and probably dates c. 1911-20.¹⁹ A panoramic photograph (Figure #5), evidently taken not long after the construction of the west addition, documents the exterior appearance of the house at that time, which remains relatively unchanged today, except for minor modifications, most notably to windows, entries, porches and eaves, much of which work occurred in the late 20th century.²⁰ During the 20th century, interior alterations similarly were rather limited, aside from the remodeling of the first story of the east wing shortly after the death of Mary Hartshorne Ward in 1960, when the kitchen (Room 109) was converted into a living room and a new kitchen created in Room 107 and provided with an exterior entrance (Figure #15 documents the appearance of Room 109 before remodeling). As part of this work, the brick Victorian kitchen fireplace was concealed behind a recycled black marble mantelpiece. More recent changes included the installation of a galley kitchen alongside the fireplace in the dining room (Room 104) and subsequent structural repairs to Sections A and B.

Exterior Description

(Photo #s 1 – 4)

Although erected over a considerable range of time, the foundations of the different sections of the house exhibit the same rubble-stone construction, for which a local conglomerate stone was used. Popularly called "pudding stone" and "pea stone" among other names, the conglomerate is composed of quartz gravel naturally cemented by bog-iron and more formally known as Beacon Hill gravel.²¹ The foundations appear to have been repointed and patched in places, work probably occurring during the country-place renovations and more recently.

¹⁸ According to Dan Seitz, the last private owner of the property, the addition was built about 1910 by the Bliss family, who were tenants of his grandparents, Henry and Mary Hartshorne Ward [Interview with Daniel Seitz with Gail Hunton, Monmouth County Park System].

¹⁹ After Emmeline Ferlini Smith's death in 1892, her husband evidently experienced financial difficulties and lost title to the property. Benjamin Hartshorne, neighbor and distant cousin of the Hartshornes who had owned the house until 1885, acquired a tax lien deed from Middletown Township in 1896 and arranged for the Smiths' overdue mortgage to be assigned to his daughter Mary in 1898 [Monmouth County Deeds Book 567 page 229; J. Frederic Kernochan, Attorney at Law, invoice to Miss Mary M. Hartshorne, March 10, 1998]. The mortgage subsequently was foreclosed, and in 1902, Mary (then wife of Henry Ward), received a title deed from the county sheriff as high bidder at the auction held to satisfy the foreclosed mortgage [Monmouth County Deeds, Book 703, page 120]. However, Mary's title was clouded, since her father died in 1900, leaving his interest in the property as part of his residual estate to be shared by his three children [Monmouth County Surrogate Court Estate Record 12296]. It was not until 1911, that Mary's two siblings deeded their inherited interest in the property to her [Monmouth County Deeds, Book 907, page 20]. Some question as to the title must have remained; since in 1926, Mary's siblings again conveyed title to her by two additional deeds [Monmouth County Deeds, Book 1339, pp. 496 & 498].

²⁰ The late 19th-century exterior alterations included replacement of the 2/2 sashes with 9/9 sashes in Section B windows, replacement of a Section C north window with the present rear entry, replacement of a small window on the riverfront of Section C with a larger 6/6 sash window, modifications to porch posts and floor decks, and installation of new gutters and storm windows,

²¹ *Preservation Plan for All Saints' Memorial Church, Navesink, NJ*, page IV-7.

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All four sides of Portland Place are covered with clapboard siding and feature boxed overhanging roof eaves, fabric dating to the country-place renovations of the late 19th and early 20th centuries. The extant clapboards and corner boards are plain, and the siding exhibits evidence of subsequent patching in places. Vernacular Victorian work of vaguely Italianate style derivation, the boxed eaves incorporate a small bed molding at the junction of the soffit and plain frieze and retain crown molding with ogee/cove profile on the gable rakes. One unexplained anomaly is the larger bed molding of different profile on the north side of Section A. On the north and south elevations, the boxed eaves originally had an angled edge profile. Sometime after 1983, based on the evidence of a photo dated to that year (Figure #10), the crown molding and half-round gutters were removed and the angled edges squared out with continuous plywood blocking to receive the extant aluminum box gutters.²²

While the siding of the old Hartshorne house (Sections A and B) apparently survives, at least in part, behind the extant clapboards, little is known about earlier treatments, except in two areas exposed to view during recent renovations. A section of horizontal, bead-edged flush siding was uncovered straddling the junction of Sections A and B on the first-story south front. A typical early porch wall treatment, the siding – which exhibits traces of white paint, as well as the ghost of a built-in bench – probably is contemporary with the construction of the Section B in the late 18th century. A portion of the east gable-end wall of Section A can be seen in a closet in Room 209. Above a course of metal flashing evidently associated with the shed roof of the appendage depicted in the 1819 watercolor, the east wall framing of Section A was covered with wood shingles; below the flashing the framing is covered with vertical planks. Wide horizontal planking is visible in the attic stairwell of Section B (Room 303) and in knee-wall closets in Section A (Room 304), although the rather crude appearance and installation of this material suggests sheathing not finish siding. The nature of the original eaves treatment of the Section A is unknown, but the “kicked” out-lookers attached to the ends of Section B’s roof rafters, and extending well beyond the rafter plates, are evidence that Section B’s roof had flared eaves of the type associated with contemporary American-Dutch houses in northeastern and central New Jersey and southern New York.²³

Physical evidence establishes that Sections A and B were resided before Sections C and D were added and that the roof eaves, rebuilt concurrently, were continued on the east and west gables, respectively, of Sections A and B.²⁴ Since the elderly and financially strapped Hartshorne sisters are unlikely to have undertaken such major work and Section C can be dated to 1889 from a contemporary account, there can be little doubt that new siding and eaves formed part of the initial renovations undertaken by Emmeline Ferlini after she acquired the property in 1885.²⁵ In constructing Sections C and D care was taken to match the 1885 siding and eaves detailing.

²² On the riverfront, the eave’s earlier half-round gutter was present only the east of the porch.

²³ Stevens, pp. 58 & 59.

²⁴ The evidence consists of vertical seams and/or corner boards at the junctions of Sections B and D and Sections A and C and corresponding mitered seams in the eaves treatment. That the vertical seam in the siding on the riverfront between Sections A and C is interrupted between the second-story windows may be the result of siding replacement.

²⁵ “News From Middletown,” *Red Bank Register*, April 17, 1889.

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Judging by its condition, the asphalt shingle roof probably dates to the last quarter of the 20th century. The wood shingle roof exposed to view in the attics of Sections B and D presumably is the one visible in an early 20th-century photograph covering the entire house (Figure #5). The portion cladding Sections A, B and C probably was installed in the 1880s renovations, and was matched for Section D. Sections A and B undoubtedly were covered with wood shingle roofs throughout the 18th and 19th centuries. The roofs of Sections A and C incorporate five gable dormers—three with single-windows on the river front and two with double windows on the rear—that probably date to the construction of Section C. All dormers have overhanging eaves with simple bargeboard on their raking eaves. A photograph of the house taken before the construction of Section D documents the existence of a roof hatch, or perhaps a skylight, between the two dormers on the north side of Section C (Figure #4). The extruded skylight at that location is a late 20th century replacement.

The dwelling's three brick chimneystacks are constructed in the common bond and have similar corbelled drip caps. The stacks of the Section A & B chimneys may well have been rebuilt during the country-place renovations; the Section C chimney dates to that era. The stacks appear little changed from their depiction in the early 20th century photograph (Figure #5), although a stove pipe protruding from the Section A stack was removed by the 1940s (Figure #6). More recently, the Section B and C stacks have been repointed. The Section A stack, apparently little altered, is painted red, as are the chimneys' flashing and the three iron sewer vents piercing the roof. The exposed masonry at the base of Section B's gable-end chimney is a distinctive traditional feature typical of early frame dwellings throughout the region.²⁶ The exposed chimney back, presumably of brick construction, has been parged with cement.

The dwelling's fenestration remains largely as it was during the country-place renovations and has been subject to relatively little modification since that time, except for the enlargement of one window, the replacement of another window with a door, and the replacement of a number of window sashes. While the fenestration pattern of the old farmhouse appears to have been retained in the late 19th century work, at least on the riverfront, there is some evidence, as previously discussed, suggesting that more changes were made to the north elevation (see footnote #12). In general all four sides of the house exhibit a regular fenestration pattern, as regards the alignment of the first and second-story windows, if not the spacing of the window bays themselves, although the placement of the windows on the north and south sides of Section C is somewhat more irregular than elsewhere.

The dwelling's windows have multi-pane sashes (some double hung) with either plain or architrave trim and louvered or paneled shutters, along with wooden storm windows or aluminum storm/screen replacements. The cellar windows feature simple wooden frames and multi-pane sashes, dating to the country place renovations and more recently. However, the two south cellar windows of Section A have nine-light sashes which may be early and/or recycled fabric. Both sashes feature narrow muntins with Roman ovolo molding, a muntin profile typical of the late 18th/early 19th century period. The architrave trim of the second-story riverfront windows of Section B also incorporates a Roman ovolo molding along the outer edge and may be original fabric. Section B's two first-story south windows have architrave trim, featuring a large ovolo/cavetto outer molding, but the unusual depth of the trim suggests that it was reworked to compensate for the increased

²⁶ This traditional construction detail may have been intended to reduce the chance of fire by eliminating framing members behind the fireplace.

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wall thickness resulting from the installation of the clapboard siding in the 1880s. Historic photographs document that Section B's second-story windows acquired 2/2 sashes during the country-place renovations, which were replaced by the extant 9/6 sashes sometime after 1983 (Figures #s 4, 5, 7 & 10). The 12/12 sashes of the first-story south windows, which are double hung on weighted chains and whose muntins have an ogee profile, were extant by the 1940s; they probably date to the country-place renovations, but perhaps not as early as the 2/2 sashes. A photograph (Figure #5) taken before Section D was added to the house, reveals that Section B's two second-story north windows, slightly wider and shorter than those of the first story, featured 2/2 sashes at that time while the latter had 9/9 sashes, all with plain trim. If the north side of Section B originally had one window on each story besides the landing window (as suggested by the 1798 Federal Direct Tax assessment), the seeming anomaly in the size of the existing first-story and second-story windows might be explained by the country-place renovations: possibly the relocation of one original second-story window to the first story (creating a matching pair of first-story windows) and the introduction of two new second-story windows with 2/2 sashes. The second-story windows currently have 9/9 sashes installed after 1983; the landing window has 6/6 sashes. On the west side of Section B, two French doors flanking the chimney open onto Section D's recessed porch, presumably installed when Section D was added. The multi-pane, single-leaf French doors have plain trim which incorporates a small molded cornice, unlike the trim of the other windows of the house. The openings are fitted with wooden screen doors, presumably of early/mid 20th-century date.

Nearly all of the Section A and C windows, including the dormers, feature 6/6 sashes with plain trim, fabric evidently dating to the country-place renovations. The floor-length windows opening onto the riverfront porch of Section A, probably also date to the late 19th or early 20th centuries, and presumably replaced a door and window (or perhaps two windows flanking a central entry). While their multi-pane, single-leaf storm doors must date to the first half of the 20th century, if not earlier, the mahogany-framed two-leaf inner French doors were installed in 2001.²⁷ Section C originally had one small first-story window on the river front, located immediately east of the east end of the porch, whose size and placement presumably related to internal service uses (Figures #s 5 & 6). In the 1960s remodeling of the first story of Section C, it was replaced by a larger 6/6 sash window. At the same time, a 6/6 sash window on the north side of Section C was replaced by the present north entry, and it is possible that that window was reused for the enlarged south window.²⁸ Another small six-light window survives on the second-story north side of Section A. In contrast to the other portions of the house, Section D features two-light, double hung sashes, except for the two 6/6 sash west gable windows, possibly recycled from the west gable of Section B. All of the windows have plain trim.

Wooden storm windows survive on most windows of Sections A and C. Aluminum combination storm/screen windows were installed on nearly all Section B and D windows, as well as a few on the north sides of Section A and C, during the second half on the 20th century.

Except for the paneled shutters of the first-story windows of Sections A and B, most of the dwelling's windows have two-panel shutters with moveable louvers, whose construction and hardware indicate that they were installed during the country-place renovations. The factory-made, L-shaped hinges swing on pintles mounted on plates attached to the window frames. Photographs document that the dormer windows also had

²⁷ *Historic Structure Report for Portland Place*, page IV-1.

²⁸ *Ibid.*, page IV-123.

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louvered shutters, at least some of which remained in place until the 1980s (Figures #7 & 10). The paneled shutters at the first-story windows of Sections A and B are of several types, and several pairs appear to be earlier fabric, recycled and/or rehung during the country-place renovations. The three-panel shutters of Section B's south windows feature recessed panels on the open face with an ogee-edge molding and flush panels on the closed face with beaded-edge molding. Possibly of early/mid 19th century date, they are mounted on hand-wrought iron strap hinges. In rehanging the shutters during the country place renovations, to compensate for the increased wall thickness, blocking was added to the window trim to receive the plate-mounted hinge pintles and the strap hinges were bent to fit on the pintles. The three-panel shutters on Section B's north windows feature a small Grecian ovolo edge molding typical of c. 1830-60. They are mounted on short, thick strap hinges, possibly replacements dating to the country-place renovations, as are the plate-mounted pintles, and are fitted with iron throw bolts, which may be earlier fabric. Section C's two first-story north windows have two-panel shutters with a small bevel/ogee-edge molding. Obviously recycled, they are hung backwards on early iron strap hinges with "penny" finials married to plate-mounted pintles. The French doors of Section B and C feature similar two-panel shutters, recessed on the open face with a small bolection molding. Hung on hinges similar to those of the louvered shutters, they probably date to the early 20th century.

Besides the French doors included in the discussion of its windows, Portland Place has four entries, located on the north and south sides of Section B and the north and east sides of Section C. Both Section B entries are original, but like the windows, were reworked during the late 19th/early 20th-century renovations. The riverfront entry retains an early paneled Dutch door and a five-light transom, but in accordance with typical 18th-century construction there originally must have a transom bar that was subsequently removed, presumably in conjunction with alterations made to the frame and trim. The stepped architrave surround incorporates an ovolo/cavetto outer molding resembling that of the adjoining Section B windows and, no doubt, was reworked concurrently. The upper leaf of the door has four panels, and the lower leaf, two. Typical of late 18th/early 19th century work, the raised panels on the outer face of both leafs feature an ogee molding around the outer edge and a small Roman ovolo at the edge of the raised fields. The recessed panels on the inside face of the door are edged with the same ogee molding. A strip has been nailed to the top of the door's upper leaf. Both leafs are hung on H-L hinges, which maybe early fabric, but the mix of nails and screws used are evidence of rehanging, if not recycling. The cast-iron Victorian rim lock and iron throw bolt probably date to the late 19th century, but the door's brass knob appears to be a more recent replacement. The wooden storm/screen door dates to the second half of the 20th century, a replacement of a wooden-framed screen door depicted in a 1940s photograph.²⁹ Section B's north entry features plain trim dating to the country place renovation, but retains what appears to be an earlier, but not original, four-panel door. A small Grecian ovolo molding like that of the adjoining Section A window shutters edges the recessed panels on the door's outer face, suggesting a mid 19th century date. The door is hung on butt hinges; its lock is a 20th century replacement. The Section C east entry dates to the country-place renovations. It retains early trim, but its wooden-framed, multi-pane door and storm door probably are mid 20th-century replacements. The Section C north entry dates to the 1960s renovations, and replaced a 6/6 sash window.³⁰ It has plain trim and a glass-and-panel door. Its aluminum storm/screen door was installed in the late 20th century, as was that of the Section B north entry.

²⁹ *Historic Structure Report for Portland Place*, pp. IV-117 & 118.

³⁰ *Ibid.*, pp. IV-125 & 126.

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Portland Place features porches on all four sides. They date to the country place renovations, but exhibit evidence of subsequent modifications. Presumably a replacement for the shed-roofed riverfront porch depicted in the 1819 watercolor, the eight-bay, shed-roofed porch extending across much of the south front of the house is quite simply detailed. If it was built in the 1880s, special care must have been taken to incorporate the subsequent addition of the two western bays fronting Section D since there is no noticeable seam in the porch at the junction of Sections B and D. Alternately, the porch may have wrapped around the west end of Section B and that end rebuilt when Section D was added in order to incorporate the recessed porch ell which occupies the first story of Section D, or it may be contemporary with the construction of Section D. The "lamb's tongue" chamfer-cornered square posts, square-spindled railing and exposed-rafter roof appear little altered from their depiction in early 20th-century photographs, except that the roof eaves incorporated a built-in gutter detailed as a cornice with crown molding and wood shingles covered the roof. The gutter survived until at least 1983, as documented by a photograph taken in that year (Figure #10), but was replaced by the extant aluminum box gutter sometime thereafter, perhaps in conjunction with the replacement of the main roof's gutters.³¹ The asphalt shingle roof also appears to be contemporary with that of the main roof. The exposed plank roof sheathing may be original, as are the exposed rafters whose ends are decoratively cut in a curvilinear pattern. The narrow tongue-and-groove flooring appears to be a fairly recent replacement of an earlier wooden porch deck. The brick steps aligned with the Section B south entry were extant by the 1940s and replaced wooden steps visible in earlier photograph (Figure #5). The wooden porch deck originally continued into the recessed porch ell, but sometime after 1983, the deck in that area was rebuilt in masonry with poured concrete floor and brick-faced foundation.³² The recessed porch originally had a projecting box cornice on its west and north sides, which probably was removed and extant simple drip molding added around the same time as the floor alterations. The railing also was removed from the north and west sides of the porch, and the posts replaced. The chamfer-cornered replacements are solid posts, unlike the surviving original posts along the riverfront, each of which is constructed of a post faced on opposite sides with chamfered corner boards. The recessed porch's ceiling is covered with narrow, bead-edged, tongue-and-groove sheathing, and evidently is original fabric.

In its construction and detailing, the three-bay east porch resembles the riverfront porch and probably is its contemporary. The roof rafters are exposed and have decoratively cut ends, but an early 20th century photograph indicates that the eaves did not incorporate a built-in gutter (Figure #5). The photograph also documents that the enclosure of the porch's north bay is an early, probably original feature. The posts and railings resemble those of the south porch, but the steps and handrails are late 20th-century replacements. The narrow tongue-and-groove flooring also is likely to have been replaced. Two photographs dated to 1945 reveal that the porch was screened at that time, but no screening is evident in earlier or later photographs (Figures #s 5 & 7).

The one-bay, hip-roofed entry porch at Section B's north entry exhibits simple late Victorian decorative embellishment. Extant before the construction of Section D, as documented by an early photograph, it probably dates to the 1880s renovations (Figure #4). It originally had turned posts and stick-work side railings, but these elements were removed and the chamfer-cornered square posts installed sometime after 1983, at which time the flag-stone porch deck presumably was constructed in place of a wooden deck and the asphalt shingles applied to

³¹ *Historic Structure Report for Portland Place*, page IV-118.

³² *Ibid.*

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the low-pitched roof.³³ However, the original tracery spandrel brackets were re-installed and at least one of the posts was saved (stored in the carriage house). The exposed roof framing and eaves survive intact. Bead-edged tongue-and-groove boards were used for the roof sheathing, and the lower edges of the rafters are reeded, which along with the arrangement of the rafters suggest a groin pattern. The boxed roof eaves feature a large bed molding.

Construction

Supported by coursed rubble-stone foundations, the two older portions of Portland Place (Sections A and B) are of traditional mortise-and-tenon construction, utilizing mostly hand-hewn timber and incorporating – to judge from the small portions of the frame that are exposed to view – traditional Dutch framing techniques, along with a distinctive American-Dutch variant. In accordance with Dutch tradition, the original one-and-one-half-story portion of Section A was framed with six H-bents whose cross members span the depth of the dwelling and serve as the upper floor joists (photo #11). Typical of such work, the joists are carefully hand planed and exposed to view in the ceiling of Room 104. White oak was employed for these framing members, and the three samples obtained from these timbers for dendrochronological testing gave a c.1717 date for their harvesting.³⁴ The original south rafter plate of Section A, supported by the south post of each bent, was uncovered during recent renovation work and retains the mortises which received the ends of the removed rafters. Exposed to view and repaired during the 2001 structural work, the framing of the north and south walls on the first-story level appear to have been previously rebuilt, probably during the country-place renovations, when posts were removed and small studs inserted.³⁵ The framing under the first floor was extensively rebuilt in the later 20th century leaving little early fabric, except for the small fragment of a cross beam that supported the floor joints about mid span. Portions of the frame of the upper story added to Section A, for which cedar was employed, can be seen in the front and back knee-wall closets of Room 304. The added framing consists of hand-hewn posts, evidently aligned with the posts of the H-bents below, which support the new rafter plates (photo #23). Within each bay on the north and south walls, diagonal braces provide stiffening, and the end bays incorporate an intermediate stud below the brace, which accords more with English practice. Floor nail patterns within the closets suggest that, in accordance with H-bent construction, the third-floor joists evidently align with the added posts, but if they are clear spanning or interrupted by a cross beam is unknown. During recent structural repairs a small section of brick infill was uncovered in the first-story north wall, suggesting that the perimeter walls were “nogged” with brick, a traditional practice.³⁶

Little of Section B's frame is exposed to view, but the tops of the large hand-hewn posts in the north and south walls visible in the attic, together with a lack of intervening studs, indicates the presence of a distinctive Dutch-American variant of the traditional Dutch anchor-bent system. In order to construct a two-story dwelling, each bent of the variant has two cross members (one each at the second and attic floor levels) instead of one as

³³ Ibid.

³⁴ *Dendrochronological Study Of Portland Place, Middletown, NJ*, page 1.

³⁵ *Historic Structure Report for Portland Place*, page IV-1.

³⁶ Ibid.; *Dendrochronological Study Of Portland Place, Middletown, NJ*, page 2.

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in the typical Dutch anchor-bent system (Figures 16 & 17).³⁷ Section B's two-story wall posts support large hand-hewn rafter plates, with diagonal braces within several bays to stiffen the junction of post and plate. The widely spaced pairs of common rafters are joined at the peak by a pegged lap joint without a ridgepole and around mid length by collar beams. The rafter ends are flush with the outer faces of the plates, and short added timbers or out-lookers, which appear to be contemporary with the rafters, served to frame the eaves cornice. The angle of the out-lookers gives the eaves a slight kick, a characteristic detail of much Dutch-American construction in northeastern and central New Jersey during the later 18th and early 19th centuries.³⁸ The gable walls appear to be framed with horizontal girts and widely spaced studs; a saw-cut stud visible in the attic stairwell appears to be contemporary with the horizontal sheathing under the present clapboards and may have been added. The first-floor framing was extensively rebuilt in the 20th century. All of the first-floor joists have been replaced, although several hewn support beams survive, and steel support columns installed in Room 002. Interior partitions appear to be of stud construction.

Portland Place has three early interior gable-end chimneys. The east gable-end chimney of Section A, contemporary with the construction of the oldest portion of the house, originally served two fireplaces, of which only the timber-linteled cooking fireplace in Room 104 survives. Two massive stone piers spanned by hewn-timber lintels provide support for the cooking fireplace; the adjoining triangular stone base of a removed corner fireplace remains. Although the cooking fireplace has brick jambs and rear wall (photo #12), the first-story of the chimney is evidently of rubble stone construction, judging from its rear wall, exposed to view in Room 107, which probably was originally expressed on the exterior as an exposed chimney back (photo #14). In any case, the upper portions of the chimney are brick, presumably rebuilt or at least heightened when the roof of Section A was raised, and it is possible that the brick lining of the firebox represents a contemporary alteration. The two west gable chimneys of Section B are supported by solid stone bases, that of the south chimney, which serves two fireplaces, being rectangular in section and the north, triangular in section, its chimney serving one corner fireplace. Both chimneys probably are of brick construction; at least those portions visible in the attic are brick. The two west-gable chimneys are joined into one large stack several feet above the level of the attic floor, and a shallow brick barrel vault spans the space between them below the stack. Although the fireboxes of the three fireplaces have been parged with cement, the result of country-place renovations, all appear to conform to the Rumford type that became popular in the late 1700s as a more efficient heating design and feature angle jambs and a relatively shallow firebox with sloping rear wall (photo #s 7 & 10).³⁹ The brick hearths may be early fabric. The north chimney on the second story features a pipe thimble, evidence that a stove was used to provide heat in Room 204 (photo #17). The second story of section A may also have been heated by stove vented into the chimney.

³⁷ Stevens, page 31. The Van Horne House, an 18th-century dwelling in Bridgewater, Somerset County, is one New Jersey example [Historic Building Architects, LLC, & Dennis Bertland Associates, *Preservation Plan for the Van Horne House*, April, 2001, pp. II-4 & 24].

³⁸ *Ibid.* pp. 58-59.; Zink, pp. 278 & 280. A Monmouth County example with kicked eaves is the Cornelius Couwenhoven House [HABS NJ-646].

³⁹ Count Rumford published his first essay on fireplace improvements in 1796 in London. Rumford included instructions and illustrations for altering existing fireplace [Henry J. Kauffman, *The American Fireplace: Chimneys, Mantelpieces, Fireplaces & Accessories*, NY: Galahad Books, 1972, page 231].

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In contrast to the older portions of the house, Sections C and D, which were constructed during the country-place renovations of the late 19th and early 20th centuries, are lightly framed with milled lumber of standard dimensions. Framing exposed to view in the attics of both sections is assembled with wire nails, a nail type in common use today but not widely available before the 1880s (photo #24).⁴⁰ Section C has an interior chimney, which evidently incorporates two flues, one serving the former country-place kitchen fireplace in Room 109 (Figure #15) and the other the present oil furnace. The chimney is of brick construction above the solid stone base. Two small brick piers that project from the chimney base appear to provide support for the floor framing.

Interior

Basement

The cellars of Sections A, B & C are utilitarian spaces. While Section A has a full cellar (Room 002), that of Section B (Room 001) stops about twelve feet short of the west end, beyond which is a crawl space. The stonework of the cellar walls survives largely intact and, while patched and repointed in places, bears traces of white wash, a common finish for such spaces, which typically were used for cool storage. Anomalies in the stonework at the west end of the north wall in Room 002 document the location of a hatch entrance, which subsequently was blocked up, perhaps during the country-place renovations, and a window installed; the edge of what appears to have been its first step protrudes slightly from the wall. The cellar floors, presumably earth or brick originally, have been replaced with poured concrete, and the exposed framing of the floors above, which constitutes the ceiling treatment, has been almost entirely reconstructed within recent decades.

Physical evidence indicates that the cellar of Section C was built in two parts. Joints in the stonework indicate that the stone partition that divides the cellar into two sections is integral to the western half (Room 003), which evidently remains from the shed-roofed appendage depicted in the 1819 watercolor of Portland Place (Figure #2). This portion of the cellar features an integral appendage that extends under the front porch, as well as a window, now block up, in its east wall. A hatch entrance at the east end of the north wall provides exterior access, and a single-run staircase rise along the east wall in front of the blocked window. The concrete hatch steps are mid/late 20th-century replacements, and the crudely built, ladder-like stairs, without risers or railing, may also have been replaced. Throughout the eastern and western halves of the Section C cellar, the floors are poured concrete; the first-floor framing is exposed to view in the ceiling. At some time presumably during the first half of the 20th century, brick partitions were constructed to create a furnace room (Room 005) in the northeastern of the cellar, and the present oil furnace, which is vented into the chimney, may replace an earlier coal furnace, although where the coal bin would have been located is unknown.

First Story

While the first story of Section B retains its original floor plan, those of Sections A and C have been altered in varying degrees. Section B features a full-depth stair hall with an open U-turned staircase providing

⁴⁰ Lee H. Nelson, *Nail Chronology as an Aid to Dating old Buildings*, National Park Service, n. p.; James L. Garvin, *A Building History of Northern New England*, page 77.

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access to the second story, and two west rooms (the southern room larger than the northern room), both with fireplaces (photo #s 5 – 10 & 15 – 17). Section A originally contained two rooms on its first story: a larger front room or kitchen with cooking fireplace and smaller north room with corner fireplace. Mortises in the ceiling joists document the location of the partition dividing the two rooms. While no evidence has been uncovered, Section A must have had a staircase for access to cellar and attic. Presumably enclosed (and fully or partially newel-turned), it would have been located along the west wall (most likely partitioned from the north room) or possibly to the south of the kitchen fireplace. However, the latter location is problematic due to small size of the space and the doorway connecting to the east appendage. The partition between the two rooms, corner fireplace and staircase most likely were removed during the country-place renovations to create one large dining room (Room 104), but these alterations, in whole or part, might have occurred earlier (Figure #14; photo #s 11 & 12). Section C, erected in 1889, provided new service quarters, comprised of a kitchen (Room 109) with cooking fireplace and two rooms to its west, one (Room 108) presumably a butler's pantry and another (Room 107), perhaps a servants' hall (photo #s 13 & 14). Between the latter and the kitchen chimney, an enclosed single-run staircase gives access to the second-story; a small room taken from the north end of the east porch (Room 110) probably served as a larder. This arrangement evidently survived until renovations undertaken in 1960-62, at which time the partition between Rooms 108 and 109 (its location documented by a 1957 photograph, Figure #15, and a change in the flooring) was removed.

The first-story of Section A (Room 104) retains almost no early fabric except for its fireplace and ceiling; the floor, walls and woodwork all date to the country-place renovations or more recently (photo #s 11 & 12). The fireplace's timber lintel undoubtedly is early fabric, and a section of early plaster survives above it. The simple bracketed mantelshelf conforms to a typical early treatment, but further physical investigation would be necessary to determine its provenance. The brick jambs and rear wall may represent a relining of the stone firebox, perhaps contemporary with the late 18th century building campaign. That the brick hearth extends beyond the line of the removed partition appears to be evidence that it was reworked after the partition was removed. The hand-planed ceiling beams feature chamfered edges, and the exposed, random-width ceiling boards (the second-story flooring) probably are early fabric. The room's narrow tongue-and-groove flooring was installed with wire nails, indicating that it dates no earlier than the 1880s. Except for a section of plaster dating to the country place renovations, or perhaps earlier, remaining on the west wall, the room's wall plaster was removed during the recent structural repairs and replaced with sheet rock. The simple window and door trim with quirk-beaded inner edge probably represents a mix of country-place and more recent work. While the mahogany-framed French doors of the two-riverfront windows date to 1981; two-leaf multi-pane door of the 103/104 doorway appears to be considerably earlier.⁴¹ What appears to be recycled bead-edged sheathing was employed around the fireplace and for a closet enclosure in the southwest corner; exactly when it was installed is unknown. The sheathing associated with the fireplace probably is contemporary with the c. 1981 installation of the kitchenette to its north.⁴² A photograph dating to the 1930s or 1940s, perhaps somewhat earlier, depicts a plastered chimneybreast and plate shelf above the fireplace mantel, as well as a closet to the left of the fireplace in the area now occupied by the kitchenette (Figure #14).

⁴¹ *Historic Structure Report for Portland Place*, page IV-1.

⁴² According to Daniel Seitz's godson, Henry Gulick, Seitz installed the kitchenette three years before his Aunt Mary died in 1984 [Henry Gulick interview, July 29, 2010].

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The first story of Section B retains considerably more early fabric than does Section A, but also exhibits extensive country-place renovations, as well as more recent alterations (photo #s 5 – 10). The finishes throughout the three rooms (Rooms 101, 102 and 103) are similar. The narrow, tongue-and-groove flooring probably dates to the country-place renovations, and the plain baseboard in Room 101 appears to be contemporary with the flooring. The wall and ceiling plaster must have been replaced during that renovation campaign, or was extensively patched to accommodate various alterations made then. The picture molding just below the ceiling also dates to that period. The most notable early features are the staircase and the fireplace mantels, which reveal Georgian style influences. The open U-turned staircase in Room 103 is comprised of a long lower run and two short upper runs broken by landings. It has square newel posts with molded caps, molded handrail, square spindles, treads with molded edge and an open stringboard with quirk-bead molded edge (photo #5). The triangular area below the lower run is enclosed with wide, hand-planed tongue-and-groove boards with quirk-bead molded edge. The upper landing and top run retain reflected newel posts and symmetrically molded chair rail with delicate fillet/ogee edge moldings, but this treatment was removed from the lower portions of the staircase (photo #15). The c. 1780 section of the Woodward-MacKenzie House, near Arnetown, Monmouth County, has a staircase of similar design.⁴³ Both fireplaces feature simple Georgian mantels and chimneybreasts sheathed with a single raised panel. Resembling a plate in Asher Benjamin's seminal 1797 architectural handbook, the mantels have a molded surround, simple frieze and molded cornice.⁴⁴ The Room 101 mantel features a convex-curved frieze (Photo #10). The Room 102 mantel has a flat frieze with curved ends and was subsequently altered, presumably during the country-place renovations, by flipping the frieze and cornice (photo #7). The ghost of the cornice's original position can be seen on the chimneybreast paneling (photo #9). The mantel and chimneybreast paneling curiously extend a few inches beyond the south end of the chimneybreast, and the extension is trimmed with an added strip of wood with "lamb's tongue" chamfered corners, resembling those of the south porch posts. This unusual treatment can be explained by the removal of a flanking cupboard during the country-place renovations, presumably to accommodate the installation of the French doors flanking the fireplace. A section of salvaged wall paneling, presently displayed in Room 103, may have been taken from this location (photo #6). The profile of the raised panels matches that of the chimneybreast paneling, and one of the stiles retains early iron hinge plates of a size consistent with cupboard doors. The hinges are attached with hand wrought nails, and their placement indicates that the cupboard had at least two doors, one above the other, and a fixed panel over the doors.

Other early woodwork on the first-story of Section B includes the portions of the baseboards and the architrave trim of several doors and windows, which exhibit rather delicate molding profiles typical of the late 18th/early 19th centuries and resemble examples in Benjamin's 1797 architectural handbook.⁴⁵ The symmetrically molded upper portion of the baseboards in Rooms 102 and 103 matches the surviving staircase chair rail. It evidently constitutes chair rail removed during the country-place renovations and recycled as baseboard. The plain lower portion of the baseboard in Room 102 appears to predate the installation of the flooring and may be early fabric. The trim of the two south windows in Room 102 has a fillet/cavetto outer molding and quirk-beaded inner edge, and the stepped trim on the both sides of Door 101/102 incorporates an

⁴³ HABS NJ-202.

⁴⁴ Ashler Benjamin, *The Country Builder's Assistant*, Plate XVII. As described on its title page, this seminal handbook of carpentry and architecture designs was intended to be "particularly useful to Country Workmen."

⁴⁵ *Ibid.*, Plates I and XII.

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outer molding with cavetto/astragal profile. However, the doorway lacks a door and does not exhibit any evidence of hinges or other door hardware, which suggests that it has been reworked.

Most of the woodwork throughout the first-story of Section B dates to the country-place renovations, or more recently, and the architrave trim employed for doors and windows bears some resemblance to late 18th/early 19th century prototypes and may incorporate some recycled fabric. Doors 101/103, 102/103 and 103/104 and the French doors in Room 102, for example, feature architrave surrounds of seemingly early type, but have mitered corners instead of the flat corner joints characteristic of much early finish carpentry (photo #7). These doorways also lack doors or hinge ghosts; further evidence that they have been altered. A stepped architrave molding of early type also was employed for the closet with recess-paneled double doors that adjoins the riverfront entry in Room 103, which purportedly was installed by Mary Hartshorne Ward, a 20th-century owner of the house (photo #6).⁴⁶ The riverfront entry features a simple ogee outer molding of early type, but lacks a quirked bead around its inner edge. In contrast to this woodwork, the architrave trim employed for the north windows and doors in Rooms 101 and 103 incorporates a distinctive outer molding with ogee/beveled-fillet profile typical of the mid/late 19th century. This trim probably dates to the 1880s reworking of those openings. More detailed physical investigation (nail sampling, paint analysis, etc.) would be necessary to fully document the architectural development of these rooms. A c. 1940s photograph of Room 101 documents that its bookcases were extant by that time (Figure #13).

Section C's first story presents a mix of simple original finishes reflecting its construction as service quarters during the country-place renovations and modest renovations dating to 1960-62 and more recently. Original fabric includes the narrow tongue-and-groove flooring, baseboard with quirk-beaded upper edge, window and door trim with quirk-beaded inner edge (and in some instances a small cornice), and one four-panel door. A 1957 photograph (Figure #15) documents the appearance of the kitchen fireplace in Room 109 before the 1960s renovations, along with the panel door between that room and Room 108. At that time, the brick fireplace featured a tall firebox spanned by a flat arch comprised of a double row of brick headers. No doubt, the fireplace originally contained a cast-iron cooking range, but the range was removed sometime before 1957 and the existing early 19th-century cast-iron Franklin stove installed. In the 1960s renovations, Rooms 108 and 109 were combined and converted into a sitting room. As part of that work, the brickwork of the kitchen fireplace was covered, and a 19th-century, black, marble mantel, Greek Revival in style, which purportedly came from Portland, the neighboring Hartshorne house, was installed (photo #13).⁴⁷ The former porch larder (Room, 110) probably was remodeled as a half-bath at the same time, if it had not been done so earlier. Room 108, located between the kitchen and dining room, probably served originally as a butler's pantry, and a section of shelving currently located in the cellar below (Room 003) may be a fragment of a built-in pantry cupboard salvaged during the 1960s renovations. Comprising the upper portion of a cupboard, the three-shelf fragment has lost its three doors, but retains cast-iron Victorian latch catches, along with a wide molded cornice. The original small high window on the south wall, replaced by a large sash window in the 1960s, suggests that there may have been cupboards there, perhaps with a sink below the high window.⁴⁸ Room 107, perhaps a servants' hall originally, was extensively remodeled upon its conversion into a kitchen in 1960-62, and little early fabric

⁴⁶ Daniel Seitz Interview with Gail Hunton, April 4 & 28, 1997).

⁴⁷ Ibid.

⁴⁸ *Historic Structure Report for Portland Place*, pp. IV-123, 125 & 126.

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remains, except for some woodwork and the stone back of the Section A chimney, exposed to view at that time. With the exception of the panel door leading from the new kitchen to the cellar stairs, the six-panel doors throughout appear to be 1960s replacements.

Second Story

The second-story of the house retains its original floor plan, except for Section A where both the original and late 18th century arrangements have been supplanted by country-place renovations and more recent alterations, particular the 2001 structural repair campaign. As first built, Section A presumably had an open attic, and when the attic was raised to full second-story height probably was divided into two or perhaps three rooms. After the country-place renovations, the second story possibly consisted of larger and smaller front rooms, as suggested by differences in the flooring in Room 209, and a rear hallway with several large closets, as documented the ghost of the removed closet partitions on the floor of Room 208 (photo #19). The partitions presumably were removed sometime during the 20th century, creating Rooms 208 and 209 as they exist today, and the partition between Rooms 208 and 209 was rebuilt in 2001, at which time Door 208/209 was relocated to accommodate a structural column.⁴⁹ The floor level of Room 209 curiously is one step up from that of Room 208; the reason for this anomaly, which presumably dates to the country-place renovations, is unknown. The second-story plan of Section B mimics that of the first story, except for the subdivision of the stair hall to create a small front chamber (Room 207), an evidently original arrangement typical of early side-hall-plan houses. Section C features a central second-story stair hall (Room 213) from which narrow halls extend east and west providing access to three small bedroom (Rooms 214, 215 and 216, photo #s 20 & 21), two bathrooms (Rooms 210 and 212, photo #22) and two hall closets (Rooms 215 and 216 also have closets). A minor, probably late 20th century alteration was the insertion of a partition creating a small passageway (Room 211), which allowed access to a linen closet without entering the bathroom (Room 212). Section D retains its original configuration of bedroom (Room 203, photo #18), dressing room (Room 201) and bathroom (Room 202).

The second-story finishes of Section A present a mix of country-place and more recent work, excluding the door between Rooms 208 and 206, which appears to be an early four-panel door trimmed to fit the opening. Featuring recessed panels with small ovolo edge molding on one face, and flush quirk-bead panels on the other, the door probably dates to the late 18th/early 19th century; its cast-iron butt hinges and iron rim lock with brown porcelain knob are consonant with late 19th century installation. Country-place features include narrow tongue-and-groove flooring, some wall and ceiling plaster, quirk-bead-edged baseboards and door and window trim, four-panel doors with cast-iron hardware and small picture moldings. The doors' recessed panels have an ogee/fillet molding typical of the later 19th century. The 2001 structural work required rebuilding the 208/209 partition and the associated finishes (sheet rock, trim, panel door) date to that time.⁵⁰ At the same time a wall enclosing the chimney in Room 209 was removed, exposing the sloping brick chimney to view.

The second-story of Section B retains more early fabric than does the first story, but also exhibits extensive country-place renovations, as well as more recent alterations. Early features, most of which exhibit evidence of reworking, include several panel doors and their hardware, some architrave trim, chair rail,

⁴⁹ *Historic Structure Report for Portland Place*, page IV-1.

⁵⁰ *Ibid.*

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fireplace paneling and flanking north closet in Room 205 (photo #16), and random-width, tongue-and-groove flooring in Room 207. The doorways between the stair hall (Room 206) and three bedrooms (Rooms 204, 205 and 207) have six-panel doors, raised panels on one face with Roman ovolo molding around the outer edge and recessed panels on the other face edged with the same ovolo molding. Doors 205/206 and 206/207 are hung on distinctive H-L hinges whose H-leg is covered by the door trim; Door 204/206 is hung on Victorian cast-iron butt hinges but retains the ghost of early strap hinges. All three have early iron rim-locks, but the knobs are replacements. Door 205/206 exhibits the ghost of an earlier rim lock, evidence that the lock at least is a replacement. The miter-jointed architrave door trim features a fillet/cavetto/astragal outer molding and quirk-beaded inner edge. The enclosed attic staircase has a batten door hung on H-L hinges and fitted with a lift latch of modern manufacture. The Room 205 fireplace (photo #6) has a stepped architrave surround and a single chimneybreast panel. The arch-linteled firebox has been rebuilt and parged with cement, but retains a brick hearth. The chimneybreast panel's recessed field is constructed of three boards and edged with a Roman ovolo molding; there is no cornice shelf, or ghost of a removed shelf. As in Room 102 the fireplace paneling extends beyond the south end of the chimney breast and is trimmed with a "lamb's tongue" chamfered strip of wood, evidence of a cupboard or closet removed in the country-place renovations. The paneling overlaps the country-place flooring, which suggests that the paneling may have been removed and reset after the flooring was installed. The closet to the north of the fireplace is an early feature (photo #16); it has stepped architrave trim matching that of fireplace and paneled double doors (each with three raised panels). The operable northern door retains early iron butterfly-leaf butt hinges and an early iron mortise lock with fleur-de-lis escutcheon; the southern door has been fixed in place. The closet's rear wall was removed, presumably when Section D was constructed, to provide access to Room 203. Chair rail matching that of the staircase is present in Room 205.

Features dating to the country-place renovations on the second story of Section B include narrow, tongue-and-groove flooring, plain baseboards, window trim and door 204/205 (photo #17). The wall and ceiling plaster presumably was replaced during that renovation campaign, or was extensively patched to accommodate various alterations made then, perhaps including the removal of chair rails from Rooms 204, 206 and 207. The picture molding just below the ceiling also dates to that period. Typical of the late 19th and early 20th centuries, the symmetrically molded window trim throughout incorporates corner rosettes and reeding. That the trim of Door 204/205 overlaps the chair rail in Room 205 is evidence that the doorway is a later alteration. Presumably dating to the country-place renovations, it has a four-panel door with Victorian hardware and architrave trim. As is the case on the first story of Section B, more detailed physical investigation would be necessary to fully document the architectural development of these rooms.

The simple finishes on the second story of Section C are largely original and resembles those surviving on the first story (photo #s 20 – 22). Original fabric includes narrow tongue-and-groove flooring, baseboard with quirk-beaded upper edge, window and door trim with quirk-beaded inner edge, four-panel doors with iron hardware, and the staircase. The panels of most doors are recessed on both faces and edged with an ogee molding; the doors are fitted with cast iron rim locks with porcelain knobs. Perhaps in imitation of the Section B's staircase, the staircase railing features square newels posts and spindles, along with molded handrail, a simple Colonial Revival design in keeping with service quarters. Both bathrooms (Rooms 210 and 212) retain claw-foot tubs, and a marble sink remains in Room 212 (photo #22). The toilets are older, but probably not original; the sink in Room 210 appears to be a 1940s replacement.

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The finishes of the second story of Section D date to its early 20th century construction (photo #18). They include narrow, tongue-and-groove flooring, wall and ceiling plaster, baseboards, picture molding, door and window trim, four-panel doors with hardware. The symmetrically molded door and window trim incorporates corner rosettes, and similar trim was employed for the baseboards. The doors panels are recessed on both faces and edged with an ogee molding; they are hung on butt hinges and fitted with mortise locks with knobs. Door 201/201 has been removed, but mortises of its hinges and lock catch are evident. The bathroom, Room 202, features a bead-board-enclosed cupboard or closet on its south wall with two-leaf batten door. The bathroom retains a marble sink and claw-foot tub; the toilet has been replaced, but not recently.

Third Story

The third story of the house contains both finished and unfinished space. Section A has one large room (Room 303) with north and south dormer windows and knee-wall closets at both roof eaves. As first constructed, the space probably was an unfinished attic, and the white-wash applied to the wall and roof framing exposed in the knee-wall closets (photo #23) may date to that era, reflecting use of the attic as a work space (perhaps for activities relating to cloth production, such as spinning and weaving).⁵¹ Although railed with wire nails, the random width, tongue-and-groove flooring probably is original. The attic evidently was converted into a finished room during the country-place renovations, and its wall and ceiling plaster (attached to sawn-cut lath and framing), the simple quirk-bead-edged woodwork and panel and batten doors resemble those of Section C. Most of Section B is an unfinished attic, and its random-width, tongue-and-groove flooring, appears to be original fabric, judging by what appears to be early nails used in its installation. As exposed to view in the attic stairwell, the floorboards alternately have two tongues and two grooves. The stair treads and risers appear to be early, but the wire-nailed handrail is a later addition. The attic's eastern end (Room 303) was enclosed as a stair hall during the country-place renovations, and its finishes resemble those of Room 304, except for Door 302/303, which is a modern six-panel replacement. The hallway has two built-in closets or cupboards. The east closet, with bead-board enclosure and matching batten door, probably dates to the country-place era. The west closet, enclosed with wider boards and featuring two matching batten doors, may be somewhat later. Door 302/303 and the west closet doors are fitted with recycled Victorian cast-iron lock with white porcelain knobs.

Section C encompasses an unfinished attic (Room 306), in addition to three finished rooms: a stair hall (Room 307), bedroom (Room 308) and bathroom (Room 305). The bedroom (Room 308) has a dormer window and two closets. Its finishes and those of the other two rooms resemble those of the second-story of Section C and also date to the country-place renovations. The walls and ceiling of the bathroom (Room 305) are sheathed with bead board. The room, which is lighted by a sky-light, retains a claw-foot tub; the sink and toilet and mid-20th century replacements. The unfinished attic (Room 306, photo #24), which also has a dormer window, purportedly contained a water tank, but no evidence of this is visible.

Section D has an unfinished attic (Room 301); its wire-nailed flooring undoubtedly is original.

⁵¹ The brief inventory of the personal property of Thomas Hartshorne, Sr., dated January 7, 1796, includes a large and a small spinning wheel [New Jersey Wills, 7229-7234M].

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LANDSCAPE FEATURES

(photo #s 1 – 4 & 31 – 36; contributing)

Summary Description

Set high on a bluff above the tidal Navesink River, Portland Place occupies a gently sloping, 4.7-acre lot whose landscape has been developed since the late 19th century to provide a “country place” setting for the house. Overlooking the river at the south end of the irregularly shaped lot, the house is surrounded by wide sweeping lawns with scattered mature trees of various species and other plantings that frame water views to the south and southeast and screen the adjoining property to the west: –a park-like landscape of largely late 19th/early 20th-century creation (photo #s 33 – 35). Along the riverfront the lawn terminates in a bluff that drops off steeply to the water’s edge. Mature foundation plantings established in the 1930s and early 1940s, are present along the dwelling’s south and east facades (photo #s 3 & 4); the sparser plantings elsewhere around the house are of more recent date (photo #2). A long pea-gravel driveway, laid out in the late 19th century to provide vehicular access from Hartshorne Road, terminates in a turn-around before the dwelling’s north front (Photo #s 1 & 32). Brick walkways, contemporary with the foundation plantings, lead from the driveway to the north and east entrances of the house. To the west of the driveway, a small orchard, which dates at least as early as the early 1900s but whose trees are more recent replacements, occupies the northwest corner of the lot (Photo #s 1 & 32). A small formal garden, rectangular in shape, is located northeast of the house. It was created over a period of some years during the second half of the 20th century (photo #31). Beyond the formal garden and contemporary with it, a woodland garden descends the bluff overlooking the cove at the confluence of Tan Vat Brook and the Navesink (photo #36). Both gardens are enclosed with mesh deer fencing, supported by metal posts and with rustic gates constructed of tree limbs. A path leads through the woodland garden to a small grassy clearing that features a river view and a flush-set concrete slab inscribed “Portland Place 1985.” Other winding paths through the woods lead to a small spring-fed pond at the east corner of the lot. The pond is surrounded by a grassy path, crossed by a wooden spillway that discharges its overflow into the river. Another lawn (the north lawn) occupies the area between the formal garden and the carriage house/stable, its east and west sides delineated by irregular tree lines. The property’s Hartshorne Road frontage features scattered trees west of the carriage house and becomes more heavily wooded on the sloping ground to the southeast, merging with the north lawn’s east tree line. A split rail fence of fairly recent date borders the road between the pump house and the lot’s east corner.⁵²

The immediate environs of the house and the surrounding lawns feature a variety of plantings, as do the orchard, formal garden and woodland garden. Some plantings date to the first half of the 20th century or earlier, and a few are replacements in-kind. Boxwoods predominate around the house, sparsely planted and intermixed with woodland ferns on the north façade and almost continuous on the south façade with a cluster at the southeast corner. The wisteria growing up the posts of the south porch engulfs its roof eaves (photo #3). Boxwoods and lilacs border a small brick patio adjoining the east porch, and a few other boxwoods delineate the path of a removed brick walkway leading to the well curb. The wisteria and larger boxwoods, and possibly the lilacs as well, date to the 1930s/40s-planting program. Trees located in the north lawn include a black walnut, honey locust and mulberry of considerable age (the latter located within the driveway’s turn-around

⁵² Andrew M. North, LLA, *Portland Place Landscape Inventory Report; Hartshorne Woods Park*, pp. 1 – 7.

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island, photo #32), as well as a holly, bald cypress and redwood that are more recent additions. The south lawn features a mix of deciduous and evergreen species including variety of oaks, tulip poplar, holly, and hickory. A small honey locust apparently replaces an older tree of that species, removed in the 1980s. A tulip polar on the edge of the bluff probably dates to the early 20th century. The border screening the west property line consists primary of large hemlocks under-planted with hollies, mountain laurel and rhododendrons. A large cast iron urn gives the border a focal point. The orchard is planted with cherry, pear and apple trees on a rectangular grid and with close-cropped grass as a ground cover. A row of white pine trees along the orchard west side screens the adjoining property. From a utility pole on this line, electric service is brought underground to the house. The formal garden, a rectangular plot measuring approximately sixty feet long and forty feet wide, is symmetrically laid out with round central bed and four L-shaped perimeter beds cut into the grass turf (photo #31). Gaps in the perimeter beds provide the garden with a central entrance on each side. The beds, although neglected for some years, retain such hardy perennials as irises, peonies, roses and various spring bulbs. A number of boxwoods, rhododendrons and azaleas also survive, along with flowering dogwoods and other ornamental trees around the perimeter. Each of the five plots has an ornamental feature: a cast-stone sundial in the center, cast-iron urns at the southwest and northwest corners, a cast-stone pedestal at the northeast corner, and small terra cotta statue of a little girl at the southeast corner. A cast-concrete bench is located midway on the west side. The woodland garden consists of mature tulip poplars and oaks with an understory comprised of rhododendrons, flowering dogwoods and hollies, and swaths of periwinkle and daylilies as a ground. Plantings around the carriage house and shed include a group of mature spruce trees to the east of the shed and two English oaks, near the carriage house, one of which appears to be a replacement for an earlier tree at that location. The tree line bordering the east side of the north lawn probably was extant by the late 19th century and is composed of a mix of deciduous and evergreen species, including tulip poplar and holly. One of the poplars is the largest and possibly the oldest tree on the property. The north lawn's west tree line, possibly the remnant of an earlier hedgerow, which was extant by the 1930s, consists of two large Osage orange trees and a red maple.⁵³

Summary Landscape Development

Although its country-place landscape is a late 19th century and 20th century creation, Portland Place originally was the center of a large farm of several hundred acres that must have featured an extensive complex of agricultural and domestic outbuildings. Documentary sources provide some hints about the early character of the property, including outbuildings near the house and the riverfront lawn, the one early feature incorporated into the country-place landscape. An 1817 road survey map depicts a wagon house just northwest of the house in the vicinity of the complex of frame outbuildings located on the lot adjoining Portland Place to the west, most likely the building depicted in the 1819 watercolor at that location (Figure #2).⁵⁴ The extant complex at that location may incorporate portions of the Hartshorne barns that were separated from Portland Place when the adjoining lot was subdivided and sold in 1882.⁵⁵ Of the 18th-and early 19th-century domestic outbuildings nothing is known, except for a stone outbuilding (perhaps connected to the house), which the 1819 watercolor

⁵³ Ibid.

⁵⁴ Monmouth County Road Returns, Book C, page 32; see also Monmouth County Road Records, Microfilm role 7, Road returns 1762-1871, 1817 Application of Richard Hartshorne, Middletown Township.

⁵⁵ Monmouth County Deeds, Book 341, page 340.

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indicates stood just to its east and which was removed during construction of the dwelling's east addition in 1889.⁵⁶ The watercolor also records fences of vertical board and post-and-rail construction to the east and west of the house, which may have separated service or garden areas from the lawn occupying the dwelling's riverfront. The apparently grassy lawn, as depicted by the watercolor, was ornamented with a formal row of poplar trees in front of the house, a planting scheme popular in the early 1800s, as well as several small trees and shrubs along the river bluff. This small lawn with its ornamental plantings and river views formed the nucleus of the present park-like lawn around the house.

In the early 19th century, access to the Portland Place was by means of a private road, which as depicted on the 1817 road survey map ran east/west across the Hartshorne farm, passing just north of the house and separating it from a wagon house located to its northwest. This road, or a road on a similar course, appears to have been in use for many years, but had been blocked by Thomas Hartshorne, Jr., and his heirs following a dispute with their cousin and neighbor Richard Hartshorne. It was reopened in 1817.⁵⁷ The road, or its predecessor, also provided access to Thomas Hartshorne's landing (location unknown, but likely on the Tan Vat Creek cove), and an 1809 letter noted that both the road and landing had been used by the neighborhood "for more than 20 years."⁵⁸ This private road, depicted on an 1877 property survey (Figure #3), appears to have remained in use until that time, but was replaced by a public road on the present alignment of Hartshorne Road, which was surveyed in the fall of 1886 and ordered open early in the following year (Figure #3a).⁵⁹ The new road presumably was opened as ordered and certainly followed its present alignment by 1928, as depicted on the survey made for an adjoining property in that year.⁶⁰ The present driveway must have been created when Hartshorne Road was resurveyed, and is discernable in a panoramic photograph taken c. 1910-30, at which time the unpaved driveway had a branch which made a sweeping turn back to the carriage house/stable (Figure #11).

⁵⁶ "News From Middletown," *Red Bank Register*, April 17, 1889. The stone outbuilding apparently had a chimney and may have served as an out kitchen, the newspaper article reporting that during demolition "it was found that in the house and chimneys there were a thousand loads of stone."

⁵⁷ *Ibid.* The 1817 application for the "private road ... through the plantation of the widow and heirs of Thomas Hartshorne Deceased" noted that the "s^d road having formerly been used as a bye road and is now stoped [sic] up and rendered impassible, whereby the said Richard Hartshorne & others are put to immediate inconvenience and difficulty." The proposed road was judged necessary by the authorities who ordered that "the obstructions is said road ought to be removed" and to road reopened.

⁵⁸ Richard Hartshorne, Portland, to Thomas Hartshorne, Portland, November 27, 1809, uncatalogued Daniel Seitz papers, MCHA. In the letter, Richards Hartshorne asked his cousin "to grant me on some reasonable terms the privilege of your road & landing, a privilege that has been granted to others for more than 20 years --and I have no other view, until every hope of obtaining your consent is done away, and then if I should be compelled to take other measures in order to get my wood to market and should succeed [?] I shall always regret that the privilege was not obtained by your consent." The most likely location for the landing was at the mouth of Tan Vat Brook.

⁵⁹ "Map of the Land Belonging to Sarah & Mary Hartshorne Made Sept. 1877 by Henry Field surveyor," Monmouth County Clerk's Office, Subdivision map 1877 21-31, filed December 15, 1877; Monmouth County Road Returns, Book I, page 206; Monmouth County Road Records (microfilm), Middletown Township 1886 Application: B. Hartshorne, "Monmouth Pleas, In matter of application of B. M. Hartshorne & others for a public road in Middletown," October 14, 1886.

⁶⁰ Herbert O. Todd, surveyor, "Survey for Mrs. Robert Hartshorne Property in Middletown Township, Monmouth Co., N. J.," February, 1928.

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The panoramic photographs of c. 1910-30 (Figure #s 5 & 11) document the property's site development several decades after its conversion into a country place. The row of poplars and utilitarian fencing around the house visible in the 1819 watercolor had disappeared by that time, and the open, sweeping, park-like lawn between the house and river had been established with the same configuration and scattered trees as it does today. This work presumably formed part of the improvements made by Emmeline Ferlini upon her acquisition of Portland Place in 1885, which the local press reported as including "ornamenting the ground in a most tasteful manner" and "beautifying the lawns."⁶¹ However, the 3.05-acre lot she purchased was narrow relative to its length, its eastern boundary located only a short distance east of the house.⁶² Consequently, the lawn may not have achieved its full extent before the early 20th century, after the Ferlini lot had been acquired by Benjamin Hartshorne and his daughter Mary Ward and enlarged to the east by land taken from another small lot subdivided from the Hartshorne estate in 1885.⁶³ At the time of the panoramic photographs, the immediate environs of the house on its riverfront were rather bare with one a few deciduous shrubs against the porch and foundation and what appears to be a round unkempt flower bed to the east of the well curb, perhaps survivors of the Ferlini landscaping effort. A path, apparently unpaved, led from the east porch to the well curb, and another path branched off along the front of the house to south porch steps. A photograph taken before Section D was built reveals similar plantings along the north façade (Figure #4), as well as a path from the driveway to the north entrance. The panoramic photograph documents a large ornamental evergreen at the northeast corner of the house that screened the east service porch from the driveway, and beyond it can be glimpsed several large deciduous and evergreen trees to the north of the house. The row of trees and shrubs along the west property line had been established by the time the panoramic photographs were taken, however, a later photograph suggests that it was not as thickly planted as it is today. The orchard at the northwest corner of the property also was extant when the panoramic photographs were taken, and the size of the regularly planted fruits trees visible suggests that they were perhaps ten to twenty years old. A close-cropped meadow extended on the east side of the driveway as far as the carriage house/stable, and the formal and woodland gardens did not exist. The eastern side of the meadow, however, had not been cut, and its eastern edge was overgrown with brush and sapling trees, becoming heavily wooded on the bluff's slope. The wooded area, which extended northwards beyond the carriage house, was primarily deciduous, but included some evergreens, mostly notable a large

⁶¹ "News From Middletown," *Red Bank Register*, July 29, 1885; "Orange Blossoms Ferlini- Smith," *Red Bank Register*, January 27, 1886.

⁶² The lot acquired by Emmeline Ferlini from the Hartshorne estate in 1885 did not include the riverfront land to the east of the house or the site of the carriage house/stable [Monmouth County Deeds, Book 394 p. 305; see also the 1886 road map [Monmouth County Road Returns, Book I, page 206; Historic Map #10a].

⁶³ Benjamin Hartshorne, distant cousin and neighbor of Sarah and Mary Hartshorne, purchased a 6.85-acre lot adjoining the Portland Place lot on the east from the sisters' heirs in 1885, acquired the Portland Place lot by tax sale in 1896. Hartshorne died in 1900. His daughter, Mary Hartshorne Ward, acquired Portland Place by two conveyances in 1902 and 1911, but she did not receive title land taken subdivided from the eastern lot from her father's other heirs until 1926 [Monmouth County Deed Book 399, page 223, Book 567, page 2, Book 907, page 20, Book 1366, pp. 496 & 498; Frederick M. Motler, surveyor, "Location Survey for Katharine Ward Glover & Mary Minturn Ward situate 'Hartshorne Woods' Middletown Township, Monmouth Co., N. J.," April 25, 1963].

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cluster just east of the carriage house/stable. The panoramic photographs also document a few trees on the west side of the meadow, presumably the tree row visible there in early 1930s aerial photographs.⁶⁴

During the 1930s and 1940s Mary Ward made improvements to the grounds while occupying Portland Place as her summer residence, most notable in the immediate environs of the house. Photographs taken in the mid 1940s (Figure #s 8 & 9) document that the walkway to the well curb had been paved with brick by that time, and the branch to the south porch steps had been removed. Boxwoods of substantial size had been planted (perhaps as many as ten years earlier to judge from their size, along both sides of the well-curb path and across the south front. Wisteria engulfed the south porch. The pathways from the driveway to the house presumably were paved with brick around the same time. Low privet hedges lined the walkway to the Section B north entry, which terminated in small conical evergreen shrubs, except for which the north façade was rather sparsely planted (Figure #6).

The landscape of Portland Place continued to evolve during the second half of the 20th century. Changes around the house included removal of the brick well curb pathway, along with some of the boxwoods, and the privet hedge and conical shrubs at the north entry. While the formal garden may have been graded in the 1940s, it was not fully developed until the 1970s and 1980s. During the same period, the woodland garden was created. The extant mature trees were selectively managed, and pathways and understory plantings presumably established.⁶⁵ The concrete plaque inscribed "Portland Place 1985," which is set in a woodland garden clearing, may commemorate a phase of this work. The driveway was slightly realigned in the 1960s, by which time the carriage house branch had been removed. Judging by the caliper of the extant trees, the orchard was replanted during the second half of the 20th century, and various specimen trees planted at prominent locations in the vicinity of the house, continuing into the 1990s.⁶⁶

CARRIAGE HOUSE/STABLE

(photo #s 26 – 29; contributing)

Summary Description and Development

Evidently erected during the early 20th century, the Portland Place carriage house/stable is vernacular, clapboard and shingle-clad, frame building whose simple detailing exhibits modest Craftsmen and Colonial Revival style influences typical of that era (photo #27). The one-and-one-half-story, gable-roofed, L-shaped building consists of a three-part main block and a rear appendage. The main block was extant by the time the panoramic photograph was taken c. 1910-30; the rear appendage was added by 1947, as documented by a photograph of that date (Figure #11).⁶⁷ The asymmetrically massed main block is comprised of a gable-fronted

⁶⁴ Historic Photographs, Portland Place Collection, Monmouth County Park System; aerial photographs of Navesink River, 1932, historicaerials.com.

⁶⁵ *Portland Place Landscape Inventory Report; Hartshorne Woods Park*, pp. 1 – 7.

⁶⁶ *Ibid.*

⁶⁷ *Historic Structure Report for Portland Place*, Appendix A, pp. 27 & 28. The building stands on a lot purchased by Benjamin Hartshorne from Sarah and Mary Hartshornes' heirs in 1885, but he would have had little incentive to construct it until 1896, when he acquired the adjoining Portland Place lot by tax sale. Hartshorne died in 1900. His daughter, Mary

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carriage house to the west, central work bay/garage, and stable to the east with large gabled dormer and pyramid-roofed cupola. The rear appendage continues the roof profile of the carriage house. A small shed-roofed appendage or porch on the east side of the stable has not survived (Figure #12). As originally built, the central work bay was open to the south and spanned by a wide segmental arch (Figure #12). By the time the panoramic photograph was taken (Figure #11), sliding batten doors with small windows had been installed. These, in turn, were replaced by the two extant overhead garage doors, probably sometime after 1960. The carriage house originally had a vehicular entry and loft entry on its south front, as did the dormer above the stable. The vehicular entry had a batten sliding door with crisscross battens. The loft doors also appear to have been batten, and the gables above both had tackle bars for hoisting goods into the lofts. In late 20th century renovations both loft entries were replaced by the extant windows and the vehicular carriage entry was replaced by the two extant windows and doors. The original roofing material appears to have been wood shingle. The carriage house and rear addition retain bead-board sheathing on the first story, and the enclosed loft staircase remains intact, but the loft above was converted into a living quarters, perhaps as early as the mid-20th century; judging by what appears to be a large window inserted in the loft entry, visible in 1940s photographs.⁶⁸ Presently a studio apartment, it retains some bead-board wall and ceiling sheathing, but its other finishes date to the late 20th century. The stable stalls remain partially intact, and a built-in water tank survives in the loft above (photo #29). A gasoline-powered generator, probably of 1920s date, also remains in the building.

Exterior

The exterior retains much of its early character, but was subject to various alterations during the late 20th century. Original exterior features include the brick foundation, clapboard and wood shingle siding, boxed overhanging eaves, cupola, shed dormer, several 9/1 and 2/2 sash windows and the south gable-end entry's crisscross batten door. The first story of the building is clapboard-clad. The gables, dormers and cupola are covered with wood shingles. The bottom course of gable shingling has a saw-tooth motif, and the south gable shingling exhibits a wave pattern. The boxed overhanging eaves feature crown and bed moldings and frieze. They are continued on the raking eaves, those of the east gable and gable dormer incorporating returns. The asphalt shingle roofing covers an earlier wood shingle roof visible in the loft. The 9/6 and 2/2 sash window have plain trim with small molded cornices. The belfry has a small louvered opening on each side; the shed dormer has a six-light sash. Late 20th-century alterations include the overhead garage doors, the windows and doors on the south front of the carriage house (and associated siding) and the stable dormer's casement window, the latter being fitted into the original loft entry surround.

Hartshorne Ward, acquired Portland Place by two conveyances in 1902 and 1911, but she did not receive title to the site of the carriage house from her father's other heirs until 1926. Comparison of the description of the two lots in the 1926 deeds with a 1963 survey of the property appears to indicate that the west end of the carriage house extends over the line onto Ferlini-Smith lot. [Monmouth County Deed Book 399, page 223, Book 567, page 2, Book 907, page 20, Book 1366, pp. 496 & 498; Frederick M. Motler, surveyor, "Location Survey for Katharine Ward Glover & Mary Minturn Ward situate 'Hartshorne Woods' Middletown Township, Monmouth Co., N. J.," April 25, 1963].

⁶⁸ *Historic Structure Report for Portland Place*, Appendix A, page 27.

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Interior:

The interior presents a mix of original features and subsequent alterations. The four sections of the building each contain a single first-story room. The loft extending above the central bay and stable is unfinished, and the roof, framed with small saw cut lumber, is exposed to view. Room 101, the former carriage bay, has wire-nailed flooring; its walls, ceiling and staircase enclosure are covered with bead-board sheathing, the door and window trim is plain. The batten stair door retains a decorative cast-iron latch. A wide opening with double crisscross batten sliding doors provides access to the central bay (Room 103). The central bay, original open to the south, has clapboard-sided walls and bead-board ceiling. The doorway leading to the stable (Room 104) retains a crisscross batten Dutch door. The stable originally contained three open stalls and a box stall. The box stall, enclosed with horizontal planking topped by a metal grill, remains intact, and three round wooden posts indicate the divisions between the open stalls (photo #28). Grooves in the back of the posts secured the ends of the planks, now removed, that originally separated the stalls. Heavy iron hooks on the posts were used for hanging tack. The ceiling is bead-board; the floor, concrete. Room 102, located in the rear addition, features bead-board sheathing on its walls and ceiling with some modern replacement. The floor also has been replaced. Door 101/102 has a four-panel door, whose recess panels feature an ogee edge molding; the door retains the ghost of a cast-iron rim lock. The door and window trim is plain. The loft (Room 204) has wire-nailed tongue-and-groove flooring. The studio apartment (Room 201/202) also features bead-board wall and ceiling sheathing; the floor is covered with wall-to-wall carpeting. A small bathroom (Room 203) has been partitioned from the southeast corner of the room, and an open kitchen installed to its north.

TOOL SHED

(photo #26; contributing)

Summary Description and Development

The small frame shed adjoining the southeast corner of the carriage house/stable is a one-story shed-roofed building constructed of wire-nailed milled lumber and set on concrete block piers. Visible in a 1947 photograph, it dates to the 1930s or early 1940s, perhaps somewhat earlier.⁶⁹ The shed has rolled asphalt roofing, overhanging eaves, double-bead-board siding, three batten-doored entries on the west side and small end-wall windows.

The interior is divided into three rooms of about equal size, each accessed by one of the entries. Interior finishes include double-bead wall and ceiling sheathing and plank flooring.

⁶⁹ *Historic Structure Report for Portland Place*, Appendix A, page 28. The shed is also depicted on a 1963 property survey [Frederick M. Mollet Location Survey for Katharine Ward Glover & Mary Minturn Ward situate "Hartshorne Woods" Middletown Township, Monmouth Co., NJ, 1963].

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PUMP HOUSE

(photo #30; contributing)

Summary Description and Development

Detailed like and presumably contemporary with the carriage house/stable, the small frame pump house presumably also dates to the early 20th century. The one-story, gable-roofed building is partially below grade on its west and south sides. Its brick foundation has been partially rebuilt with poured concrete. Its walls and roof are constructed of wire-nailed lumber. The first story of the building is clapboard-clad. The gables are covered with wood shingles, the bottom course featuring a saw-tooth motif. The roof is covered with asphalt shingles, which cover earlier wood shingle roofing. The overhanging eaves feature a crown molding and open soffit with exposed rafter ends. The entry, located on the east gable-end, has a batten door and plain trim. The door is hung on butt hinges and is fitted with a cast-iron Victorian rim lock with brown porcelain knob. Small windows on the south and west sides have multi-pane sash and plain trim with drip cap. The east gable features a triangular louvered vent.

The interior has a poured concrete floor, but lacks wall or ceiling sheathing, except for rough boards on the half wall, which divides it into larger front and small rear areas. The rear area contains a gasoline pump, bearing a 1953 patent date. The pump evidently is set above the spring contained beneath the concrete floor.

WELL CURB

(photo #25; contributing)

Summary Description and Development

Located a few steps from the south side of the house, the square, gable-roofed well curb apparently dates to the late 19th century judging by its fabric, although the well it presumably covers may be much older. The well curb appears little changed from its depiction in the c. 1910-30 panoramic photograph (Figure #3). The lower portion of the square curb is enclosed with vertical bead-board sheathing, and the four corner posts, resembling those of the dwelling's south porch, feature "lamb's tongue" corner chamfering. Diamond-patterned latticework fills the area between the posts, a section of which on the east side is hinged allowing access to the well. Both gables are clad with horizontal bead-board sheathing. The roof is covered with wood shingles and has exposed rafter ends. As documented by photographs dating to the 1940s (Figure #s 9 & 10), the sheathing of the lower portion of the curb matched the gable sheathing and was subsequently replaced by the present sheathing, constructed of wider boards. Also visible in the photograph is a short flume or trough for filling buckets at the southeast corner, presumably removed when the sheathing was reworked.

Portland Place

Name of Property

Monmouth, NJ

County and State

8 Statement of Significance

Applicable National Register Criteria

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

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1717-1940

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data

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

Name of repository:

Monmouth County Park System

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STATEMENT OF SIGNIFICANCE

SUMMARY PARAGRAPH

Picturesquely sited in New Jersey's Navesink Highlands, Portland Place possesses significance under National Register Criterion C: as an expression of Dutch-American architecture, most notably for its two-story anchor-bent framing, a distinctive, but little documented Dutch-American framing type associated with New York and central New Jersey during the 18th and early 19th centuries; and as an embodiment of the country-place development that occurred around the Navesink estuary during the late 19th and early 20th centuries and, in particular, one aspect of that development, the preservation and sympathetic renovation of a colonial-era dwelling. Although two-story anchor-bent framing has been largely overlooked in the literature of Dutch-American architecture, a dozen or more examples have been identified in central New Jersey, including nine in Monmouth County, of which Section B, the late 18th-century portion of Portland Place, is one well-preserved example.⁷⁰ While other examples of the country-place renovation of older farm dwellings exist in the region, Portland Place appears to be one of the earliest documented and best preserved.⁷¹ Settled as early as 1686 by New Englander Samuel Colver, the property was owned and occupied throughout much of the 18th and 19th centuries by successive generations of the locally prominent Hartshorne family. Although the house, erected c. 1717 and enlarged in the late 18th century, does retain considerable early fabric, including notable Dutch-American framing and kicked eaves, it was transformed into a country residence by wealthy New Yorkers Emmeline Ferlini and her husband Elliot Smith in 1885-89.⁷² The Smiths, while undertaking extensive renovations of what was described as "dilapidated century-old farmhouse" that included a large addition, apparently sought to preserve what they perceived to be the dwelling's historic character.⁷³ This approach similarly was embraced by Mary Hartshorne Ward who, acquiring the property in 1902, subsequently enlarged and improved the house, which she and her descendants used as a country place throughout the 20th century.⁷⁴ The outbuildings and landscape features, for the most part, also date to the country place era. Significant in the category of architecture and retaining its integrity of location, design, setting, materials, workmanship, feeling and association, the property meets National Register eligibility standards under Criterion C, which references those properties "that embody the distinctive characteristics of a type, period, or method of construction." The

⁷⁰ See footnote #9 and Monmouth County Historic Sites Inventory, inventory #s 1316, 33,1318-6, 1318-45, 1316-33, 1328-6 & 1332-36.

⁷¹ See Monmouth County Historic Sites Inventory, inventory #s 1331-58 and 1332-61 and Randell Gabrielan, *Images of America Middletown Township*, Volume 1, 45, and Volume 2, page 115, for other examples.

⁷² East Jersey Deeds, Book A, page 278; Deed, William Hartshorne to Thomas Hartshorne, March 13, 1738, Transcription of manuscript deed on stationery with letterhead "Court of Common Pleas, Newark, New Jersey," one of the judges being Richard Hartshorne; MCHA; "Survey of Hartshorne Lands by William Lawrence, abu [about?] 1720," MCHA Collection 86, Box 2. This map depicts the "Colsen house" on or near the site of the existing house, on "Collsens 105 acres;" Monmouth County Deeds, Book 394 p. 305

⁷³ "News From Middletown," *Red Bank Register*, July 29, 1885; "Orange Blossoms Ferlini- Smith," *Red Bank Register*, January 27, 1886; "News From Middletown," *Red Bank Register*, July 27, 1887 and April 17, 1889.

⁷⁴ Monmouth County Deeds, Book 703, page 120; Book 3433, page 646; Book 3433, p. 646; and Seitz/Monmouth deed, MCPS Archives

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property's period of significance extends from c. 1717, around which year the oldest section of the house can be dated based on dendrochronology analysis, to c. 1940, by which time the features associated with its country place remodeling and landscaping were in place. Later alterations to the buildings and grounds were relatively minor and insufficient to compromise the property's integrity. In addition, archaeological resources may be present relating to the property's early development, particularly in the environs of the house, sufficient to meet Register Criterion D.⁷⁵

DUTCH-AMERICAN TIMBER-FRAMING CONTEXT

While the Dutch-American stone houses of northeastern New Jersey are much better known, Dutch-American timber-frame houses were widely built in central New Jersey throughout the 18th century, perhaps some years earlier, and until well into the first decades of the 19th-century.⁷⁶ Timber-framing traditions formed an important part of the material cultural heritage brought by Dutch settlers to New Netherlands in the 17th century, and the

refinement of key elements [of those traditions] over 200 years illustrates the transformation of a parent culture in a colonial setting: immigrant [Dutch] builders adopted their old world traditions to new environmental requirements, material sources and building ideas, and following the English conquest of 1664 merged their timber framing practices with those of Anglo-Americans. They eventually created hybrids that demonstrate a cross-cultural melding of European-based house building technologies in America.⁷⁷

The region's relatively abundant supply of hardwood timber suitable for building, no doubt, encouraged experimentation by Dutch-American carpenters over several generations, as likely did their exposure to English builders, particularly in areas like central New Jersey where the Dutch and English both had a strong presence. Dutch-American builders also responded to ideas of symmetry, finish and design associated with classical architecture, as disseminated by architectural pattern books over the course of the 18th century. Two-story anchor-bent framing, like that of Portland Place, is a distinctive product of that evolution.

An H-shaped assemblage of two upright posts connecting a horizontal beam, the anchor-bent is the most important component of the framing system developed by Dutch-American builders, and the feature that

⁷⁵ *Historic Structure Report for Portland Place*, page IV-8; Samuel Colver, who purchased it from the East Jersey Proprietors in 1686, apparently was the site's pioneer settler and agriculturist, and the property, when subsequently acquired by the Hartshornes, figured in the local industrial, agricultural and maritime economy. Thomas Hartshorne, who acquired the property in 1738 established a tannery there along Tan Vat Brook, and his son Thomas Hartshorne, Jr., had a dock frequently used by neighbors [East Jersey Deeds, Book A, page 278; Deed, William Hartshorne to Thomas Hartshorne, March 13, 1738, Transcription of manuscript deed on stationery with letterhead "Court of Common Pleas, Newark, New Jersey," one of the judges being Richard Hartshorne; MCHA; New Jersey Wills, 1393M; Richard Hartshorne, Portland, to Thomas Hartshorne, Portland, November 27, 1809, uncatalogued Daniel Seitz papers, MCHA].

⁷⁶ Zink, page 267.

⁷⁷ *Ibid.*, page 265.

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distinguishes it most clearly from English practice.⁷⁸ The two-dimensional anchor bent provides structural stability (counteracting dead, live and wind loads) and “begins to define the major space within the building and, in part, determines the one-and-one-half-story form” of most Dutch-American houses.⁷⁹ Builders created three-dimensional space by erecting a number of anchor-bents aligned with each other several feet apart, the closely spaced posts forming the dwelling’s front and rear walls (or side walls in urban settings) and the horizontal anchor beams serving as floor joists of the upper story. While most bents were symmetrical, some were asymmetrical having one post taller than the other creating a “salt-box” profile. The bents were joined perpendicularly at the bottom and top of the posts by horizontal timbers: sills resting on the foundation and plates above supporting the roof rafters. Diagonal braces sometimes were used to stiffen the junction of post and rafter plate. The simplest product of this system was a one-room dwelling with attic. Larger houses easily could be built by simply increasing the number of bents to create a single-pile range of two or three rooms. Alternately, a larger house with double-pile floor plan could be created by using longer anchor beams or incorporating an integral “side aisle,” which might require asymmetrical bents, or adding a shed extension to the rear. Carpenters also could expand the building vertically by increasing the height of the posts, creating lofty attics or half stories that could be partitioned into rooms, but posts extending more than about four feet above the anchor beams might well be deflected by the weight of the roof. To overcome this problem and erect houses with two full stories, Dutch-American builders developed anchor-bents featuring tall posts connected by two anchor beams at the second and attic floor levels in a double-H configuration, in lieu of the stacking of H-bents employed in the Netherlands to erect houses with two and three stories.⁸⁰

Architectural historian Clifford Zink has divided Dutch-American timber frame construction into three periods. In the first encompassing the Dutch colonial period from 1624 to 1664, traditional influences appear to have been the strongest and: “Settlers modeled their town houses and farmhouses on antecedents from the Lowlands, building simplified versions for expediency.”⁸¹ Anchor-bent framing members were typically heavy and exposed to view, especially anchor beams, and fireplaces constructed without jambs in the traditional Dutch manner. During the second period, which extended from the third quarter of the 17th century to around the middle of the 18th century, the Dutch-American building vocabulary evolved, as carpenters began to assimilate English practices, absorb classical influences and develop distinctive house types. While continuing to embrace traditional anchor-bent framing, carpenters increasingly relied on smaller timbers, reduced the spacing between bents and covered wall posts, although exposed anchor beams, smoothly finished and sometimes dressed with a bead molding along their lower edges, remained an important interior feature. The insertion of additional floor joists between bents and increased use of diagonal braces to stiffen the connections between horizontal and vertical members represent borrowings from English tradition. Houses began to be built with the distinctive kicked eaves and/or gambrel roofs that have become such an iconic feature of Dutch-American architecture in the New York region. The symmetrical facades associated with classically based high-style architecture were adopted by Dutch-American builders, but they often masked asymmetrical floor plans.

⁷⁸ Stevens, page 29. The post/anchor beam joint was sometime strengthened with diagonal braces or corbels, especially in earlier construction.

⁷⁹ Zink, page 272

⁸⁰ *Ibid.*, Stevens, pp. 29 -33.

⁸¹ Zink, page 279.

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Fireplaces were built with jambs and sometimes placed in corners, especially in Monmouth County, where the practice probably was borrowed from the English. During the third period extending from c. 1750 through the first several decades of the 19th century, Dutch-American carpenters developed hybrid frames by combining elements and techniques borrowed from traditional English box-frame construction, such as summer beams, with anchor-bent framing to build large houses. Widely disseminated by architectural pattern books, the Georgian and Federal styles exerted a strong influence on Dutch-American buildings, as manifested by the construction of both one-and-one-half and two-story houses with symmetrical fenestration patterns, center-hall and side-hall floor plans, smooth plaster interior finishes, and wooden trim incorporating classical moldings and other motifs. While Dutch-American building traditions waned during the early 19th century, certain elements persisted such as kicked eaves and gambrel roofs, Dutch doors and exposed ceiling beams in service rooms. While anchor-bent framing was abandoned for house construction, it continued to be used for barns and other outbuildings well into the 19th-century.⁸²

The several dozen Dutch American houses with two-story anchor-bent framing that have been identified in the southern New York/central New Jersey region range from the 1690s to the 1830s in date and feature several floor plans, of which side-hall plans are most common, and various hybrid framing elements including additional floor joists between bents and diagonal braces. The earliest known dwelling with a two-story anchor bent framing, the Voorlezer House on Staten Island, has been dated to the 1690s. It has a side-hall plan and asymmetrical H-bents, forming a knee wall across the front and asymmetrical gables. The second and third-story floor framing incorporates perpendicular joists in the side halls. The front roof eaves feature a wide kicked overhanging; the rear eaves are flush.⁸³ A single gable chimney provided corner fireplaces in the two first-story rooms. The two-story main block of the c. 1775 Hegeman House, which was located in Nassau County, Long Island, had a three-room plan (composed of one large front and two small rear rooms). The house had two gable-end chimneys, one providing a fireplace parallel to the end wall in the front rooms on both the first and second stories and the other a corner fireplace in one rear first-story room, joined into a single stack below the roof peak, a configuration identical to that of the west chimney at Portland Place. Floor joists inserted between the second and attic story anchor beams of the Hegeman House and supported by the window headers "represent a modification of Dutch framing technique."⁸⁴ The Col. Philip Van Horne House, located in Somerset County, New Jersey, which measures approximately 52 feet wide and 41 feet deep and may predate the Revolutionary War, is the largest house with two-story, anchor-bent framing known to survive in the state. With its symmetrical five-bay façade and double-pile center-hall plan, the dwelling represents the absorption of Georgian style influences by Dutch-American builders.⁸⁵ A Middlesex County dwelling with two-story anchor-bent framing, the Stelle House, which was carefully recorded before its demolition for development in the 1990s, featured a side-hall plan, as well as simple Federal style detailing typical of the early 1800s. To

⁸² Stevens, pp. 21-31, 55-61, 68 & 95; Zink page 280.

⁸³ Stevens, pp. 31, 58 & 174-175; Zink, page 289

⁸⁴ Stevens, pp.31 & 261

⁸⁵ Historic Building Architects, LLC, & Dennis Bertland Associates, *Preservation Plan for the Van Horne House*, April, 2001, pp. II-4 & 24.

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accommodate the sidelights flanking the front entry, the posts of the two anchor bents above the entry rested on the door header instead of extending to the foundation sill (Figure 16).⁸⁶

Only nine houses with two-story anchor-bent framing have been identified in Monmouth County, New Jersey, most all with side-hall plans, and their relative scarcity may reflect their original numbers. The 1798 Federal Direct Tax for Middletown Township, which was the most developed area of Monmouth County at the time, describes the vast majority of listed houses as having one and one half stories, suggesting that two-story houses were rare in late 18th-century Monmouth County.⁸⁷ The earliest documented example of two-story, anchor-bent framing in the county, and in central New Jersey, is the Rhea-Applegate House, Freehold Township, which has been dated by dendrochronological analysis to 1745. Measuring 28 feet square, it has a side-hall plan and incorporates “English-framed side hall and English post-to-plate connections” into its two-story anchor-bent frame, and a side-hall plan. That it was constructed for Robert Rhea, whose family was among “the early Scotch-Presbyterian settlers of Monmouth County” demonstrates that carpenters erected Dutch-American houses for British clients in 18th-century Monmouth County and, speaks to intermingling of Dutch and English cultural identifies in central New Jersey during that time.⁸⁸ The c.1753 Jacob Van Dorn House, Marlboro Township, is another mid-18th-century Dutch-American dwelling with two-story anchor-bent framing. It features exposed anchor beams and chamfered corner posts, harkening back to traditional Dutch practice, and evidently had a two-room-plan originally with front and back rooms, both with corner fireplaces. Its roof eaves incorporate a pronounced kick.⁸⁹ The main block of the Jan Schenck House, Holmdel Township, has been dated to c.1791, but may be earlier, and originally had a four-room plan. The roof eaves, front and rear, feature a pronounced kick.⁹⁰ Vertically sawn timber was employed for the anchor bents of the Wainwright House, Colts Neck Township, whose construction has been documented to c.1835. It represents the end of the use of the two-story, anchor-bent framing for domestic construction in Monmouth County.⁹¹ With its side-hall plan, kicked eaves, and paired gable-end chimneys, the late 18th-century portion of Portland Place clearly conforms to the Dutch-American two-story anchor-bent house type.

COUNTRY PLACE/COLONIAL REVIVAL CONTEXT

While America's 18th-century gentry often owned country properties, valued primarily as economic assets and only secondarily as rural residences, not until the middle decades of the 19th century did the urban elites throughout the mid-Atlantic region begin to acquire country places in considerable numbers solely as retreats from urban life and divorced from any necessity for income production. As the nation underwent rampant industrial and commerce development during the second half of the 19th century, the number of

⁸⁶ Personal information of nomination preparer Dennis Bertland, who participated in the Stelle House recordation, which unfortunately was never compiled into a report.

⁸⁷ Federal Direct Tax, Middletown Township, Monmouth County, NJ 1798.

⁸⁸ Monmouth County Historic Sites Survey, inventory # 1316-33.

⁸⁹ Ibid., inventory # 1328-6.

⁹⁰ Ibid., inventory #1318-45.

⁹¹ Ibid., inventory # 1309-50.

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Americans who could afford to acquire and maintain both country and city residences grew markedly. By 1910, there were over 15,000 American families with incomes in excess of \$50,000 “an amount defining an urban-industrial upper class capable of having country houses.”⁹² The innovations that revolutionized transportation in the 19th century, first the steamboat and then the railroad, facilitated this trend by making the countryside, along with seaside and mountain resorts, more easily accessible to urban residents. In the immediate environs of New York and other cities, country houses and villas proliferated in the mid-1800s. Throughout the northeastern United States during the second half of the 19th century and first decades of the 20th century, a number of summer colonies arose in more distant places of natural beauty and rural charm that attracted the region’s wealthy and social elites. Summer colonies often “began with hotels and rustic cottages” but often soon “became crowded with palatial homes and even self-consciously agrarian country houses.” These prestigious enclaves, which flourished until the Great Depression, included places such as Newport, Rhode Island, Bar Harbor, Maine, Lenox, Massachusetts, and Tuxedo Park, New York, and in New Jersey, Morristown and the hills around Bernardsville, as well as the environs of the Navesink River estuary (the Navesink Highlands and neighboring Rumson Neck).⁹³

Located immediately south of New York Harbor, the Navesink Highlands are the highest point on America’s eastern seaboard south of Maine, and by the early 1800s had been recognized by travellers, artists and writers for the picturesque beauty of its wooded hills bordered by the Navesink River and Sandy Hook Bay. A tavern or hotel, later known as the “East View Hotel,” built overlooking the ocean at the east end of the Highlands just after the War of 1812, attracted summer visitors and was enlarged in 1841. It was subsequently joined by two other hotels, the “Atlantic Pavilion,” erected in 1851, and “Sea View House” a few years later. This growth in tourism followed the establishment of steamboat service between New York and Sandy Hook in 1830.⁹⁴ The natural beauty of the Highlands and its interesting history concurrently drew the attention of artists and writers. Indeed, the 1819 watercolor of Portland Place (Figure #2), painted by F. Kearny, a relative of the Hartshorne family, may be considered the first in a line of paintings of the area produced during the 19th century.⁹⁵ Other better-known artists inspired by the Navesink Highlands and River include marine painter James. E. Butterworth, luminist John Fredrick Kensett, and impressionist Childe Hassam.⁹⁶ Novelist James Fenimore Cooper was favorably impressed with the region, which he reportedly described as “one of the most beautiful combinations of land and water in America.”⁹⁷ His 1830 novel *The Water-Witch*, set in the early 1700s, makes the Navesink Highlands the location for a “villa” named “Lust in Rust” belonging to the Dutch alderman Myndert Van Beverout, sited on the eastern tip of the hill facing Sandy Hook and the ocean. Cooper describes the setting and makes mention of the Hartshorne family as follows:

If a love of retirement and fresh air had its influence in determining the location of a burgher of Manhattan, he could not have made a better choice. The adjoining lands had been occupied, ear-

⁹² Mark Alan Hewitt, *The Architect & the American Country House 1890-1940*, pp.11 &12.

⁹³ *Ibid.*, page 13.

⁹⁴ Franklin Ellis, *History of Monmouth County, New Jersey*, page 535.

⁹⁵ <http://www.xxsculpture.com/arthistoryofhartshornewoods>.

⁹⁶ *Ibid.*

⁹⁷ *Ibid.*

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ly in the previous century, by a respectable family of the name of Hartshorne, which continues seated at the place to the present hour. The extent of their possession served, at that day, to keep others at a distance. If to this fact be added the formation and quality of the ground, which was, at so early a date, of trifling value for agricultural purposes, it will be seen that there was as little motive as opportunity for strangers to intrude. As to the air, it was refreshed by the breezes of the ocean, which was scarcely a mile distant, while it had nothing to render it unhealthy or impure.⁹⁸

Whether or not inspired by Cooper's novel, "burghers" from New York began to establish country places around the Navesink Highlands during the middle of the 19th century. Robert Hartshorne, owner of the largest portion of the Hartshorne family's Highlands patrimony (on which he lived having rebuilt Portland, the homestead of his branch of the family, located a short distance east of Portland Place, after a fire in 1836), sold some of his property during the 1850s to raise money, including several lots with ocean views subdivided from its east end, most notably land at Lower Rocky Point deeded to his brother-in-law, Edward Minturn, a wealthy New York merchant, in the early 1850s.⁹⁹ In a November, 1853 letter to her son, Mary Ann Hartshorne, Robert's wife, noted that

Uncle Ned [Minturn]... is going on with his improvements down below, such as setting out an abundance of trees & beautifying the lovely site he has chosen -I hear he is now determined to build next Spring & I guess it will be a handsome & costly house and, if such, will be a great advantage to the whole property -though I have no ambition to part with an acre more than is absolutely necessary.¹⁰⁰

Minturn erected a large and impressive Italianate villa that became a local landmark.¹⁰¹ Robert Hartshorne also provided a nearby waterfront site for the clubhouse of the Neptune Club, founded in 1858 by a group of New York sportsmen.¹⁰² Robert Hartshorne's elderly cousins, sisters Sarah and Mary Hartshorne, who were beset by financial difficulties, subdivided portions of their much smaller Portland Place farm, including a forty-acre parcel taken from the west end of the property sold to their distant cousin James Mott Hartshorne, a prominent New York stockbroker, in 1869.¹⁰³ Despite losing other land at a court-order sheriff sale in 1877, the sisters attempted to further capitalize on the country-place development along the Navesink by having their remaining

⁹⁸ Cooper, *The Water-Witch*, pp. 80 & 81.

⁹⁹ Mary Ann Minturn Hartshorne to son Benjamin Hartshorne, October 9, 1851, Daniel Seitz papers, uncatalogued, MCHA.

¹⁰⁰ Mary Ann Minturn Hartshorne to son Benjamin Hartshorne, November 17, 1853, Daniel Seitz papers, uncatalogued, MCHA.

¹⁰¹ The house and Lower Rocky Point are depicted in a mid-19th century by noted Anglo-American painter James E. But-terworth (1817-1894) who specialized in marine views [<http://www.xxsculpture.com/arthistoryofhartshornewoods>].

¹⁰² Ellis, page 534.

¹⁰³ Monmouth County Deeds, Book 211, page 481; *New York Times* obituary, as quoted in Stillwell, page 296.

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acreage divided into "villa" lots, one of which was sold in 1881 to local businessman Joseph Lufborrow, who a few years later erected a house overlooking the river just west of Portland Place.¹⁰⁴

Maps from the second half of the 19th century document the subdivision of property along both banks of the Navesink River and the increasing number of dwellings located in close proximity to the river.¹⁰⁵ One example is the property of the Lamarche family, located about a half mile upriver from Portland Place. In 1877, Hyacinthe Lamarche, the Brooklyn-based Belgian agent for several European firms, acquired a portion of the old Mason farm along Navesink River Road and enlarged the old farmhouse as his residence; a number of his children subsequently built summer homes on the property.¹⁰⁶ Not all the summer residents were businessmen. By the early 1880s, "an 'actors colony' had sprung up at the Navesink Highlands," comprised of about one half dozen houses occupied as summer residence by members of the theatre community.¹⁰⁷ Nevertheless, wealthy New York bankers, industrialists, businessmen and professionals predominated among the summer residents around the Navesink estuary who came in increasing numbers in the decades bracketing 1900. By 1911, Rumson Road, the main thoroughfare along Rumson Neck between Red Bank and Sea Bright was lined "for the greater part of its [six mile] length with beautifully kept country estates... some of them having several hundred acres each," and dozens of others of various size were scattered along the river."¹⁰⁸

Having endured the trauma of the Civil War and celebrated the centennial of the nation's founding, Americans in the decades before and after 1900 became increasingly interested in their country's history, perhaps seeking reassurance from the familiar at a time of startling technological and social change. Historical societies and publications proliferated during those years, and appreciation for artifacts evocative of the nation's past grew, leading to the preservation of a number of historic landmarks and sites. Architects and designers turned to America's colonial architecture and decorative arts for inspiration, giving birth to the Colonial Revival style. While country-place builders previously had employed more exotic revival styles, such as the Gothic Revival and Italianate, for their rural residences, the Colonial Revival, in its many variants, became increasingly popular as the 19th century ended and the new century began. Not only were Colonial Revival houses erected as the focal point of newly established country places by people of means, 18th-century houses and farmsteads were adapted for that purpose, projects that typically included additions and other renovations, along with preservation of early fabric, with varying degrees of sophistication, and embellishment with a variety of Georgian and Federal motifs.¹⁰⁹ The Navesink Highlands and neighboring Rumson are well endowed with such

¹⁰⁴ Monmouth County Deeds, Book 341, page 340 & Book 353, page 304; Monmouth County Building contracts, Joseph Lufborrow, Middletown Township, 1886, Monmouth County Archives.

¹⁰⁵ Jesse Lightfoot, *Map of Monmouth County, New Jersey*, 1851; F.W. Beers, *Atlas of Monmouth County, New Jersey*, 1873; Chester A. Wolverton, *Atlas of Monmouth County, New Jersey*, 1889.

¹⁰⁶ Gabrielan, *Images of America Middletown Township*, Vol. 1, pp. 44 & 45.

¹⁰⁷ Ellis, pp. 534 & 535.

¹⁰⁸ "Red Bank As It Was and As It Is," *Red Bank Register*, October 4, 1911.

¹⁰⁹ *Historic Structure Report for Portland Place*, page IV-4.

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Colonial Revival houses, like Portland, another Hartshorne family residence located a short distance east of Portland Place, which underwent extensive Colonial Revival renovations in the early 1900s.¹¹⁰

By the time of Emmeline Ferlini's acquisition of Portland Place in 1885, a few months before her marriage to Elliot Smith, the property had been recognized as a local landmark worthy of preservation. On a visit to the old Hartshorne homestead, a correspondent to the local newspaper became fascinated with the atmospheric old dwelling, a portion of which he was told was "over two hundred years old" and where he "saw some chairs ...that came from England about 125 years ago [and] a table that was 140 years old."¹¹¹ In what may be one of the earliest documented calls for historic preservation in Monmouth County of a non-Revolutionary War site, the correspondent lamented that

The last portion of the [old Hartshorne farm] sold includes the old house of so many years standing, and I believe it is shortly to be remodeled to a more modern style. Thus it is that our old landmarks are gradually being obliterated. Many of these might be preserved. As the people all over the country are preserving these old relics, why should not Monmouth County preserve hers also, especially when they have a history like this.¹¹²

Subsequent articles, perhaps reflecting the reporter's pleasant surprise, observed that the new owner was "re-modeling the old house and ornamenting the ground in a most tasteful manner," and that

The transformation of the dilapidated century-old farm-house into a handsome, well-appointed modern residence, without alteration of the original design and with the preservation of the outline of the old building, the restoration of the ancient fireplaces, beautifying the lawns, etc., which has called the attention of all passers to the place of late, have made her enterprise and taste the talk of the neighborhood.¹¹³

While the Smiths' motivation may have been financial as well as esthetic, their renovations did succeed in preserving the dwelling's simple vernacular character and avoiding the high style embellishments often employed by Colonial Revival designers and builders.¹¹⁴ Although nearly all of the exterior fabric dates to their renovations or somewhat later, and while the detailing of the porches and roof eaves certainly cannot be confused with 18th-century work, the appearance of the river front remains not much different than that depicted

¹¹⁰ Gabrielan, *Images of America Middletown Township*, Volume 1, 45, and Volume 2, page 115, for examples of high style and vernacular treatments, including the Frederick C. Earle House on Navesink River Road, which exemplifies early 20th century high style Georgian Revival design, and the more vernacular Mount house on Locust Point Road.

¹¹¹ "Old Land- Marks in Middletown," *Red Bank Register*, July 22, 1885.

¹¹² *Ibid.*

¹¹³ "News From Middletown," *Red Bank Register*, July 29, 1885; "Orange Blossoms Ferlini- Smith," *Red Bank Register*, January 27, 1886.

¹¹⁴ Another local example of this approach is the nearby Mount house on Locust Point Road, an older farmhouse that also was enlarged during the country place era, which exhibits similar linear expansion and simple detailing but whose development is not well documented [Gabrielan, *Images of America Middletown Township*, Volume 2, page 115].

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in the 1819 watercolor of the house (Figure #2). The interior of the main block similarly retains the character of a restrained late Georgian dwelling (one that perhaps reflected the esthetic of a prosperous, yet modest Quaker farmer), and it is only upon more detailed examination that the late 19th/early 20th century changes are observed: chair rail moldings recycled as baseboards, fireplace cupboards replaced with French doors, and fireplace mantels and paneling reworked, among other modifications. Yet care was taken, for the most part, to reuse or replicate old woodwork, and the floor plan, fireplaces and main staircase were retained. Furthermore, the large east addition constructed in 1889 conforms to the regional building tradition of linear expansion, and respects the dwelling's original form, including the distinctive eaves kick associated with the region's Dutch-American architecture. Its finishes, albeit those of a service wing, are quite simple, in keeping with those of the older portions of the house. The late 19th/early 20th century renovations of Portland Place were not performed in accordance with today's preservation standards and practices. Nevertheless, its country-place owners consciously sought to preserve and enhance what was perceived to be the property's historical character, and in this they succeeded.

19th-century observers also appreciated Portland Place for its magnificent site on the Navesink River. The 1885 newspaper correspondent noted that "where the house stands is about as pretty a spot as there is along the river. One can see from Red Bank to Seabright, and as far as the ocean."¹¹⁵ A mid-19th-century painting most likely depicts how the downriver view from Portland Place appeared around that time (Figure #2a). Probably even more than the house itself, such a setting and view would have attracted country-place residents like Emmeline and Elliot Smith, who called the property "The Hermitage," a name synonymous with rural retreat.¹¹⁶ While there was a lawn between the house and river by the early 19th century, the formal row of poplars and utilitarian fencing depicted in the 1819 watercolor view (Figure #2), if they survived into the 1880s, mostly likely were removed by the Smiths as part of their "beautifying the lawns." The informal landscape of wide sweeping lawn with scattered plantings to frame the river views may well have been introduced by them, at least in part, but in any case was certainly extant by the early 20th century, as established by panoramic photographs taken then (Figure #s 3 & 11).¹¹⁷ While the Hartshorne barns were located in close proximity to house, as befits a farmstead, the property's country-place owners sited their stable and carriage house well away from their residence but preserved the old well curb on the south lawn. Early in 1887 the road which passed just north of the house was relocated to its present alignment, greatly increasing the property's privacy and seclusion, attributes, no doubt, valued by its country place owners.¹¹⁸

A member of another branch of the Hartshorne family, Mary Hartshorne Ward (granddaughter of Robert Hartshorne), acquired title to the property in 1902. Renovations purportedly done by her, or her tenants, c. 1910

¹¹⁵ "Old Land- Marks in Middletown," *Red Bank Register*, July 22, 1885.

¹¹⁶ "News From Middletown," *Red Bank Register*, July 27, 1887 and April 17, 1889.

¹¹⁷ The lot acquired by Emmeline Ferlini from the Hartshorne estate in 1885, did not include the riverfront land to the east of the house [Monmouth County Deeds, Book 394 p. 305; see also the 1886 road map, Monmouth County Road Returns, Book I, page 206; map on page 209]

¹¹⁸ Monmouth County Road Returns, Book I, page 206; Monmouth County Road Records (microfilm), Middletown Township 1886 Application: B. Hartshorne, "Monmouth Pleas, In matter of application of B. M. Hartshorne & others for a public road in Middletown," October 14, 1886.

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or somewhat later, including the west addition, similarly respected the historic character of the house; eschewing the elaborate Colonial Revival embellishment of the neighboring Hartshorne country house, Portland, remodeled by her brother Robert c. 1901 after the death of their father Benjamin.¹¹⁹ The Wards made few subsequent changes to the dwelling and its grounds, but introduced such elements as the wisteria vine on the river-front porch and boxwood foundation plantings sometime before the early 1940s. Throughout the 20th-century, Mary Ward's surviving children and grandson Daniel Seitz, imbued with their family's heritage, continued to preserve the heirloom-filled house and its landscape setting, enhanced by the creation of small formal and woodland gardens.

HISTORICAL OVERVIEW

Located on the northern bank of the Navesink River in eastern Monmouth County Portland Place is located within one of the earliest settled portions of Monmouth County. Although nominally part of New Netherlands, formal European settlement of what today is Monmouth County did not begin until after the English conquest of New Netherlands in 1664.¹²⁰ Interestingly, prior to the conquest, it appears that English colonists from Long Island were covetous of lands in northeastern Monmouth County and had begun exploring this area, with an eye towards settlement. In 1663 a group of potential settlers from Gravesend, Long Island attempted to purchase land in Monmouth County but were stopped by the Dutch.¹²¹

Settlement of what was known as the Monmouth Patent may have begun soon after the English conquest of New Netherlands. On April 8, 1665 Governor Richard Nicolls of New York conveyed the Monmouth or Navesink Patent to "some of the Inhabitants of Gravesend, upon Long-Island."¹²² The region's earliest settlers were transplanted New Englanders from both Rhode Island and Massachusetts, many of whom had previously been resident on Long Island. Many were Quakers though others were Baptists. The Patentees were to erect and build towns and villages, with each of the original "patentees receiving five hundred acres and an additional 120 acres for each member of the family and sixty acres for each servant."¹²³ The area's proximity to New York Harbor and its geography (sheltered by Sandy Hook and the Highlands, the Navesink estuary gave easy access to large stands of timber and good agricultural soils) made the region highly attractive to settlers.

Although family traditions and local historians have long maintained that the site of Portland Place formed part of Richard Hartshorne's 17th century land acquisitions in the Highlands, research completed for the Portland Place HSR has established that the property was not acquired by the family until sometime between 1720 and 1738.¹²⁴ Based on the currently available evidence, it appears that the property was first acquired

¹¹⁹ Monmouth County Deeds, Book 703, page 120; Randall Gabrielan, *Images of America Middletown Township*, Vol. 2, p. 121.

¹²⁰ Peter Wacker, *Land and People*, p.168.

¹²¹ Franklin Ellis, *History of Monmouth County, New Jersey*, page 60.

¹²² Wacker, page 250.

¹²³ *Ibid.*, page 251.

¹²⁴ *Historic Structure Report for Portland Place*, page IV-9 & 10.

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from the East Jersey proprietors and settled by a New England immigrant, Samuel Culver in the 1680s. Although Culver, a modestly successful yeoman farmer, has been overlooked in the traditional histories of the house, his presence here is consistent with much of what is known about the initial settlement of Monmouth County.¹²⁵

Portland Point was the name given to one of the first settlements in the Navesink region established in the 1660s. Located "on Shoal Harbor (Sandy Hook Bay, from Atlantic Highlands to Point Comfort)" as described by Peter Wacker, the settlement's "initial lots seem to have been extremely narrow."¹²⁶ He added that the village did not last long as individuals sought larger land grants in areas of better soil. In light of the current research it appears that the initial nucleated settlement was replaced by moderately sized lots along the Navesink River, that were later consolidated by the Hartshorne's into larger tracts. Thus, while the name Portland was specifically used for an early community established in December 1667 along the south shore of Sandy Hook Bay, the name soon became more generally applied to a broad stretch of land encompassing most of the Navesink Highlands.

One account of the origins of the name Portland for the region is found in a letter from Mrs. Edward Livingston (born Helena K. Hartshorne, the granddaughter of Thomas Hartshorne II). Published by the New Jersey Historical Society, the letter relates the family traditions that she received from her aunt Sarah Hartshorne, who with her sister Mary owned and occupied the house until their deaths in the 1880s:

What I know of Portland Point has been tradition in the family since the time of Richard Hartshorne, the first of the name in America. When Richard Hartshorne left his residence on Wakake Creek, and decided to live at the Highlands of the Navesink, he selected a very desirable location on the banks of the Navesink river. This spot had a house on it owned by an Englishman named Portland, who was a fisherman. Richard Hartshorne had acquired much land from the original Proprietors, but the highlands property he bought outright from the Indians. He bought the Portland house, probably lived there while erecting his own, near that one, and called that portion of his large estate the Portland Place, simply because he liked the name. That Portland Place he gave to his son William in 1702, who was born at Wakake, and William gave that portion of the estate, about 200 acres, to his son Thomas, son of second wife, Helena Willet. It has subsequently been owned by Thomas Hartshorne, wife Sarah Biles, and their daughters Sarah and Mary Hartshorne, who lived there all their lives. Portland Place, the small portion where the house stands, is now owned by Mary Hartshorne Ward, a daughter of the late Benjamin Hartshorne, whose family estate is next to the Portland Place. I believe the Benjamin Hartshorne estate, now owned by his son Robert, has always been called 'Portland.'¹²⁷

¹²⁵ Wacker, page 127.

¹²⁶ Ibid., page 253.

¹²⁷ Mrs. Edward Livingston (Helena K. Hartshorne) to A. Van Doren Honeyman, corresponding secretary, NJHS, as quoted in the *Proceedings of the New Jersey Historical Society*, October, 1916, pp. 208-209.

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Although the reference to a fisherman named Portland seems fanciful, the comment that Richard Hartshorne bought this property directly of the Indians rather than from the Proprietors may be relevant to some of the later confusion regarding when the Hartshorne family acquired the property examined here. Mrs. Livingston also noted that

The site of the Portland house is about three hundred feet east of the house. As children, we were always told that the first Hartshorne house on the property was built about 1678, but that the Portland house, which stood at the east end of the garden, was much older. The land was much more of a 'Point' then than it is now. This information I had from my father's sister Sarah, who was born 1794, and died 1884.¹²⁸

Richard Hartshorne considered himself a resident of Portland or Portland Point as did his children and grandchildren, and there is no evidence of the use of the name Portland Place until the 19th century.¹²⁹

Samuel Culver, whose name was also spelled Colver and Collson, is an intriguing character who, as previously noted, was overlooked in the Hartshornes' history of the property. Colver was the third of nine children of Edward Colver and Anne Ellis. He was born on January 9, 1644 in Dedham, Massachusetts. He married Elizabeth Spencer on December 23, 1663 in Dedham. He served as a soldier during King Philips War. He and Martha Fish, the wife of John Fish, purportedly were tried for adultery on September 17, 1672. Martha apparently was about to have her third child by Samuel, and they had already lived together four or five years.¹³⁰ According to one genealogical source, Colver married Martha Fish in 1674 while living in Connecticut. However, another source claims that John Fish did not divorce his wife until 1680, although it is apparent that they had separated some time earlier.¹³¹ In any case, Samuel Colver, presumably accompanied by Martha, had already relocated to New Jersey by then, as on March 15, 1678, Colver purchased 120 acres of land from the East Jersey Proprietors.¹³² Three days later, on March 18, 1678, Samuel Culver was a defendant in an action in Middletown Court. Apparently, he had driven Samuel Huttons' boar away from Waycake. The following year, the case continued.¹³³ On January 1, 1685, the East Jersey Proprietors conveyed to "Samuel Colver of Middletown....Planter" a parcel one hundred acres located on the north side of the Navesink River in Middletown

¹²⁸ Ibid. It seems likely that this letter refers to the property later owned by William Hartshorne rather than the Thomas Hartshorne property.

¹²⁹ A letter, dated "Portland Place Oct. 14th [18]74" is the earliest discovered reference to the use of that name for the property [Sarah Hartshorne, Portland Place, to M^r Hartshorne, October 14, 1874, MCHA, Hartshorne Family Papers, collection 11, box 3, folder 16], except for the inscription of "Portland Place," on the border of the 1819 watercolor (however, the inscription does not match the signature on the watercolor and may have been added later).

¹³⁰ Ancestors of Donald Wayne Renau, retrieved from <http://freepages.genealogy.rootsweb.ancestry.com/~reynaud/reneau/d40.htm>, July 21, 2010.

¹³¹ Ibid.; Descendants of Edward Culver retrieved from <http://familytreemaker.genealogy.com/users/c/u/1/Doug-Culver/GENE4-0001.html>, July 20, 2010.

¹³² Samuel Stillwell, *Historical and Genealogical Miscellany, Data Relating to the Settlement and Settlers of New York and New Jersey*, Volume II, page 398.

¹³³ Richard S. Hutchinson, *Monmouth County New Jersey Deeds, Books A, B, C, & D*. Bowie, MD: Heritage Books, Inc., page 22.

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Township, and the deed's description of the property matches to that of a 1738 deed from William Hartshorne to Thomas Hartshorne for the site of Portland Place.¹³⁴ Furthermore, a map of William Hartshorne's land drawn by William Lawrence c. 1720 (Figure #1) depicts "Collsen 105 acres" at the confluence of Clay Pitt Creek and the Navesink River, as well as "Colsen house" close to the location of Portland Place.¹³⁵ Samuel Culver served on a Middletown jury in 1689 and appears in numerous deeds from the 1680s as the neighbor of Richard Davies and Richard Hartshorne.¹³⁶ Culver may have faced some financial difficulties as his quitrent record bears the note "Distress" presumably indicating an inability to pay.¹³⁷ It is not clear when he sold the property along the Navesink, and a deed from Culver to Hartshorne has not yet been found. Culver was living in Monmouth County as late as 1716 as he sold land in that year to John Green of Newport, Rhode Island.¹³⁸ It is not clear when or where he died. At least some of his descendants returned to New England.

According to Ellis' *History of Monmouth County*, Richard Hartshorne, an English Quaker, whose descendants later owned the Portland Place property first settled on "Weikee" (Waycake) Creek in 1669-1679 and would continue to reside there until c. 1700.¹³⁹ Hartshorne purchased the home of John Hawes, an earlier settler for 350 "guilders." This house was not finished and Hartshorne entered into a contract with Hawes to complete the building. It was also during this period that Hartshorne acquired land in Middletown Village, a nucleated settlement that had been established at roughly the same time as Portland. In 1669 he bought William Goulding's share under the Monmouth Patent consisting of "Lott" 25 of the home lots in Middletown Village and "outlott" 27 of "plantation land."¹⁴⁰ Like many of the early Monmouth County settlers Richard Hartshorne had close ties with Rhode Island and on April 27, 1670 he married Margaret Carr from Rhode Island.¹⁴¹ Richard Hartshorne would go on to become one of the most prominent men in Monmouth County.

During the 1670s and 1680s Richard's political star began to rise. It was also during this period that he was historically most visible. In March of 1672, the Quaker Divine George Fox visited Hartshorne's home. Fox described the visit as follows:

At length we came to Middletown, an English plantation in East Jersey, and there were friends there, but we could not stay to have a meeting at that time, being so earnestly pressed on our spirits to get to the half-yearly meeting of Friends of Oyster Bay, Long Island, which was near at

¹³⁴ East Jersey Deeds, Book A, page 278; Deed, William Hartshorne to Thomas Hartshorne, March 13, 1738, Transcription of manuscript deed on stationery with letterhead "Court of Common Pleas, Newark, New Jersey," one of the judges being Richard Hartshorne; MCHA.

¹³⁵ William Lawrence, Map of William Hartshorne's Land, 1720, Monmouth County Historical Association (MCHA), Collection 86, Box 2.

¹³⁶ *Archives of the state of New Jersey: Documents Relating to the Colonial History of the State of New Jersey, Volume XXI, Calendar of Records in the Office of the Secretary of State, 1664-1703*, page 301.

¹³⁷ Stillwell, 1903, page 383.

¹³⁸ Edwin Salter, *A History of Monmouth and Ocean Counties*, page xix.

¹³⁹ Ellis, p. 534.

¹⁴⁰ Thelma K. Jellifree, *Achter Coll To Zoning: Historical Notes on Middletown, N.J.* Middletown, N.J., Academy Press, 1982, page 36.

¹⁴¹ Stillwell, page 247.

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hand. We went with a friend, Richard Hartshorne, brother to Hugh Hartshorne, the upholsterer in London, who received us gladly to his house, where we refreshed ourselves, and then he carried us and our horses in his own boat over a great water, which held us most part of the day in getting over, and set us upon Long Island."¹⁴²

From this reference it would appear that Richard was living on the water, likely on the Bayshore at Waycake. In June, Fox, continuing his visit to North American Quakers, returned. In his words, "Being clear of this place we hired a sloop, and the wind serving, set out for the new country now called Jersey. Passing down the bay by Conny Island, Naton Island and Stratton Island, we came to Richard Hartshorne, at Middletown Harbor, about break of day on the 27th of sixth month."¹⁴³

Hartshorne continued to expand his landholdings during this period. In August of 1674, he acquired a large tract on the Navesink River from the natives.¹⁴⁴ It was during this period that he wrote several letters promoting settlement in Monmouth County. These provide considerable detail about the natural resources of the area and point to his growing wealth. In one 1675 letter he wrote, "Through the goodness of the Lord I live very well, keeping between 30 and 40 head of cows, and 7 or 8 horses to ride Upon."¹⁴⁵ It is possible that Richard Hartshorne was living on the Navesink before 1676 based on a letter he wrote in May of that year in which he noted that:

The Indians came to my house and laid their hands on the post and frame of the house and said that house was theirs; they never had anything for it, and told me if I would not buy the land, I must be gone. But I minded it not, thinking it was Davis' land, and they wanted to get something of me they at last told me they would kill my cattle and burn my hay if I would not buy the land or begone; then I went to the Patentees...they told me it was never bought nor had the Indians anything for it. Nichols desired of them and the Indians also only to have leave to set a trading-house, and at that time they did not intend any one should keep the land, but keep it for the use of the county, always giving leave for any man to trade goods and not otherwise...I considered the thing as well as I then was capable, and went to Gravesend and bought William Goulder out..."¹⁴⁶

Davis is shown as the neighbor of Samuel Culver to the west on c.1720 Lawrence map (Figure).¹⁴⁷

During the late 17th century, settlement of eastern Monmouth County was occurring rapidly, with most of the settlers locating along rivers or in the nucleated settlements at Middletown and Shrewsbury. An interest-

¹⁴² Ellis, page 576.

¹⁴³ Ellis, page 576.

¹⁴⁴ Colonial Conveyances, Book 1, page 271.

¹⁴⁵ Leonard, page 483.

¹⁴⁶ Ellis, page 700. As David and Hartshorne both owned land on the Bayshore and along the Navesink, the exact location referred to is ambiguous.

¹⁴⁷ "Survey of Hartshorne Lands by William Lawrence, about 1720," MCHA Collection 86, Box 2.

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ing map, dated 1682/1683 in the British Museum presents a bird's eye view of the area. Titled, "Pennsylvania [Nova] Caesaria Vulgo, New Jersey" it locates clusters of houses during this early period.¹⁴⁸ It shows the eastern part of the Highlands peninsula very sparsely settled with a handful of houses along the Navesink River and one or two other houses along the bay, the whole being labeled Portland. Although the map is not drawn to scale it is possible that the single structure depicted on the north side of the Navesink River is the house of Samuel Culver or his neighbor Richard Hartshorne. . According to Hartshorne family tradition the Portland Place house began as 1-1/2 story dwelling, a Dutch framed cottage dating to the 1680s.¹⁴⁹ Tree-ring dating has revealed that portions of the house date from 1717, during the period Culver owned the property. The presence of an early Hartshorne family dwelling along the Navesink is confirmed by a road record dated March 2nd 1687 which mentions the road passing "...through Richard Hartshorne's land, as the way now goes to his house, and thence to the most northerly point of Sandy Hook."¹⁵⁰ This road return also indicates that Richard Hartshorne's house was to the east of Culver's property.

In 1703, Richard gave his son William the Highlands estate and Sandy Hook.¹⁵¹ Sources note that after this transfer Richard Hartshorne moved to Middletown village. Richard would have been 65 in 1706. He also seems to have retired from public life around this time.¹⁵² This may be linked to his support of the "Blind Tax" a fund or a bribe raised by the antiproprietary party to secure Governor Cornbury's support of its position.¹⁵³ However, his interest in Sandy Hook remained and in 1711 he demanded payment from Governor Robert Hunter for the illegal cutting of wood on Sandy Hook. Hunter defended himself noting that the timber itself was worthless and the value was in the labor of the workmen who cut it.¹⁵⁴ Richard Hartshorne died in Middletown Village in 1722 at the age of eighty-one and was buried in the burial-ground adjoining his house.¹⁵⁵

Compared to his illustrious father, William is much less visible in the historical record. Stillwell notes that he "...was a Justice, and socially and politically prominent in Monmouth County" but provides no additional information.¹⁵⁶ He married three times: first to Catherine Bowne, second to Helena Willet (1680-1715), and third to Elizabeth Lawrence (1690-1750/1751).¹⁵⁷ His eldest son, Thomas Hartshorne was born April 28, 1715. Thomas would later come to own the Portland Place property. On March 13, 1738 William Hartshorne of Middletown, "yeoman," conveyed to son Thomas Hartshorne, "Tanner," of the same place for "love good and natural affection" and "a competent sum of money" "all that tract of land ...[in]... Middletown aforesaid con-

¹⁴⁸ Samuel Stelle Smith, *Sandy Hook and the Land of the Navesink*, p. 14.

¹⁴⁹ Monmouth County Historic Sites Survey, Form Inventory #1331-37.

¹⁵⁰ Veit, page 1; Ellis, page. 534.

¹⁵¹ Deed of gift from Richard to William Hartshorne, Hartshorne Papers, MCHA.

¹⁵² Arthur Layton Funk, "Richard Hartshorne of Middletown, New Jersey," *Proceedings New Jersey Historical Society*, 1949, 67(2), pp. 126-140.

¹⁵³ Weeks, page 163.

¹⁵⁴ *Archives of the State of New Jersey: Documents, Relating to the Revolutionary History of the State of New Jersey, Volume IV - Administrations of Governor Robert Hunter and President Lewis Morris, 1709-1720*, page 4.

¹⁵⁵ Ellis, page 534.

¹⁵⁶ Stillwell, page 283.

¹⁵⁷ Stillwell, page 288.

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taining one hundred acres, in length fifty chains running southeast - northwest as the river runs in breadth twenty chains bounded on the southeast by a small brook & a little pond at the foot of the hill south southwest by the Neversinks river & east by the Highlands & northwest by Richard Davis."¹⁵⁸ This description matches that of Samuel Colver's 1685 deed for the purchase of land along the Navesink, which undoubtedly is the same tract.¹⁵⁹

The map in the Hartshorne family papers at the Monmouth County Historical Association by William Lawrence, believed to date from the 1720s clarifies the relationship between the Hartshorne, Colver and Davis tracts, as well as the location of their residences. The map (Figure #1) depicts William Hartshorne's 812 acres "within fence" and his house to the east of Division Creek (Tan Vat Creek) at the location of the Hartshorne house known as Portland. It also depicts Davis' house immediately adjacent to and east of Claypit Creek. The property identified as "Collsen 105 acres" borders Claypit Creek and the Navesink, the location of what would later become Thomas Hartshorne's farm, and his dwelling at the site of Portland Place.¹⁶⁰

Davis, Hartshorne's other neighbor, probably was related to Nicholas Davis, who, according to an account published in 1844, was an early settler of Middletown. "In 1682, Middletown was supposed to consist of 100 families; several thousand acres were allotted for the town, and many thousands for the out-plantations. John Bowne, Richard Hartshorne, and Nicholas Davis, had each well-improved settlements here; and court was held twice or thrice a year in Middletown, Piscataway, and their jurisdictions."¹⁶¹

Thomas Hartshorne was apparently a tanner. Sometime after he acquired the property in 1738 and before his father's death in 1745, Thomas constructed a tannery on his property. When William Hartshorne executed his will on November 25, 1745, he bequeathed to his son Thomas the land where he was currently dwelling as well as additional adjoining property. In his words, "I do hereby give and devise to him the said Thomas Hartshorne his heirs and assigns forever as follows viz. Beginning a Rod below the Dam of the Pond of his Tanfats [tan vats] and thence Runing [sic] north including his Tanfats and Pond so far until a West line to [of] Davis's line Will contain Two hundred Acres of land including that land I have already given him a title for."¹⁶² William further stipulated that his executors sell his remaining land with the money being distributed among his heirs; £50 each to children Rachel, Mary, John & Esek and the remainder divided into ten equal parts, one for widow Elizabeth (in lieu of his dower rights), two for son William, and one each for children Margaret, Mary, Hugh, Robert John, Esek and Rachel.¹⁶³ In addition, his wife Elizabeth was to receive "all that she brought with her that is not wore out, and riding chair and two horses, "a chest of drawers, seven leather chairs, and my pewter" and "silver cup," the furniture and metal ware for her lifetime or until her remarriage; son William, the "belt and staff that was my Fathers"; daughter Mary, "a large table and looking glass;" Rachel, "six silver

¹⁵⁸ Deed, William Hartshorne to Thomas Hartshorne, March 13, 1738, Transcription of manuscript deed on stationery with letterhead "Court of Common Pleas, Newark, New Jersey," one of the judges being Richard Hartshorne; MCHA.

¹⁵⁹ East Jersey Deeds, Book A, page 278.

¹⁶⁰ William Lawrence, Map of William Hartshorne's Land, 1720, MCHA Collection 86, Box 2.

¹⁶¹ John W. Barber and Henry Howe. *Historical Collections of the State of New Jersey*, page 354.

¹⁶² New Jersey Wills, 1393M.

¹⁶³ Ibid.

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spoon," along with the "chest of drawers and looking glass" after Elizabeth's death or remarriage; and to his youngest children John, Esek and Rachel, "a bed and furniture belonging to it."¹⁶⁴

William's son, William Jr. a substantial farmer, died before he did. In 1746, William Sr. then added a codicil to his will dividing his deceased son's two shares of his estate so that one tenth went to the other heirs and one tenth to William Jr.'s daughter Katherine and £100 be given to William's son Richard, the latter receiving no other notice as "he is already provided for otherwise."¹⁶⁵ On February 28th, 1747 William Sr. died aged 68 years, 11 months and 22 days.¹⁶⁶ His executors were Thomas, Hugh and Robert Hartshorne.¹⁶⁷ His heirs advertised his property for sale in the *The New York Gazette Revived in the Weekly Post-Boy* on July 25, 1748.¹⁶⁸ Although this property was immediately adjacent to the property examined here the advertisement is quoted at length because of what it reveals about the settlement of the area:

The high Lands of Navesinks and Sandy-Hook lying in Middletown, East Jersey, consisting of 2800 Acres, well watered and stored with Timber, the Highlands with Hickery [sic] and Oak, the Hook, with Cedar fit for building Ships or Houses; there hath been sold off said Hook, ship-Timber to the Value of 200 £. New-York Currency in one Year, yet the Swamp appears but little thinner; and is yearly winter'd on said hook upwards of 60 Head of Neat Cattle and 20 Horses, without one lock of hay, or any sort of Grain given them, or any Manner of Trouble to the Owner: Upon the highlands is a good Dwelling-house, 40 feet long and 30 Feet broad, with Sash windows, two good Stone cellars under it, with three Kitchens adjoining, pleasantly seated upon the Navesink river, fresh Oysters and clams to be had in great plenty and of the best sorts, the Hills with Deer; There is between 2 or 3 hundred Acres cleared, good for Pasture or Grain, and 400 bearing Apple Trees of choice Fruit, fenc'd on three Sides by the Water; one Mile in Fence will inclose [sic] the whole; it of late belonged to William Hartshorne, deceased, who, by his Will, ordered it to be sold by his Executors. For further information enquire of Thomas Hartshorne, in Middletown aforesaid; Hugh Hartshorne, in Burlington; and Robert Hartshorne, living on the Premises, Executors aforesaid, by whom a good Title to the Premises to an Purchaser, will be made.¹⁶⁹

The following year the executors of William Hartshorne senior again attempted to sell the land.¹⁷⁰ These efforts were apparently unsuccessful as in 1750 Robert Hartshorne, the owner of Portland, advertised for a runaway indentured servant "an Irish servant man, named William Jones."¹⁷¹ In 1752 he advertised that he had found a

¹⁶⁴ Ibid.

¹⁶⁵ New Jersey Wills, 1393M.

¹⁶⁶ Stillwell, page 283.

¹⁶⁷ New Jersey Wills, 1393M.

¹⁶⁸ "To Be sold," *The New York Gazette Revived in the Weekly Post-Boy*, July 25, 1748.

¹⁶⁹ Ibid.

¹⁷⁰ "To Be sold," *The New York Gazette Revived in the Weekly Post-Boy*, March 13, 1749.

¹⁷¹ "Runaway, An Irish Servant Named William Jones" *The Pennsylvania Gazette*, October 4, 1750.

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boat adrift near Sandy-Hook and he advertised for its owner to claim it.¹⁷² Again, in February of 1754 he attempted to sell off part of his property, advertising:

To Be sold, Three Hundred and Nineteen Acres of Land, altogether, or in 100 Acre Lots, as best suits Purchaser, it being the Westernmost Part of the Highlands of Navesinks, commodiously situated on Sandy-Hook Bay 32 Chains, and fronting the Road or Harbor of Sandy Hook; there is on the said Land, a very convenient watering Place, of good Water, being much used by shipping, which makes it a good Market for all Sorts of Poultry [sic] and Garden Truck: It is also very convenient for fishing, Oystering, and Clamming, and would do well for a public House: the Land is well-watered and timbered, the farthest of which is within one Mile of a good Landing, any Person inclining to purchase, may be further informed by applying to Robert Hartshorne, living near the Premises. The title indisputable.¹⁷³

While Robert and his brother Esek were attempting, without success, to sell off the family farm, Thomas Hartshorne seems to have taken no interest in these transactions. His son Thomas Hartshorne (Jr.) was born in 1765.¹⁷⁴ Thomas Jr. was the youngest of Thomas' six children: Helena, Mary, Samuel, Phebe, Margaret, and Thomas. His will, written on March 2, 1760 stipulated, "All my estate both real and personal (not already having disposed of) I give and devise to my executors to be sold or rented as they shall judge most advantageous & beneficial for my children until my youngest child shall attain the age of sixteen" and further charged his executors to devote the "use and Profits of my whole estate" for the "education and bringing up of his two youngest children Margaret and Thomas. After that time his entire estate was to be sold and the residue equally divided among his six children. Specific bequests were as follows, "my silver tankard & looking Glass to my daughter Helena" and "my chest & drawers tea spoons and Beds that was my first wife's I give to her three youngest children to wit Mary, Samuel and Phebe & equally divided amongst them.... what new feathers I have in the House and as much money as my executors shall judge necessary to purchase a Bed tick I give my daughter Margaret, my Belt and Staff I give to my son Thomas."¹⁷⁵

The 1760s saw significant changes in the Hartshorne's landholdings. In 1762, Esek and Robert conveyed acres at the northern tip of Sandy Hook to four New York men, evidently acting on behalf of New York's Colonial Assembly, to construct the Sandy Hook Lighthouse.¹⁷⁶ Shortly thereafter, the two brothers divided their joint inheritance.¹⁷⁷ Robert Hartshorne retained ownership of his portion of the Highlands' estate and Sandy Hook until his death in 1801. His son Richard, born in 1752, inherited the property and lived at Portland until his death in 1831. His son, Robert, born in 1798, also lived at Portland until his death in 1872, when the

¹⁷² "To Be sold," *The New York Gazette Revived in the Weekly Post-Boy*, June 8, 1752.

¹⁷³ "To Be sold," *The New York Gazette Revived in the Weekly Post-Boy*, February 11, 1754.

¹⁷⁴ Stillwell, page 288.

¹⁷⁵ Will of Thomas Hartshorne. March 2, 1760, transcription of manuscript will on stationery with letterhead "Court of Common Pleas, Newark, New Jersey," one of the judges being Richard Hartshorne; document in MCHA files.

¹⁷⁶ East Jersey Deeds, Book A3, page 12; see also Smith, page 17.

¹⁷⁷ Ellis, pp. 534 & 535; see also MCHA, collection 86, box 1.

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property passed to his sons Benjamin and Edward Hartshorne.¹⁷⁸ In 1797 the "...Highlands estate of Esek Hartshorne was sold by his executors, June 8, 1797, to Tylee Williams, including an undivided half-interest in Sandy Hook, the whole being about eight hundred acres."¹⁷⁹

A 1765 map of William Hartshorne's land curiously fails to show a structure in the location of Portland Place, but does show the property. It is possible that the date on the map is erroneous as the map also fails to depict the lighthouse which had been completed by this time.¹⁸⁰ The map depicts Hartshorne's Highland's tract as divided into two parcels by a fence extending from the Bay shore to the river: the one to the east being identified as his "Land within Fence contains 812.10 acres" and the one to the west as his "land and Hills without the Fence contains 797.8 acres." William Hartshorne's house is depicted on the east parcel along the river not too far east of the dividing fence. The map appears to predate the William's 1738 conveyance to his son Thomas, which deed references the property of Richard Davis as abutting the land deeded to Thomas on the northwest, and the survey map identifies the property abutting William's land upstream along the river from Clay Pitt Creek as belonging to Davis (labeling it "Davis Within his survey [?] 317 Acres). The survey also delineates a 105-acre parcel along the river just east of Davis and Clay Pitt Creek, which may in fact be the parcel conveyed to Thomas in 1738.

Newspaper advertisements provide glimpses into the life of Robert Hartshorne during this period. On August 13, 1767, Robert advertised that about the "Wild Carrot" growing in what had been an old Indian Field:

The *Daucus* or *Wild Carrot*, that is found on my farm grows in a moist, loomy rich soil, that hath been in Tillage once in three or 4 years, for these hundred Years past, having been an old Indian field. If any thing is here omitted, that maybe judged necessary for the more ready finding the desired plant, upon information either from thyself or any Person discovered, shall readily give any further Description that may be desired, and am they Friend, Robert Hartshorne.¹⁸¹

He and his brother Esek also tried to control their exposed landholdings at Sandy Hook. On August 2nd, 1768 they advertised that anyone carrying a gun or shooting on Sandy Hook without their permission would be prosecuted:

...whereas Gustavus Kingsland, Yesterday Afternoon clandestinely shot a Hog upon Sandy-Hook; and as the Subscribers hath frequently lost sucking Calves, which they believe to have been stolen off Sandy-Hook. Therefore public notice is hereby given, that any Person or Persons that shall presume for the Future to carry a Gun or shoot on Sandy-Hook, without Liberty first obtained in Writing from under their Hands, will be prosecuted with the utmost Rigour [sic] of the Law. Robert Hartshorne. Esek Hartshorne. August 2, 1768. N. B. As the abovementioned Gustavus Kingsland, was in company with one Edward Collard, who it is thought was Confede-

¹⁷⁸ Ellis, pp. 534 & 535; Stillwell, pp. 292 & 293.

¹⁷⁹ Ellis, pp. 534 & 535.

¹⁸⁰ Map attributed to William Lawrence, 1765, MCHA Collection 86, Box 2.

¹⁸¹ *The New York Journal or General Advertiser*, August 13, 1767.

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rate with him. Said Collard is forbid to land or dig clams on Sandy-hook, as he will be looked upon as a Trespasser as soon as landed.¹⁸²

Unmanned boats also washed ashore with some frequency. John Hartshorne of Black-Point in Shrewsbury—today's Rumson—advertised one in January of 1769.¹⁸³ Esek Hartshorne advertised the discovery of lost boat in 1771.¹⁸⁴ Throughout this period, Thomas Hartshorne, owner of Portland Place, is the least visible of the Hartshorne brothers. While Robert and Esek were plagued with trespassers and the flotsam of the sea washing up on their land, Thomas appears to have supported himself by farming and tanning.

The coming of the American Revolution was a challenge for the Hartshorne families. Most Quakers abhorred war and avoided participation in the conflict. Perhaps because of their exposed position on the Navesink River and Sandy Hook, the Hartshornes were more vulnerable than most. The loyalties of the family during this period appear to have been divided. One historian included Isaac, Lawrence, Robert, Thomas Jr. and Ezekiel Hartshorne among Monmouth county residents having Loyalist sympathies.¹⁸⁵ Indeed, on February 21, 1780 Thomas Hartshorne, of Middletown owner of a small farm was noted in an inquest into individuals with Loyalist tendencies.¹⁸⁶ Others, such as Richard Hartshorne, may have been patriots. In February of 1777 his house, "Portland Manor" was the scene of a considerable engagement between American militia under the command of Colonel Nathaniel Scudder and British troops seeking to recapture the cargo of a lost ship. The engagement was a British victory and resulted in 25 American deaths and the capture of 72 militiamen. According to a contemporary newspaper account:

...a Detachment of 170 Men from the 26th Regiment under Major Gordon...embarked for Sandy Hook, with the Intention of cutting off a Party of Rebels stationed at the Highlands of Neversink. ...they landed on the Beech at the Highlands, about two Miles below the Rebel Posts. A little before Day, they marched and surprised the advanced Guard without firing a shot; From thence they proceeded about a mile further to the House of one Hartshorn, to which as they were approaching by two different ways, a guard posted at about 200 yards from the House, were first alarmed. These after firing a few shot together with their main Body, who at first affected to form and make a Stand, being pushed by the Battalion, fled too soon for the Grenadiers and Light Infantry to come up Time enough to cut off their Retreat. Between 30 and 40 escaped. We found several dead Bodies in the Woods, which were buried by the Soldiers. The whole of the Prisoners taken, amounting to 72 (amongst which are 2 Captains and 4 Lieutenants) were carried on board the Syren ...some of those who made their Escape from Hartshorn's, together

¹⁸² *The New York Journal or General Advertiser*, August 11, 1768.

¹⁸³ *The New York Journal or General Advertiser*, January 9, 1769.

¹⁸⁴ *The New York Gazette; and Weekly Mercury*, September 16, 1771.

¹⁸⁵ E. Alfred Jones, *The Loyalists of New Jersey: Their Memorials, Petitions, Claims, Etc., from English Record*, page 281.

¹⁸⁶ Paul J. Bunnell, *The New Loyalist Index*, np.

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with an Office and a small Party, who had crossed the River from a Rebel-Post at Black Point, for the Business of Tory Hunting.¹⁸⁷

It seems likely that during the retreat following the Battle of Monmouth British troops moving towards Sandy Hook would have passed through the Hartshorne properties. One source notes that Richard Hartshorne was complimented on his fine properties by a British officer to whom he replied "and I am intended to hold them."¹⁸⁸

A letter written by Richard in 1778, while he was in Edenton, North Carolina was composed in such a way as to leave the reader unsure as to his loyalties. He began by complaining that his private letters are being read by unintended eyes, then notes that he still must write. He also states "is it not a pity, since it is impossible that all men should think alike that dispute in which honest and good men are concerned on both sides, should be carried on with violence and rancor and often with wanton cruelty."¹⁸⁹ He notes that he is acting as a merchant and suggests that letters be sent to him through Caribbean ports. He also sends greetings to friends in New York who are referred to only by initials.

Later, in 1778, 1779, 1780, and 1781 Richard served as a Quartermaster for the first regiment of the Monmouth Militia. In 1779 he was involved in the taking of the private Brig Britannia at Shoal Harbor. He apparently squabbled with regular army officers who refused to honor his requests. Later, he was later tried in a court martial on September 25, 1780 for neglect of duty. However, he must have escaped punishment as he continued to serve as Quartermaster through 1781.

Tax records from this period provide a glimpse into the agricultural activities on the Thomas Hartshorne's farm. In 1778 he was assessed for 100 acres of improve land, 100 acres of unimproved land, 4 horses, 6 head of horned cattle and 4 hogs. In 1779 he had two hundred acres of improved land, considerable less land than his brothers Robert and Esek.¹⁹⁰ His son Thomas Jr. was listed as a single man. Over the next twenty years the tax records show a striking consistency. Richard Hartshorne owned the most land, 550 acres, followed by Robert with 280 acres, Esek, with either 150 or close to 300 acres of improved land, and Thomas, later Thomas Jr., with either 100 or 200 acres of improved land. Robert had the most animals, generally about 22 head of cattle, five or six horses, and between three and six hogs. Richard followed with between nine and fifteen cattle, 3 and five horses, Thomas and Esek had the smallest number of animals, about half a dozen cattle, four or five horses, and between one and four hogs. Slave holding seems to have been relatively unimportant to the Hartshornes. Richard had a single slave in 1799, Esek owned a slave in 1792. Richard also owned half a saw mill

¹⁸⁷ William s. Stryker, *Archives of the State of New Jersey: Documents Relating to the Colonial History of the State of New Jersey. Volume I, Extracts from American Newspapers, Relating to New Jersey, Vol. I. 1776-1777*, pp. 291-293.

¹⁸⁸ Jelliffee, page 42.

¹⁸⁹ Letter dated March 1778, Edenton to "Dear Brother" from Richard Hartshorne. Dan Seitz collection, uncataloged, MCHA.

¹⁹⁰ Middletown Township, Ratables List, December 1778; Middletown Township Ratables List, March 1779.

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in the spring of 1779, a fishery in 1787, and vessel from 1785 through 1789. Thomas Jr. also owned part of a vessel from 1789 through 1798, with later entries noting both a vessel and a boat.¹⁹¹

During the Revolutionary War, the Hartshornes' religious affiliation as members of the Shrewsbury Friends Meeting placed them in a precarious position. Esek, John, Richard, and Robert signed a petition from Victims of the Association for Retaliation.¹⁹² The Retaliators were a vigilante group organized by General David Forman, who attacked the property and persons of individuals suspected of being Loyalists. On February 21, 1780, Thomas Hartshorne Jr. was included on a list of individuals, presumably loyalists or individuals who had refused to take an oath of loyalty to the new state government, whose property had been confiscated under court order and was to be sold at auction. Hartshorne's "small farm" was one of several dozen properties listed as for sale at the "publick vendue" to be held on March 28, 1780.¹⁹³

Thomas Hartshorne's son Thomas Jr. married Sarah Biles in the Dutch Church in New York in 1786.¹⁹⁴ They had eight children: Elizabeth (died unmarried February 18, 1819, age 32); Thomas (died October 19, 1809, age 21); William Biles Hartshorne (died February 18, 1821, age 30); Robert Hall Hartshorne (died January 26, 1859, age 56); Margaret (died unmarried January 2, 1858, age 56); Sarah (died, unmarried, July 8, 1884, age 93); Richard T. Hartshorne (died February, 1888, age 84 years, 5 months); and John Biles Hartshorne (died before 1885).¹⁹⁵

Secondary sources note the considerable expansion of the house during this period, and assign the construction of the two-story side-hall-plan addition with a stair hall and two parlors to 1788.¹⁹⁶ This addition would have reflected the fashion of the time. Thomas [Sr.] was a modestly successful farmer with a growing family. Middletown township tax rolls during the 1780s consistently assess Thomas Hartshorne for 100 acres of improved land and 100 acres of unimproved land. He owned between one and three horses and between six and twelve cattle.¹⁹⁷ In 1790 his son Thomas Jr. took over operation of the farm. In addition to the farmland and cattle he owned 3/4ths of a vessel and a boat.¹⁹⁸ The tannery that formerly existed on the property is not listed in these tax records, presumably indicating that it was no longer in operation. Thomas' relatives Robert and Esek had larger properties and more livestock.

¹⁹¹ Middletown Township, Ratables List, December 1778; Middletown Township Ratables List, March 1779; Middletown Township, Ratables List, October 1779; Middletown Township Ratables List, July 1780; Middletown Township, Ratables List, October 1780; Middletown Township Ratables List, 1784, 1785, 1786, 1787, 1789, 1790, 1792, 1793, 1794, 1795, 1796, 1797, 1798.

¹⁹² Michael S. Adelberg, *Roster of the People of Revolutionary Monmouth County, New Jersey*, page 124.

¹⁹³ "Monmouth County Samuel Forman, Joseph Lawrence, Kenneth Hankinson Jacob Wikoff, Commissioners February 21, 1789," *The New Jersey Gazette*, February 23, 1780.

¹⁹⁴ Stillwell, page 291.

¹⁹⁵ *Ibid.* page 291; Monmouth County Surrogate Court Estate Record 12310; Richard T. Hartshorne obituary, *Red Bank Register*, February 28, 1888].

¹⁹⁶ Gustav Kobbe, *The New Jersey Coast and Pines*, page 10; Monmouth County Historic Sites Survey, Survey Form Inventory #1331-37.

¹⁹⁷ Middletown Township, Ratables List, December 1781, 1784, 1785, 1786, 1787, 1789, 1790.

¹⁹⁸ Middletown Township, Ratables List, December 1790, 1792, 1793, 1794, 1796, 1796, 1797, 1798.

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On September 2, 1795 Thomas Hartshorne Senior of Middletown executed his will. He gave his daughter Margaret a bequest of £750 and a silver tankard. His granddaughter Elizabeth Hartshorne was to inherit the tankard should Margaret die unmarried and without children. His son Thomas was to receive his belt and staff, interestingly this may be the same belt and staff first noted by Richard Hartshorne in his will of 1722.¹⁹⁹ His son, Thomas was to receive the remainder of his estate. Eighteen days later, on September 20th, Thomas Hartshorne, "aged 80 years 4 months, and eleven days passed away. The inventory of his estate totaled only £79.18.0. The most items were a yoke of oxen worth £18, "I white mare" worth £10, a silver tankard valued at £12, and the deceased "wearing apparel & bible" worth £8.²⁰⁰

Thomas' son Thomas Junior inherited the Portland Place farm. It was described in the 1798 direct tax as a frame, two-story dwelling, measuring 28 by 28 feet, with eight windows and kitchen, located on two acres of land (the house lot for the purposes of the assessment, not the farm acreage) and valued at \$560 [section B of Portland Place, measures 28'7" wide and 28'10" deep]. Robert Hartshorne was assessed for a frame, two-story dwelling, measuring 28 by 42 feet, with twelve windows and kitchen, located on two acres of land and valued at \$825. Richard Hartshorn[e] was assessed for a frame, one-story dwelling, measuring 28 by 30 feet, with eight windows and kitchen, located on two acres of land and valued at \$390.²⁰¹ Interestingly, the dimensions of Robert Hartshorne's dwellings approximate those of his father William's house, "40 feet long and 30 Feet broad," as given in the 1748 newspaper advertisement.²⁰²

Robert Hartshorne died in 1801 and left an approximately 787-acre property bordering the north and east sides of the Thomas Hartshorne property, which after his death descended to his son Richard.²⁰³ Nine years later, on February 18, 1810, Thomas Hartshorne Jr. died.

Roads seem to have driven Thomas Hartshorne Jr., and Richard Hartshorne apart in the early 19th century. In 1807 Richard Hartshorne proposed to his neighbor Thomas that a private road on Thomas' land, which Thomas was planning to close due to damage to his property remain open. This road had apparently been in existence for a considerable period of time. Thomas refused Richard's proposal. Writing in a subsequent letter also dated 1807, Thomas noted that carters had caused considerable damage on his land, particularly in one instance where they allowed 19 head of cattle stray into a field of ripe corn, resulting in fifty dollars worth of damage.²⁰⁴ On July 24, 1810, Richard Hartshorne and others applied "to lay out a private road of 30 feet wide in the Township of Middletown."²⁰⁵ After viewing site and hearing evidence for and against the proposal recommend its approval, as they had laid out "over the land of belonging to the heirs of Thomas Hartshorne, decd.

¹⁹⁹ New Jersey Wills, 7229-7234M.

²⁰⁰ New Jersey Wills, 7229-7234M; also Monmouth County Inventories, Book A1, page 109.

²⁰¹ Federal Direct Tax, Middletown Township, October 1, 1798.

²⁰² "To Be sold," *The New York Gazette Revived in the Weekly Post-Boy*, July 25, 1748.

²⁰³ Ellis, page 534, see also Stillwell, page 291.

²⁰⁴ Correspondence between Richard Hartshorne, Thomas Hartshorne, and Sarah Hartshorne, dating from 1807 and 1810. Dan Seitz collection, uncataloged, MCHA.

²⁰⁵ Monmouth County Road Returns, Book B, page 171.

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and” set August 4th “at the time when the said Richard Hartshorne aforesaid may procede [sic] to open the same for use.”²⁰⁶ A map accompanying the return shows “The road laid out through the farm of the Hartshorne heirs,” as well as “the Heirs of Thomas Hartshorne’s house.” The survey report and map make reference the lands of Richard Hartshorne as lying to the east of Thomas’s land, Richard having received title after the death of his father Robert in 1801.²⁰⁷ This feud continued after the death of Thomas Hartshorne with Sarah Hartshorne and her sons continuing the correspondence with Richard Hartshorne.

It appears that the heirs of Thomas Hartshorne Jr. were not happy with the road and complained to the proper legal authorities. In response, on August 29, 1810, the County Freeholders investigated “certain roads so laid out in the Township of Middletown” road across the land of Thomas Hartshorne, decd., report to the court that they find said roads “injurious and unnecessary.”²⁰⁸ Carters transporting wood from Richard Hartshorne’s lands on the Highlands to the dock by Thomas Hartshorne’s land apparently caused considerable damage to both the property and crops. Despite Thomas Hartshorne’s protestations and his willingness to keep the dock open for the occasional use of neighbors, Richard’s demands and his unwillingness to adequately compensate Thomas drove a deep wedge between the two branches of the family. The argument may also have had to do with different ideas of how to develop the still largely undeveloped Highlands tracts owned by the Hartshorne’s. Interestingly, both sides of the family referred to themselves as of Portland during this period, likely reflecting the fact that the name was applied to the neighborhood not just their residences.

Though somewhat removed from the current area of interest, another branch of the Hartshorne family lived to the east of Richard. In 1762 Esek Hartshorne had build his home in the Highlands. Sources note that it was located on the rise bounded by Navesink Avenue, Eric Road, and Oneida Avenue on the western outskirts of the borough of Highlands.²⁰⁹ His house was taken over by Patriot troops during the Revolution and was located not far from where Captain Joshua Huddy was hung in 1782, in retaliation for the shooting by Patriots of Captain Philip White.²¹⁰ After Esek’s death in 1795 he property was sold to Tylee Williams, and by 1809 Nimrod Woodward, hotel keeper owned the entire tract.²¹¹ There was considerable activity on the Highlands during the War of 1812 and troops were stationed there to protect against the threat of possible British incursions. Local tradition holds that during the War of 1812, a British ship shelled the grounds of the Portland Place. The reason this occurred is unclear.²¹²

However, with the war’s end the tourist trade continued to expand and Nimrod Woodward built a second hotel on the Navesink River, named the “White House” near the site of the bridge to Sandy Hook from Highlands. Woodward’s hotel “...was kept by him and his family until March, 1830, when Peter W. Schenk bought the [170-acre] farm” from Woodward’s executors. Schenk continued hotel, which was enlarged in 1841

²⁰⁶ Ibid.

²⁰⁷ Ellis, page 534.

²⁰⁸ Monmouth County Road Returns, Book B, page 177.

²⁰⁹ Smith, page 21

²¹⁰ Ibid.

²¹¹ Ibid.

²¹² Kobbe, page 10.

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and later known as the "East View Hotel," and built an adjoining hotel, the "Atlantic Pavilion," in 1851. A third hotel, the "Sea View house" was built between these two in the 1851-57.²¹³

After the death of Thomas Hartshorne Jr., in 1810, his widow Sarah and their children lived on the property. Again in 1817, Richard Hartshorne and others attempted to reopen the road that had been at the center of the 1810 contention. They hoped "to lay or open a private road from the land of the said Richard Hartshorne through the plantation of the widow and heirs of Thomas Hartshorne Deceased unto the lands of John D. Burges^d road having formerly been used as a bye road and is now stoped [sic] up and rendered impassible, whereby the said Richard Hartshorne & others are put to immediate inconvenience and difficulty." The subscribers "think and adjudge the said road as applied for to be necessary and do judge that the obstructions in said road ought to be removed."²¹⁴ The map which accompanies this petition shows Sarah Hartshorne's house on the south side of the proposed road near its end and her wagon house on the north side of the road. This feud continued for decades. A letter from Sarah Hartshorne to Benjamin Hartshorne, dated "Portland Place Oct. 14th [18]74" not only is the earliest found reference to that name for the property, but it documents, the lingering hard feelings between the two branches of the family:

M^r Hartshorne, We write to notify you and all who it may concern, or who are acting or have the power to act as heirs of Rob^t Hartshorne dec, that we do not consider the line between us as surveyed by M^r E. Osborn by your direction and supervision correct, and shall not recognize it. yours t^r S. Hartshorne.²¹⁵

A watercolor painting of Portland Place from 1819 (Figure #2) shows the house in some detail. It depicts a two-story house of five bays with interior gable-end chimneys, full-width shed-roofed front porch and shed-roofed, 1-story east gable end appendage, evidence that the second story/attic of eastern, presumably original portion of the house had been added by that time. The view also depicts a stone, 1-story outbuilding just east of the house and a vertical plank fence from the corner of that building towards the river. Vegetation obscures the connection, if any, between the shed appendage and the stone building. A row of Lombardy poplars in front of the house, as well as several shrubs and trees (apparently including conifers) are shown along the river bank. Three women standing along the river bank and the five men in the boat fishing presumably include several of the children of Thomas Hartshorne, Jr.²¹⁶ Thomas Hartshorne Jr. and Sarah (Biles) Hartshorne had nine children. Eight of whom were still living in 1819: Elizabeth, William Biles, Robert Hall, Margaret, Sarah, Mary, Richard T., and John Biles.²¹⁷

²¹³ Ellis, page 535.

²¹⁴ Monmouth County Road Returns, Book C, page 32; see also Monmouth County Road Records, Microfilm role 7, Road returns 1762-1871, 1817 Application Richard Hartshorne, Middletown Township

²¹⁵ Sarah Hartshorne, Portland Place, to M^r Hartshorne, October 14, 1874, MCHA, Hartshorne Family Papers, collection 11, box 3, folder 16.

²¹⁶ Watercolor inscribed "Drawn by F. Kearney August 1819," Monmouth County Park System (MCPS) collection.

²¹⁷ Stillwell, page 291.

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With the growth of tourism in the early 19th century, the natural beauty of the Highlands and its interesting history began to draw more attention from writers and artists. Indeed, the painting mentioned above may be considered the first in a line of paintings of the area produced about this time.²¹⁸ The legend of the Hartshorne family began to grow. James Fennimore Cooper's novel *The Water-Witch*, set in the early 1700s, makes the Highlands the location for a "villa" named "Lust in Rust" belonging to the Dutch alderman Myndert Van Beverout, sited on the eastern tip of the hill facing Sandy Hook and the ocean. Cooper describes the setting and makes mention of the Hartshorne family as follow:

If a love of retirement and fresh air had its influence in determining the location of a burgher of Manhattan, he could not have made a better choice. The adjoining lands had been occupied, early in the previous century, by a respectable family of the name of Hartshorne, which continues seated at the place to the present hour. The extent of their possession served, at that day, to keep others at a distance. If to this fact be added the formation and quality of the ground, which was, at so early a date, of trifling value for agricultural purposes, it will be seen that there was as little motive as opportunity for strangers to intrude. As to the air, it was refreshed by the breezes of the ocean, which was scarcely a mile distant, while it had nothing to render it unhealthy or impure.²¹⁹

More changes came to the region in the 1830s. This period saw the establishment of steamboat service between New York and the Highlands with the boat "Saratoga" operating for a few years.²²⁰

Richard Hartshorne, the son of Robert Hartshorne and grandson of William Hartshorne and owner of Portland, the Highlands estate mentioned by Cooper, died at the age of 78 in 1831. Thereafter, Portland devolved to his son Robert, who lived on the large property until his death in 1872.²²¹ A few years later, the ownership of Portland Place, the adjoining Thomas Hartshorne farm, also changed hands within the family. In 1834, Sarah, Mary and Margaret Hartshorne, three unmarried daughters of Thomas Hartshorne, Jr., received title to "all that certain farm and plantation... containing" 200 acres "commonly known by the name of the said Thomas Hartshorne's homestead farm" from their two brothers and fellow heirs-at law, Richard F. and Robert H. Hartshorne, for the consideration of \$2,666.00.²²² The Hartshorne sisters would continue to own the property through much of the 19th century.

The 1850 Federal census lists the household of Sarah Hartshorne as containing eight members: Sarah, age 56, her sisters Mary, age 54, and Margaret, age 45; two children, Anna Hartshorne, age 13, and Henry Hartshorne, age 10, presumably the unmarried sisters' niece and nephew. There were also three Irish-born individuals, presumably employees: Elizabeth MGary, age 18, probably a domestic servant, and "laborers," Michael Fay, age 17, and Timothy Tom, age 50. Sarah, for whom no occupation is given, is listed as owning

²¹⁸ Hartshorne Woods Area's Art History, <http://www.xxsculpture.com/arhistoryofhartshornewoods>.

²¹⁹ Cooper, *The Water-Witch*, pp. 80 & 81.

²²⁰ Ellis, page. 535.

²²¹ Stillwell, page 289; Ellis, page 534.

²²² Monmouth County Deeds, Book G3, page 150.

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real estate valued at \$12,000. The two children were not listed as having attended school within the past year; presumably they were educated at home.²²³

The 1850 Federal census reveals that Robert Hartshorne was wealthier and had a slightly larger family than his cousin. Robert, 52 years old, was described as a farmer owning real estate valued at \$60,000. He lived with his wife Mary, age 47 and their four children, Robert, age 17, William, age 15, Edmund [Edward], age 13, and Mary, age 11, the younger two having attended school in the past year. The household also included six individuals, undoubtedly employees: three women in their twenties, two Irish born (one of whom could not read or write) and the third born in New Jersey, all presumably domestic servants; and three males "laborers," one of whom was born in Ireland, who probably worked on the farm.²²⁴

Sarah Hartshorne's farm, as described by the agricultural schedule of the 1850 census was of average size. She was the proprietor of a farm with 50 acres of "improved land" and 120 acres of "unimproved land," valued at \$12,000. Her farm equipment is valued at \$50. Her livestock, worth \$400, included two horses, seven milk cows, one other head of cattle, one sheep and one swine. The farm had produced in the previous year 50 bushels of wheat, 100 bushels of corn, 75 bushels of Irish potatoes, 30 bushels of barley, four tons of hay and 300 pounds of butter. The value of slaughtered animals was \$50, and home manufactures was \$30.²²⁵ In essence, she was running an operation very similar to that of her father decades before.

The agricultural schedule of the 1850 census lists Robert Hartshorne, as the proprietor of a farm with 50 acres of "improved land" and 700 acres of "unimproved land," valued at \$60,000. His farm equipment was valued at \$200. His livestock, worth \$1,210, included three horses, two "asses and mules," ten milk cows, two "working oxen," three other head of cattle, 38 sheep and 16 swine. The farm had produced in the previous year 179 bushels of wheat, 400 bushels of corn, 300 bushels of oats, 500 bushels of Irish potatoes, 25 tons of hay and 800 pounds of butter, as well as "orchard products" worth \$200 and "market garden" produce worth \$50. The value of slaughtered animals was \$200, and home manufactures \$75.²²⁶ His Portland farm was a much larger and more productive operation than that of his cousins at Portland Place. Although he had the same quantity of improved land, the greater quantity of labor he was able to employ and his investment in farm equipment and animals, resulted in a considerably more profitable operation. The amount of improved land as compared to his unimproved land highlights the amount of timberland remaining in the region.

The distinctions seen in 1850 Federal census were even more pronounced in 1860. Sarah Hartshorne's household contained seven members: Sarah, age 56; her sister Mary, age 54; Anna Hartshorne, age 21, presumably their niece, three children surnamed Hartshorne, Frederick, age 13, Fannie, age 12, and Sarah B, age 9, the children of the sisters' deceased brother Robert Hall Hartshorne; and a "[arm] laborer," Timothy Tonar, age 56. Sarah, whose occupation was given as "farmer," owned real estate valued at \$15,000 and

²²³ US Census, Population Schedule, Middletown Township, 1850.

²²⁴ US Census, Population Schedule, Middletown Township, 1850.

²²⁵ US Census, Agricultural Schedule, Middletown Township, 1850.

²²⁶ US Census, Agricultural Schedule, Middletown Township, 1850.

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"personal estate," worth \$600. The three children attended school within the past year; all household members were born in New Jersey.²²⁷ Margaret Hartshorne apparently was living elsewhere at the time.

The household of Robert Hartshorne, as listed in the Federal census, contained eleven members: Robert, age 62, a farmer owning real estate valued at \$75,000 and \$3,000 in "personal estate;" his wife Mary A., age 58; their five children, Richard, age 37, Robert, age 28, William, a "physician," age 24, Edmund [Edward] M., age 22, and Mary M., age 19, and four Irish-born employees: a male "laborer," age 27, and three female "servants," ages 20, 21 and 30.²²⁸

The agricultural schedule of the 1860 census enumerated Sarah Hartshorne as the proprietor of a farm with 100 acres of "improved land" and 100 acres of "unimproved land," valued at \$15,000. Her farm equipment was valued at \$100. Her livestock, worth \$600, included two horses, five milk cows, nine other head of cattle, and eight swine. The farm had produced in the previous year 100 bushels of corn, 50 bushels of oats, 180 bushels of Irish potatoes, five bushels of sweet potatoes, eight tons of hay and 100 pounds of butter, as well as "market garden" produce worth \$6.²²⁹

The agricultural schedule of the 1860 census listed Robert Hartshorne, as the proprietor of a farm with 100 acres of "improved land" and 650 acres of "unimproved land," valued at \$75,000. His farm equipment was valued at \$1,000. His livestock, worth \$1,720, included nine horses, two "asses and mules," six milk cows, two "working oxen," three other head of cattle, 40 sheep and 13 swine. The farm had produced in the previous year 120 bushels of wheat, 300 bushels of corn, 225 bushels of oats, 100 pounds of wool, [?]00 bushels of Irish potatoes, 60 bushels of sweet potatoes, 75 tons of hay and 200 pounds of butter. The value of slaughtered animals was \$350.²³⁰

Margaret Hartshorne died intestate, age 56, on January 2, 1858, and shortly thereafter her surviving sisters, Sarah and Mary, received full title to Margaret's interest in the family farm from her other heirs-at-law.²³¹ With a large household of orphaned children to support, the elderly Hartshorne sisters, raised money by selling off portion of the Portland Place farm and mortgaging the remainder. The first sale was a small lot fronting on Clay Pit Creek subdivided from the west end of the farm conveyed to Andrew S. Williams for \$258 on May 7, 1858.²³² They next sold a forty-acre parcel taken from the west end of the property to their distant cousin James Mott Hartshorne, a prominent New York stockbroker, for \$13,000 in March, 1869.²³³ Both new owners presumably acquired the river-front land for house sites, as country-place development of the Navesink estuary markedly increased during the third quarter of the 19th century. The sisters' cousin Robert Hartshorne, owner of the much large adjoining Portland property, also sold portions of his patrimony during the 1850s to

²²⁷ US Census, Population Schedule, Middletown Township, 1860.

²²⁸ US Census, Population Schedule, Middletown Township, 1860.

²²⁹ US Census, Agricultural Schedule, Middletown Township, 1860.

²³⁰ US Census, Agricultural Schedule, Middletown Township, 1860.

²³¹ Stillwell, page 291; Monmouth County Deeds, Book 157, pp. 98 & 100.

²³² Monmouth County Deeds, Book 151, page 45

²³³ Monmouth County Deeds, Book 211, page 481; *New York Times* obituary, as quoted in Stillwell, page 296.

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raise money, including several lots subdivided from its east end, most notably land at Lower Rocky Point deeded to his brother-in-law, Edward Minturn, a wealthy New York merchant, in the early 1850s.²³⁴

Robert Hartshorne's family evidently had mixed feelings about the sale of family property and was concerned about protecting its value and esthetic character. Robert worked strenuously to prevent the construction of a quarantine hospital on Sandy Hook, which his wife Mary Ann described in a February, 1850 letter to their son Benjamin (Photo #34), then in California, as a "measure so ruinous to the interests of all the landed proprietors in this part of the country that father has exerted himself in every way possible to prevent it."²³⁵ Writing in October, 1851 to Benjamin, Mary Ann noted that she wished it was not necessary to sell "so much of the most beautiful part of our inheritance," but that they needed the money.²³⁶ Two years later she informed him that

Uncle Ned [Minturn]... is going on with his improvement down below, such as setting out an abundance of trees & beautifying the lovely site he has chosen -I hear he is now determined to build next Spring & I guess it will be a handsome & costly house and, if such, will be a great advantage to the whole property -though I have no ambition to part with an acre more than is absolutely necessary.²³⁷

Minturn erected a large and impressive Italianate villa that became a local landmark. Robert Hartshorne also provided a waterfront site for the club house of the Neptune Club, founded in 1858 by a group of New York sportsmen.²³⁸ Upon Robert Hartshorne's death in 1872, his portion of the family's Highlands estate passed to his sons Benjamin and Edward. Benjamin, who had returned from California a wealthy man, acquired his brother's interest in the property and made Portland his home.²³⁹ A later letter from one family member to another references his efforts in securing the family patrimony: "Our cousin Ben is a castle builder, but not 'in the air' but on the Neversink long may he, and his descendants dwell there."²⁴⁰

While Sarah and Mary Hartshorne's attitude towards selling portions of their family farm is unknown, an 1874 letter from Sarah to her cousin Benjamin regarding their common boundary reveals that hard feelings remained between the two branches of the family.²⁴¹ In any case the sisters' financial difficulties continued

²³⁴ Mary Ann Minturn Hartshorne to son Benjamin Hartshorne, October 9, 1851, Daniel Seitz papers, uncatalogued, MCHA.

²³⁵ Mary Ann Minturn Hartshorne to son Benjamin Hartshorne, February 2, 1850, Daniel Seitz papers, uncatalogued, MCHA

²³⁶ Ibid.

²³⁷ Mary Ann Minturn Hartshorne to son Benjamin Hartshorne, November 17, 1853, Daniel Seitz papers, uncatalogued, MCHA.

²³⁸ Ellis, page 534.

²³⁹ Stillwell, page 295; Ellis, page 534.

²⁴⁰ Frances Salter, Reading, PA, to Miss Hedrickson, April 11, 1877, MCHA, Hartshorne Family Papers, collection 11, box 3, folder 16.

²⁴¹ Sarah Hartshorne, Portland Place, to M^r Hartshorne, October 14, 1874, MCHA, Hartshorne Family Papers, collection 11, box 3, folder 16. The letter, dated "Portland Place Oct. 14th '74" also provides earliest found reference to the use of

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during this period. A mortgage they had given on their remaining acreage in 1873 was foreclosed a few years later, and the state Chancery Court ordered the farm to be sold at auction.²⁴² In accordance with the court's instructions, the tract was surveyed and subdivided into four lots before the sale: #1, a 14.88-acre lot "adjoining land of J. M. Hartshorne and the North Shrewsbury river," #2, a 45.75-acre parcel adjoining #1, #3, a 60.88-acre parcel adjoining #2, and #4, a 34.14-acre lot constituting the remainder of the property (Figure #3). Fortunately for the sisters only the first three lots had to be sold at the November, 1877 auction to satisfy the court judgment, and they were able to retain the 34.14-acre parcel containing their family homestead and residence.²⁴³

Their title cleared, but apparently still in need of money, the sisters sold a one-acre lot just west of their residence to local businessman Joseph Lufborrow for \$2,000 in 1881.²⁴⁴ Around this time the sisters evidently decided to capitalize on the country-place development along the Navesink and had their remaining acreage divided into residential lots. The deed for an adjoining lot they sold to Lufborrow in the following year refers to the parcel as lot number two on a map entitled "Map of Villa Plots at the highlands of Navesink, lands of Mary and Sarah Hartshorne, made by R. S. Snyder, Surveyor."²⁴⁵ The property included the Hartshorne barns, and a few years later Lufborrow erected the house still standing there today overlooking the river next door to Portland Place.²⁴⁶

Sarah Hartshorne died July 8, 1884, and her sister Mary followed her six months later years, leaving one brother and several nieces and nephews to inherit the remainder of the homestead, the old house and its contents.²⁴⁷ According to one genealogical source "these old ladies... had old papers, relics, and also the walking stick of the original Richard Hartshorne, brought to this country with him."²⁴⁸ The author of an article appearing in the local newspaper a few months after Mary's death commented on the venerable dwelling and its family heirlooms:

A portion of the house is over two hundred years old. I saw some chairs there that came from England about 125 years ago. I was also shown a table that was 140 years old.²⁴⁹

that name for the property, except for the inscription of "Portland Place," on the border of the 1819 watercolor (the inscription does not match the signature on the watercolor, and may have been added later).

²⁴² Sarah and Mary Hartshorne's to Melinda Moon on April 22, 1873 is referenced in Monmouth County Deeds, Book 297, page 293.

²⁴³ Map of the Land Belonging to Sarah & Mary Hartshorne Made Sept. 1877 by Henry Field surveyor," Monmouth County Clerk's Office, Subdivision map 1877 21-31, filed December 15, 1877; Monmouth County Deeds, Book 295, page 392; Book 297, page 273; Book 304, page 16.

²⁴⁴ Monmouth County Deeds, Book 341, page 340.

²⁴⁵ Ibid., Book 353, page 304.

²⁴⁶ Monmouth County Building contracts, Joseph Lufborrow, Middletown Township, 1886, Monmouth County Archives.

²⁴⁷ Stillwell, page 291; Monmouth County Wills, Book P, page 278; Monmouth County Surrogate Court Estate Record 12310.

²⁴⁸ Stillwell, page 291.

²⁴⁹ "Old Land- Marks in Middletown" *Red Bank Register*, July 22, 1885.

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Although what disposition the sisters' heirs made of these heirlooms is unknown, over the next few years they proceeded subdivide and sell the remainder of the property. The first to be disposed of was a 3.05-acre lot with the homestead dwelling conveyed to Emmeline Ferlini, a New York resident, on July 2, 1885 for \$4,150, followed by a 6.58-acre lot (adjoining the Ferlini lot on the east) conveyed to Benjamin M. Hartshorne a few month later for \$2,500, which parcels encompassed the current Portland Place property.²⁵⁰

Within a few weeks of sale of the old homestead, the local newspaper reported on its new owner and her plans:

Mrs. E. Ferlina [sic], an accomplished lady from New York, has purchased the homestead recently occupied by the late Mary and Sarah Hartshorne, at the mouth of Claypit creek, on the Shrewsbury river, and adjoining B. F. Hartshorne's Portland Place. Mrs. Ferlina is re-modeling the old house and ornamenting the ground in a most tasteful manner. Her furniture and bric-a-brac selected in Europe with rare taste and liberal expenditure, are in the dwelling and soon will be in place. Some remarkable and beautiful specimens of ceramic ornamentation of nearly three centuries ago are included in the array of attractions that the future visitor to the old homestead will enjoy.²⁵¹

Despite this and similar press accounts, the background of the "accomplished lady" remains somewhat obscure. A press announcement of her wedding the following year alludes to her family's French origins and her acquaintance with the former French Empress Eugenie, who purportedly gave the bride a bracelet she wore to the wedding, and names the socially prominent New Yorkers among the wedding guests. A young and evidently wealthy widow, Mrs. Ferlini arrived in New York from England on April 4, 1884 and quickly established herself, acquiring a townhouse and a country place, as well as a new husband.²⁵²

The church register entry for her marriage to New York attorney Elliot Smith on January 21, 1886 lists the bride as "Emmeline Ferlini, widow, age 27; maiden name, Lambert; address, Highlands, New Jersey; parents, deCastra[o] & Charlotte (Little)."²⁵³ While no census data or other records have been found to confirm Emmeline Ferlini's parentage; her 1892 burial record gives her birthplace as New York and age at death as forty, which corresponds with her 1884 ship passenger list age of thirty-one, making her birth year about 1852

²⁵⁰ Monmouth County Deeds, Book 394 p. 305 and Book 399, page 223. Two other small lots to the north were sold to William Maxson, Jr., in 1886 [Monmouth County Deeds, Book 405 p. 464]. Frank Hartshorne was the husband of Sarah B. Hartshorne, the niece of Mary and Sarah Hartshorne. On December 12, 1886, Frank and Sarah Hartshorne had received title from their fellow heirs-at-law of Mary Hartshorne to a four-acre lot divided from her aunt's remaining property; this property was located on what is now Tan Vat Rd. just north of Portland Place. Frank Hartshorne was the husband of Sarah B. Hartshorne, the niece of Mary and Sarah Hartshorne. [Monmouth County Deeds, Book 400, p. 291; Monmouth County Surrogate Court Estate Record 12310].

²⁵¹ *Red Bank Register*, July 29, 1885.

²⁵² New York Passenger Lists, 1820-1957, at Ancestry.com; In 1884, she acquired a house on 45th Street in New York for \$15,000 with \$1,000 mortgage [*The Real Estate Record*, February 16, 1884, page 164].

²⁵³ Church of the Transfiguration, Records of Marriage, pp. 156 & 157.

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and age at the time of her marriage about thirty-four, not twenty-seven.²⁵⁴ Nothing more about her parents or earlier life has come to light. Her apparent absence from federal census and other records during the third quarter of 19th century suggests that she may have spent much of that period in Europe, perhaps marrying there and returning to New York in 1884 as Mrs. Ferlini. According to Daniel Seitz, the last private owner of the property and a Hartshorne descendant who presumably was the recipient of family lore, she was an actress.²⁵⁵ There was a well-established theatrical community in the Highlands around this time; however, any connection between its members and Emmeline Ferlini is unknown.²⁵⁶ She may have pursued a theatrical career in Europe but, in any case, returned to New York in 1884 a woman of substance, able to buy houses in New York and the country, as well as some interest in ranching property in the Dakota Territory.²⁵⁷

Elliot Smith, the scion of a well-known New York legal family, was a college-educated attorney and widower at the time of his marriage to Emmeline Ferlini. According to a genealogical source, he was born on July 10, 1847, in New York City, the son of Augustus F. and Lucy Elliot Smith. He graduated from Columbia University law school, 1871, and married Julia C. Pratt (daughter of James H. and Maria E. Boughton Pratt), who died March 26, 1878, and was buried with her infant son). He practiced law with his brother C. Sidney Smith in New York. Elliot Smith had a connection to Monmouth County, through his uncle, Edward Delafield Smith, a prominent New York attorney and noted legal author, who served as the Federal District attorney for New York during Lincoln's presidency, and who because of "failing health...retired to his country home in Shrewsbury, N. J., where he died on April 12, 1878." Elliot Smith's father, Augustus F. Smith was born in Victor, New York, on October 3, 1819, the son of Dr. Archelaus G. Smith, married Lucy A. Elliot May 5, 1844, and died on July 7, 1876. Augustus Smith settled in New York City where he became a well known attorney, but "moved about 1850 to Fort Washington, as a country residence, but resided in New York City generally."²⁵⁸ Of a country-place owning family, Elliot Smith perhaps encouraged Emmeline Ferlini to buy the old Hartshorne farm on the Navesink River.

Emmeline and Elliot Smith enjoyed their country residence on the Navesink, which they renamed "The Hermitage" and extensively improved, for only a few years before she died in France in 1892.²⁵⁹ Based on periodic reports of their doings in a local newspaper, the *Red Bank Register*, the Smiths divided their time between New York and the country, making various trips as well, but appear to have been troubled by health, legal and financial difficulties. In 1886, for example, after "their bridal tour in the south," they spent a few days in February at "their pleasant home near Portland Place," before returning to New York, where in May Mrs.

²⁵⁴ Burial Records, Green-wood Cemetery, <http://www.green-wood.com>; New York Passenger Lists, 1820-1957, at Ancestry.com.

²⁵⁵ Marilyn Duff, "A Love Affair with the Land," *The Middletown Independent*, January 18, 1995; see also Randall Gabriellan, *Images of America Middletown Township*, Volume 2, page 115.

²⁵⁶ Ellis, pp. 534 & 535.

²⁵⁷ An 1890 newspaper article described Mrs. Smith as "a lady owning considerable property in various parts of the United States. She owns a large ranch in the West, a cottage at Locust Point and some valuable property in New York. Her husband, Elliot Smith, is a Wall Street lawyer." [*Red Bank Register*, March 5, 1890].

²⁵⁸ James Boughton, *Bouton-Boughton Family; descendants of John Bouton, a native of France*, page 285-86.

²⁵⁹ Burial Records, Green-wood Cemetery, Brooklyn, NY.

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Smith exhibited her collie at a New York dog show.²⁶⁰ Later in the year, they spent several weeks in the Dakota Territory, where Mrs. Smith had business interests, returning "to their 'Hermitage' on Claypit creek" in mid November. A report that "both appear to have benefited by their trip" suggests that the journey may have been undertaken, at least in part, for health reasons.²⁶¹ In any case, a few days after their return, the Smiths found it necessary to mortgage their country place to Red Bank businessman William Hitchcock for \$3,000 for a term of two years at six percent interest and subject to a \$6,000 bond.²⁶² Around the same time, an application made "by Benjamin Hartshorne and others" to have the road as laid out in 1817 relocated to its present alignment was successful.²⁶³ Whether or not the Smiths actively supported the project, relocation of the road greatly increased the privacy of their residence. In July, 1887, the local paper reported "Elliott Smith's Hermitage, near Portland Place on the Shrewsbury is offered for sale."²⁶⁴ However, no sale resulted, and in April, 1889 the Smiths were engaged in enlarging their residence, replacing an old stone appendage at the east end of the house with a new service wing.²⁶⁵

The spring of 1889 was a busy time for the Smiths, as they acquired more property in addition to enlarging their country house. Emmeline Smith purchased a farm in nearby Shrewsbury Township and engaged a farmer to operate it, an acquisition that unfortunately resulted in legal difficulties.²⁶⁶ In March of 1890, she was the defendant in a court case concerning her refusal to pay for fertilizer supplied for the Shrewsbury farm, whose purchase by her farmer Peter V. Servis while she "went to Dakota on business," she claimed not to have authorized. Servis maintained that he had discussed the benefit of securing the fertilizer with Mr. Smith and thereafter had ordered its purchase. Mrs. Smith lost the case, but was successful upon appeal, whereupon Servis sued and won a judgment, and Mrs. Smith again appealed.²⁶⁷ Because of the case or for others reasons, the Smiths remained in the country until late in the 1890, and on November 19, the local paper reported that they were "still occupying their elegant Hermitage on Shrewsbury shores, near Highlands."²⁶⁸ One newspaper article about the case described Emmeline Smith as

a lady owning considerable property in various parts of the United States. She owns a large ranch in the West, a cottage at Locust Point and some valuable property in New York. Her husband, Elliot Smith, is a Wall Street lawyer.²⁶⁹

²⁶⁰ *Red Bank Register*, February 17, 1886; "News from Middletown," *Red Bank Register*, May 5, 1886;

²⁶¹ "News from Middletown," *Red Bank Register*, November 17, 1886.

²⁶² Monmouth County Mortgages, Book Z5, page 30.

²⁶³ Monmouth County Road Records (microfilm), Middletown Township 1886 Application: B. Hartshorne, "Monmouth Pleas, In matter of application of B. M. Hartshorne & others for a public road in Middletown," October 14, 1886; Monmouth County Road Returns, Book I, page 206; map on page 209.

²⁶⁴ "News From Middletown," *Red Bank Register*, July 27, 1887.

²⁶⁵ *Ibid.*, April 17, 1889.

²⁶⁶ *Ibid.*, June 5, 1889.

²⁶⁷ *Red Bank Register*, March 5, 1890; "Cases in the Courts," *Red Bank Register*, June 17, 1891.

²⁶⁸ "Personal," *Red Bank Register*, November 19, 1890.

²⁶⁹ *Red Bank Register*, March 5, 1890.

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Any financial difficulties experienced by the Smiths during this period may have resulted, at least in part, from the destruction of the Dakota open-range cattle industry caused by the devastating winter blizzards and spring floods of 1886/87, which decimated the herds of such prominent eastern investor-ranchers as Theodore Roosevelt.²⁷⁰ The court case with Servis dragged on until the summer of 1891, when an attempt was made to reach a settlement.²⁷¹

Sometime after July, 1891 Emmeline and Elliott Smith traveled to Europe, where she died of heart disease in Paris on May 22, 1892, at age forty.²⁷² As reported in the *Red Bank* newspaper: "Mrs. Elliot Smith of Navesink died in Paris, where she had been traveling for her health. She bought the Hartshorne property on the river about six years ago, and had the house sumptuously furnished."²⁷³ What became of her furnishings is unknown.

After Emmeline Smith's death, her husband evidently experienced financial difficulties and lost title to their country place. The Hitchcock mortgage was assigned to his brother and legal partner, S. Sidney Smith, for "\$3,000) and also assignment of sundry claims of Sidney Smith for monies expended on said premises."²⁷⁴ While Sidney Smith may have made repairs, the taxes remained in arrears, and the property was sold at auction for the owner's failure to pay Middletown Township's municipal and school taxes for the year 1892. At the auction held on December 9, 1893, Benjamin Minturn Hartshorne, cousin of the Portland Place Hartshornes, "agreed to take the same for the shortest term of time, to wit, for the term of thirty years and paying the said taxes, interest, costs, expenses and changes, and he did, at the sale, become the purchaser of said land," paying \$40.34 and receiving a tax certificate.²⁷⁵ Elliot Smith apparently lost the Shrewsbury Township farm shortly thereafter.²⁷⁶

Benjamin Hartshorne, who owned and occupied Portland, his father Robert Hartshorne's former place, acquired a tax lien deed for the Smith property from Middletown Township in 1896 and arranged for the

²⁷⁰ Edmund Morris, *The Rise of Theodore Roosevelt*, pp. 363-366 & 370-374.

²⁷¹ "Cases in the Courts," *Red Bank Register*, June 17, 1891. A few weeks later, the newspaper reported "the appeal in the case of Emeline and Eliot Smith vs. Peter V. Servis, which was to have been tried last week was laid over until tomorrow" [*Red Bank Register*, July 1, 1891]. How the matter was resolved remains unknown; no other press reports have been found regarding its settlement.

²⁷² Burial Records, Green-wood Cemetery, Brooklyn, NY, <http://www.green-wood.com/2010/burial-search/>

²⁷³ *Red Bank Register*, June 29, 1892.

²⁷⁴ J. Frederic Kernochan, Attorney at Law, invoice to Miss Mary M. Hartshorne, March 10, 1998, MCPS Archives; Boughton, *Bouton-Boughton Family; descendants of John Boution, a native of France*, page 285-86.

²⁷⁵ Monmouth County Deeds Book 567 page 229.

²⁷⁶ An auction of Smith's livestock and farming equipment on the Shrewsbury farm, along with "household furniture and kitchen utensils, was advertised for February 9, 1894, and later that year a state Chancery Court hearing was scheduled to recover the money due on the defaulted mortgage on the property ["Public Vendue of...Elliot Smith," *Red Bank Register*, January 31, 1894; "In Chancery of New Jersey between William A. VanSchoick...and Elliot Smith." *Red Bank Register*, December 5, 1894].

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Smiths' overdue mortgage to be assigned to his daughter Mary Minturn Hartshorne in 1898.²⁷⁷ The mortgage subsequently was foreclosed, and in 1902, Mary (then wife of Henry Ward), received a title deed from the county sheriff as high bidder at the auction held to satisfy the foreclosed mortgage.²⁷⁸ However, Mary's title was clouded, since her father died in 1900, leaving his interest in the property as part of his residual estate to be shared by his three children.²⁷⁹ It was not until 1911, that Mary's two siblings deeded their inherited interest in the former Smith property to her.²⁸⁰ Some question as to the title must have remained; since in 1926, Mary's siblings again conveyed that property to her, along with their interest in a portion of the adjoining lot which Benjamin Hartshorne had acquired in 1885.²⁸¹

Mary Minturn Hartshorne was born in California in 1867. After the death of her mother two years later she returned to New Jersey with her father and siblings in the early 1870s. She presumably lived with her family at Portland until her marriage to Ensign Henry Herber Ward, U. S. Navy, on November 9, 1899.²⁸² Henry Ward, a Connecticut native and United States Naval Academy graduate, received his commission in 1895. For the first decade or more of their marriage, the couple lived mostly in Washington DC where Ward served in the Navy's Bureau of Navigation for a number of years. The Wards had five children: Katharine Louise, Julia, Mary Minturn, Henrietta and Henry Herber, two of whom, Katherine and Henrietta, were born, respectively in 1899 and 1908, in Washington, DC.²⁸³ The 1900 Federal census records Henry Ward, naval officer, as residing in a rented house in Washington with a seven-member household consisting of Ward, his wife, sister and daughter and three servants. By 1910, the Wards owned their own home in Washington and their household had grown to fourteen members, Henry, Mary, their five children and seven servants. A second two-member household of husband and wife at the same address presumably also were servants, perhaps a chauffeur and his wife.²⁸⁴ The Ward's acquisition of a house and enlarged staff presumably were made possible, at least in part, by Mary's substantial inheritance from her father.²⁸⁵ When the Wards gave up their Washington residence is unknown but by 1920 they were living in Middletown, New Jersey.²⁸⁶

²⁷⁷ Ibid.; p. 229; J. Frederic Kernochan, Attorney at Law, invoice to Miss Mary M. Hartshorne, March 10, 1998, MCPS Archives. A two year delay was required after the tax certificate was issued before a deed was executed to the certificate holder to give the former owners a chance to redeem the property,

²⁷⁸ Monmouth County Deeds, Book 703, page 120.

²⁷⁹ Monmouth County Surrogate Court Estate Record 12296.

²⁸⁰ Monmouth County Deeds, Book 907, page 20.

²⁸¹ Monmouth County Deed Book 1366, pp. 496 & 498.

²⁸² Leonard, page 67; Stillwell, page 291.

²⁸³ "Maltby Genealogy American Lineage" <http://maltby-genealogy.tripod.com/pg502.htm>; gravestone inscriptions, Hartshorne Family Cemetery, Middletown, NJ; US Census, 1900 and 1900; Social Register Dilatory domiciles, 1928, page 52.

²⁸⁴ US Census, Population Schedule, District of Columbia, 1900 & 1910.

²⁸⁵ Benjamin Ward died reputedly Monmouth County's wealthiest resident. His assets, exclusive of real estate and the contents of Portland, were valued at well over one million dollars, of which Mary received a third share. The 320-acre Portland property, just east of Portland Place, and its entire contents were left to his son Robert. [Monmouth County Surrogate Court Estate Record 12296; "Benjamin M. Hartshorne," *Red Bank Register*, March 28, 1900].

²⁸⁶ US Census, Population Schedule, Middletown Township, 1920.

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Henry Ward had a brief, but distinguished naval career, which received considerable public attention and press coverage. His career was highlighted by service as a spy during the Spanish American War, whereby he garnered valuable information about Spanish naval strength and movements, and as an assistant to the judge advocate on a court of inquiry conducted by the navy in 1901. For his espionage services he received a medal for "extraordinary heroism" and rapid promotion, reaching the rank of first lieutenant. Ward served as assistant to Rear-Admiral Arent Schuyler Crowninshield, Chief of Bureau of Navigation, until the latter's transfer to command of the United States European fleet in March 1902, during which time he continued as his assistant and flag lieutenant.²⁸⁷ According to one source "when Admiral Crowninshield went to England to represent this country at the coronation of King Edward [August 9, 1902], Lieutenant Ward accompanied him aboard the *Illinois*, the flagship of the fleet."²⁸⁸ Mary Ward evidently accompanied or joined her husband in Europe during the summer of 1902, as their daughter Mary was born in London on July 5, 1902.²⁸⁹ The deed by which Mary Ward received title to Portland Place from the county sheriff, dated November 10, 1902, gives her residence as New York City.²⁹⁰ This suggests that the Wards may have vacated their rented Washington house before going to Europe earlier that year, and that Mary Ward had returned to New York sometime after the birth of her daughter in London in July. When Crowninshield resigned his European command in March 1903, purportedly because of his objection to the replacement of his flagship, the battleship *Illinois*, with the cruiser *Chicago*, Ward also resigned in support. Retaining his interest in naval affairs, Ward later served as secretary and then vice-president of the Navy League of the United States.²⁹¹

Almost nothing is known about the occupancy of Portland Place between the death of Emmeline Ferlini Smith in 1892 and the marriage of Henry and Mary Wards' daughter Katherine which took place there in 1926.²⁹² For much of this period, particularly during the decades bracketing 1900, the house presumably was empty or rented. Benjamin Hartshorne controlled the property until his death in 1900, and he may well have rented it, as he did his Uncle Minturn's former house at Lower Rocky Point, which he leased to New York attorney J. Frederic Kernochan.²⁹³ According to Dan Seitz, the last private owner of the property, the west addition was built about 1910 by the Bliss family, who were tenants of his grandparents, Henry and Mary Ward.²⁹⁴ Cornelius N. Bliss, a prominent New York merchant, Secretary of the Interior under President McKinley and four-term treasurer of the Republican National Committee, had a house in New York and summer home in Oceanic, New Jersey, across the river from Portland Place on Rumson Neck. He died on October 9, 1911, leaving a large estate that was divided among his widow and two children (Cornelius N. Bliss, Jr., and Lily Bliss). While it seems unlikely that he himself would have had need of a rental property like

²⁸⁷ Henry H. Ward Dies, Ex-Official of Navy League," *New York Herald*, December 18, 1931.

²⁸⁸ "Lieut. Ward Quits; Navy Wonders Why," *The World*, March 8, 1903; "Henry H. Ward Dies, Ex-Official of Navy League," *New York Herald*, December 18, 1931.

²⁸⁹ "Maltby Genealogy American Lineage" <http://maltby-genealogy.tripod.com/pg502.htm>.

²⁹⁰ Monmouth County Deeds Book 703, page 120.

²⁹¹ "Henry H. Ward Dies, Ex-Official of Navy League," *New York Herald*, December 18, 1931.

²⁹² "Miss Ward Weds Today," *The New York Times*, July 28, 1926.

²⁹³ "B. M. Hartshorne's Will," *Red Bank Register*, April 18, 1900.

²⁹⁴ Interview with Daniel Seitz by Gail Hunton, Monmouth County Park System.

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Portland Place, his son, who married in 1906, may have rented the Hartshorne property.²⁹⁵ The carriage house/stable also evidently dates to this period.

When the Wards first made Portland Place their summer residence is unknown. The 1920 Federal Census lists them among the inhabitants of Middletown Township, but states that they occupied a rental property.²⁹⁶ This seemingly would preclude Portland Place as the Wards' residence, unless they were paying rent to her siblings, which seems unlikely, because of some question as to the property title. In any case, it was their residence in 1926, during the summer at least. The wedding of their daughter Katherine to Robert W. Seitz was held on July 28, 1926 "at Portland Place, the home of the bride's parents in Highlands," New Jersey, and the newspaper announcement of the ceremony provides the earliest evidence that the Wards lived there.²⁹⁷ Perhaps because the family was assembled for the wedding, the two final deeds to Mary Ward from her siblings for the Portland Place property were executed the same day.²⁹⁸ Two years later, the *Social Register* gave the Wards' permanent address as New London, Connecticut, and in 1930, they were living in New York.²⁹⁹ According to the Federal census of that year, the Wards and their three youngest children resided in a rented apartment on East 80th Street in New York, a household without live-in servants. Henry's occupation was given as "consulting engineer."³⁰⁰ By the time of his death on December 17, 1931, "after a brief illness" at age sixty, the family had moved to 111 East 88th Street.³⁰¹ While Mrs. Ward changed her New York address more than once, Portland Place remained her summer residence until her death in 1960, known among family and friends as the place where widows and unmarried children made their summer home.³⁰²

Of the Wards' five children, only eldest daughter Katherine married. Her husband Robert W. Seitz, a native of Harrisburg, Pennsylvania, was an English professor, first at Yale University and then at the University of Buffalo, and made several trips to England to conduct academic research before his tragic death in an automobile accident on June 14, 1937 at age thirty-seven.³⁰³ He and his wife had one child, Daniel Ward Seitz,

²⁹⁵ "Cornelius Bliss, Merchant is Dead," *New York Times*, Oct. 10, 1911; "C. N. Bliss's Estate Worth \$4,100,519," *New York Times*, Nov. 23, 1912; Bliss-Dow family of New York, <http://politicalgraveyard.com/families/12271.html>

²⁹⁶ US Census, Population Schedule, Middletown Township, 1920.

²⁹⁷ "Miss Ward Weds Today," *The New York Times*, July 28, 1926.

²⁹⁸ Monmouth County Deed Book 1366, pp. 496 & 498.

²⁹⁹ *Social Register Dilatory Domiciles*, 1928, page 52; US Census, Population Schedule, Manhattan Borough, New York, 1930.

³⁰⁰ US Census, Population Schedule, Manhattan Borough, New York, 1930.

³⁰¹ Henry H. Ward Obituary, *The New York Times*, December 18, 1931.

³⁰² In 1940-43, Mrs. Ward lived at 111 E. 75th Street, but by late 1942 had moved to 130 East 67th St. "Marriages Glover-Seitz," *The New York Times*, May 25, 1940; Collector Advance Tax Notice 1943 Township of Middletown, page 146, line 24; Collector Final Tax Notice 1943 Township of Middletown, page 146, line 24; Henry (Hank) Gulick interview, July 29, 2010.

³⁰³ "Miss Ward Weds Today," *The New York Times*, July 28, 1926; New York Passenger Lists, 1820-1957, at [Ancestry.com](http://ancestry.com); US Census, Population Schedule, New Haven, Conn., 1930; gravestone inscriptions, Hartshorne Family Cemetery, Middletown, NJ. Daniel Seitz focused his scholarly efforts on the work of Oliver Goldsmith and was engaged in writing a book on Goldsmith's early life in Ireland at the time of his death [Obituary letter by Sherman Baldwin, Class Secretary, Yale University, Class of 1919, New York, June 30, 1937, Daniel Seitz collection, MCPS].

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born in 1931 and a young boy at the time of his father's death. According to Daniel Seitz, they lived with his Grandmother Seitz in Harrisburg, Pa. for a time after his father's death. His mother, who had taught at a private school while she and her husband lived in New Haven, decided to move to New York City and found work as a copy editor. During the summers he and his mother stayed with Grandmother Ward at Portland Place.³⁰⁴ Katherine Seitz married Robert Glover, son of a University of Buffalo professor, in 1940, but the couple separated and divorced within a few years.³⁰⁵ Daniel Seitz, the Wards' only grandchild, attended private school in New York and Philips Exeter Academy, followed by Harvard University where he majored in the Classics. Thereafter, he resided in New York, where he worked in the International Division of Bankers Trust Company, but spent much of his free time at Portland Place.³⁰⁶ The Wards' other daughters and son attended private school and college and pursued various careers, often spending summers and holidays at Portland Place with family and friends.³⁰⁷

Mary Minturn Hartshorne Ward died on March 9, 1960, age ninety-three, leaving Portland Place in trust for her surviving children, Katherine Ward Glover, Julia Ward and Mary Minturn Ward and directing "her executor to convey the property to the party designated in the last Will and Testament of the survivor of Catherine Ward Glover, Julia Ward, Mary M. Ward and Daniel Ward Seitz."³⁰⁸ The old kitchen was converted into a sitting room at this time, and a new kitchen created in an adjoining room.³⁰⁹ In 1962, Julia Ward died, and two years later the surviving executors and trustees agreed to appoint Daniel Seitz as executor of his grandmother's estate and trustee.³¹⁰ Katherine Ward Glover died in 1968, followed by her last surviving sister Mary Minturn Ward in 1984.³¹¹ Thereafter, title to the property became vested in Daniel Seitz, in accordance with his grandmother's will.

Upon retiring in 1983, Daniel Seitz made Portland Place his permanent residence, although he kept an apartment in Hew York.³¹² Seitz devoted much time and considerable resources to preserving the house and enhancing what he perceived to be its historic character over the following decades, as well as making minor improvements for his convenience and comfort.³¹³ According to his godson Henry Gulick, he had an incredible sense of the historic importance of Portland Place and was continually on quest for historical material associated with the house and Hartshorne family. Seitz was an inveterate collector and acquired many items in

³⁰⁴ Daniel Seitz Interview with Gail Hunton, Monmouth County Park System; Daniel Ward Seitz, *Obituary Asbury Park Press*, October 8, 2008; US Census, Population Schedule, New Haven, Conn., 1930. He was born in 1931 [Daniel Ward Seitz to Mrs. David B. Schauman, October 1, 1980, Daniel Seitz collection, MCPS].

³⁰⁵ "Marriages Glover-Seitz," *The New York Times*, May 25, 1940; Henry (Hank) Gulick interview, July 29, 2010.

³⁰⁶ Daniel Ward Seitz, *Obituary Asbury Park Press*, October 8, 2008.

³⁰⁷ Henry (Hank) Gulick interview, July 29, 2010.

³⁰⁸ As referenced in Monmouth County Deeds, Book 3433, page 646 and 2008 Seitz/Monmouth County Deed,

³⁰⁹ Monmouth County Historic Sites Inventory, Survey Form Inventory #1331-37.

³¹⁰ As referenced in Monmouth County Deeds, Book 3433, page 646; Monmouth County Book 3433, p. 646.

³¹¹ Gravestone inscription, Hartshorne Family Cemetery, Middletown, NJ & as stated in 2008 Seitz/Monmouth County Deed., Schedule A.

³¹² Daniel Ward Seitz, *Obituary Asbury Park Press*, October 8, 2008.

³¹³ Michael Calafati, email communication, April 19, 2010.

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the house from Hank Gulick's father, who was an antique dealer.³¹⁴ Other items, particularly those relating to the Hartshorne family, must have been acquired from his cousins, when the contents of Portland were auctioned and the property sold in the early 1950s. This most likely was the source of the trunk full of Hartshorne papers that he bequeathed to the Monmouth County Historical Association. A trustee of that organization, he hosted its first summer benefit gala at Portland Place in 1977.³¹⁵ He also was a strong supporter of open space and parks, as well as the Monmouth County Park System's historical projects. When he was on the Board of Trustees of The Friends of the Parks, he consistently spoke out in favor of several important historical projects that the Friends funded during his tenure.³¹⁶ A few months before his death on October 7, 2008 at age seventy-seven, Daniel Seitz deeded Portland Place and its contents to the Monmouth County Park System, thus ensuring their preservation for future generations and uniting Portland Place with preserved Hartshorne family lands in Hartshorne Woods Park.³¹⁷

³¹⁴ Henry (Hank) Gulick interview, July 29, 2010.

³¹⁵ As well as that of the Monmouth County Historical Association, Daniel Seitz served on the board of many Monmouth County organizations, including the Friends of the Monmouth County Park System (of which was President), MCOSS (now Visiting Nurses Association, the Hartshorne Woods Association, Friends of the Parks, Friends of Twin Lights, and the Christ Church Foundation, Middletown [Daniel Ward Seitz, Obituary *Asbury Park Press*, October 8, 2008]; email communication from Michael Calafati, September 24, 2010.

³¹⁶ Information supplied by Gail Hunton, Monmouth County Park System, who believes it was through Daniel Seitz's work with the Friends that he eventually decided to give Portland Place to the Park System.

³¹⁷ *Ibid.*; Seitz/Monmouth deed, MCPS Archives.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 3

Portland Place, Monmouth County, NJ

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Maps and Plans:

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 4

Portland Place, Monmouth County, NJ

Public Records & Manuscript Collections:

Monmouth County Archives

Monmouth County Deeds
Monmouth County Road Records
Monmouth County Estates Records

Monmouth County Historical Association

Hartshorne Family Papers
Daniel Seitz Papers

Monmouth County Park System

Daniel Seitz/Portland Place collection

New Jersey State Archives

Colonial Conveyances
East Jersey Deeds
Federal Direct Tax of 1798
Monmouth County Deeds
Monmouth County Road Returns
New Jersey Wills
New Jersey Tax Records
United States Census, Population Schedules, 1830-1930
United States Census, Agricultural Schedules, 1850-1870

Interviews:

Henry (Hank) Gulick Interview with Gail Hunton, Dennis Bertland and Michael Calafati, July 29, 2010.
Daniel Seitz Interview with Gail Hunton, April 4 & 28, 1997.

Web Sites:

Ancestors of Donald Wayne Reneau

<http://freepages.genealogy.rootsweb.ancestry.com/~reynaud/reneau/d40.htm>

Accessed on June 12, 2011

Bliss-Dow family of New York

<http://politicalgraveyard.com/families/12271.html>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 5

Portland Place, Monmouth County, NJ

Accessed June 25, 2011.

Greenwood Cemetery Burial Search

<http://www.green-wood.com/2010/burial-search/>

Accessed on August 22, 2011

Hartshorne Woods Area's Art History

<http://www.xxsculpture.com/arthistoryofhartshornewoods>

Accessed on July 21, 2011

Historic Aerials

<http://archive.org/details/Historicaerials.comIntroduction>

Accessed on March 14, 2010

Maltby Genealogy American Lineage

<http://maltby-genealogy.tripod.com/pg502.htm>

Accessed on July 1, 2011

Margaret Olson's Russell/Cole Ancestry

<http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=olsoneme&id=I339>

Accessed on July 3, 2011

New York Passenger Lists, 1820-1957

<http://search.ancestry.com/search/db.aspx?dbid=7488>

Accessed on June 10, 2011

Red Bank Register Newspaper Archives

<http://rbr.mtpl.org/rbr/>

Accessed on July 3, 2011

The Culver Family of North America

<http://familytreemaker.genealogy.com/users/c/u/l/Doug-Culver/index.html>

Accessed on July 3, 2011

Portland Place

Name of Property

Monmouth, NJ

County and State

10. Geographical Data

Acreage of property 4.7 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 581450 4466100
Zone Easting Northing

2

3
Zone Easting Northing

4

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Dennis Bertland, Richard Veit and Janice Armstrong

organization Dennis Bertland Associates date April 2012

street & number PO Box 315 telephone 609-397-3380

city or town Stockton state NJ zip code 08559

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 County of Monmouth (Monmouth County Park System)

street & number 805 Newman Springs Road Telephone _____

city or town Lincroft state NJ zip code 07738

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 number 10 Page 1

Portland Place, Monmouth County, NJ

BOUNDARY DESCRIPTION

The nominated property consists of one lot in the Township of Middletown: tax block 785, lot 14. The boundary of the nominated property follows those of the lot as depicted on the map, which accompanies this nomination.

BOUNDARY JUSTIFICATION

The boundary of the nominated property encompasses the one lot (Block 785, Lot 14), which constitute the remainder of the acreage historically associated with it and which was acquired by the County of Monmouth.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 1

Portland Place, Monmouth County, NJ

PHOTOGRAPHIC IDENTIFICATION:

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

Name: Portland Place
Location: Middletown Township, Monmouth Co., NJ
Photographers: Michael Calafati (March 2010)
Dennis Bertland (July 2011)
Date of photographs: March 2010 & July 2011
Digital repository: Dennis Bertland Associates
PO Box 315
Stockton, NJ 08559

Photograph direction of view:

- #1 House & driveway, southwest view. (March 2010)
- #2 House & driveway, southwest view. (March 2010)
- #3 House & driveway, northwest view. (March 2010)
- #4 House & driveway, northwest view. (March 2010)
- #5 Room 103, northwest view. (March 2010)
- #6 Room 103, southwest view. (March 2010)
- #7 Room 102, northwest view. (March 2010)
- #8 Room 102, northwest view. (March 2010)
- #9 Room 102, molding detail. (March 2010)
- #10 Room 101, northwest view. (March 2010)
- #11 Room 104, north view. (March 2010)
- #12 Room 104, southeast view. (March 2010)
- #13 Room 109, southwest view. (March 2010)
- #14 Room 107, north view. (March 2010)
- #15 Room 206, northeast view. (March 2010)
- #16 Room 205, northwest view. (March 2010)
- #17 Room 204, northwest view. (March 2010)
- #18 Room 203, northwest view. (March 2010)
- #19 Room 208, northwest view. (March 2010)
- #20 Room 214, northwest view. (March 2010)
- #21 Room 215, southeast view. (March 2010)
- #22 Room 212, southeast view. (March 2010)
- #23 Room 304, knee wall closet, southwest view. (March 2010)
- #24 Room 306, northwest view. (March 2010)
- #25 Well curb, northwest view. (July 2011)
- #26 Carriage house steel shed, northeast view. (July 2011)

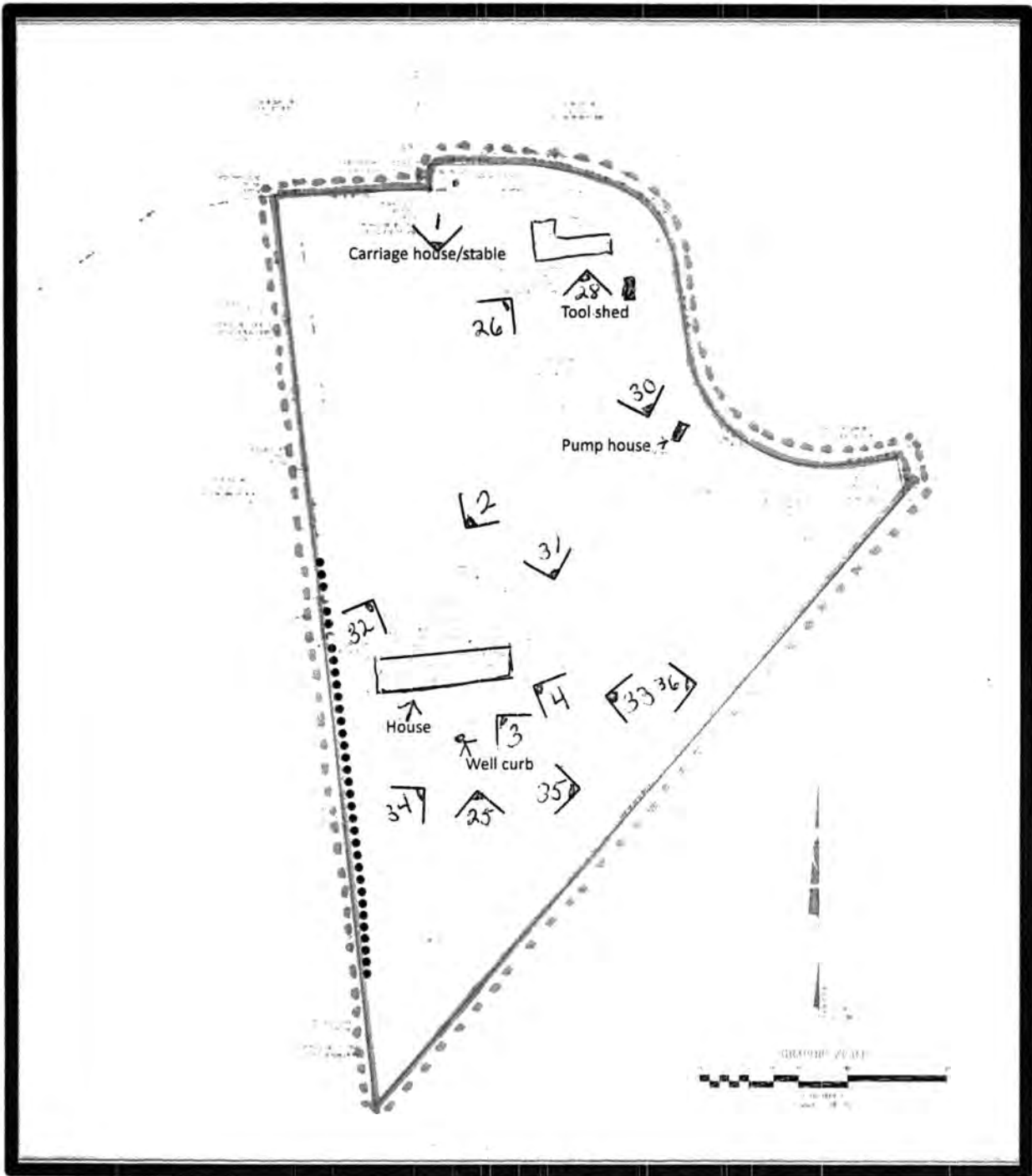
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 2

Portland Place, Monmouth County, NJ

-
- #27 Carriage house, northeast view. (March 2010)
 - #28 Carriage house, stalls, northeast view. (March 2010)
 - #29 Carriage house, attic, east view. (July 2011)
 - #30 Pump house, southwest view. (July 2011)
 - #31 Formal garden, southeast view. (July 2011)
 - #32 North lawn & orchard, northeast view. (March 2010)
 - #33 River & front lawn, northwest view. (July 2011)
 - #34 River & front lawn, northeast view. (July 2011)
 - #35 River view, southeast view. (July 2011)
 - #36 Cove, northeast view. (July 2011)



Portland Place
 Monmouth County, New Jersey

Boundary Map
Photo Identification Map

Site Boundary -----

Photo # and Direction of View

3 ➤

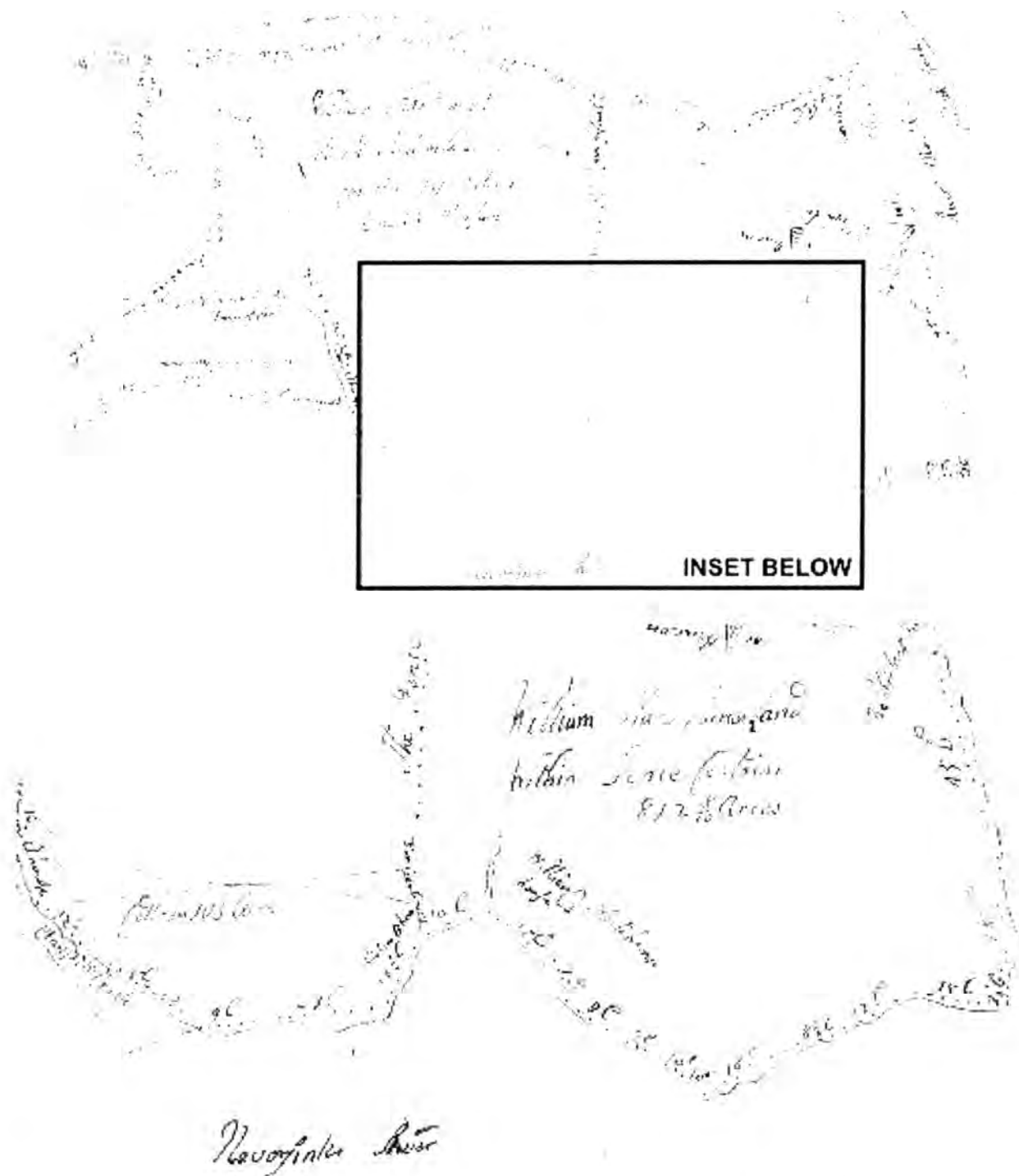


Figure 1. William Lawrence, Map of William Hartshorne's Land, 1720, The map depicts "Collsen 105 Acres" and "Colvers house" on the Navesink River just west of the division creek, the site of Portland Place, evidence that the property, acquired by Samuel Colver in 1686, remained in his hands until well into the 18th century. The property and house of William Hartshorne are depicted to the east of Colver's property. (MCHA Collection 86, Box 2)

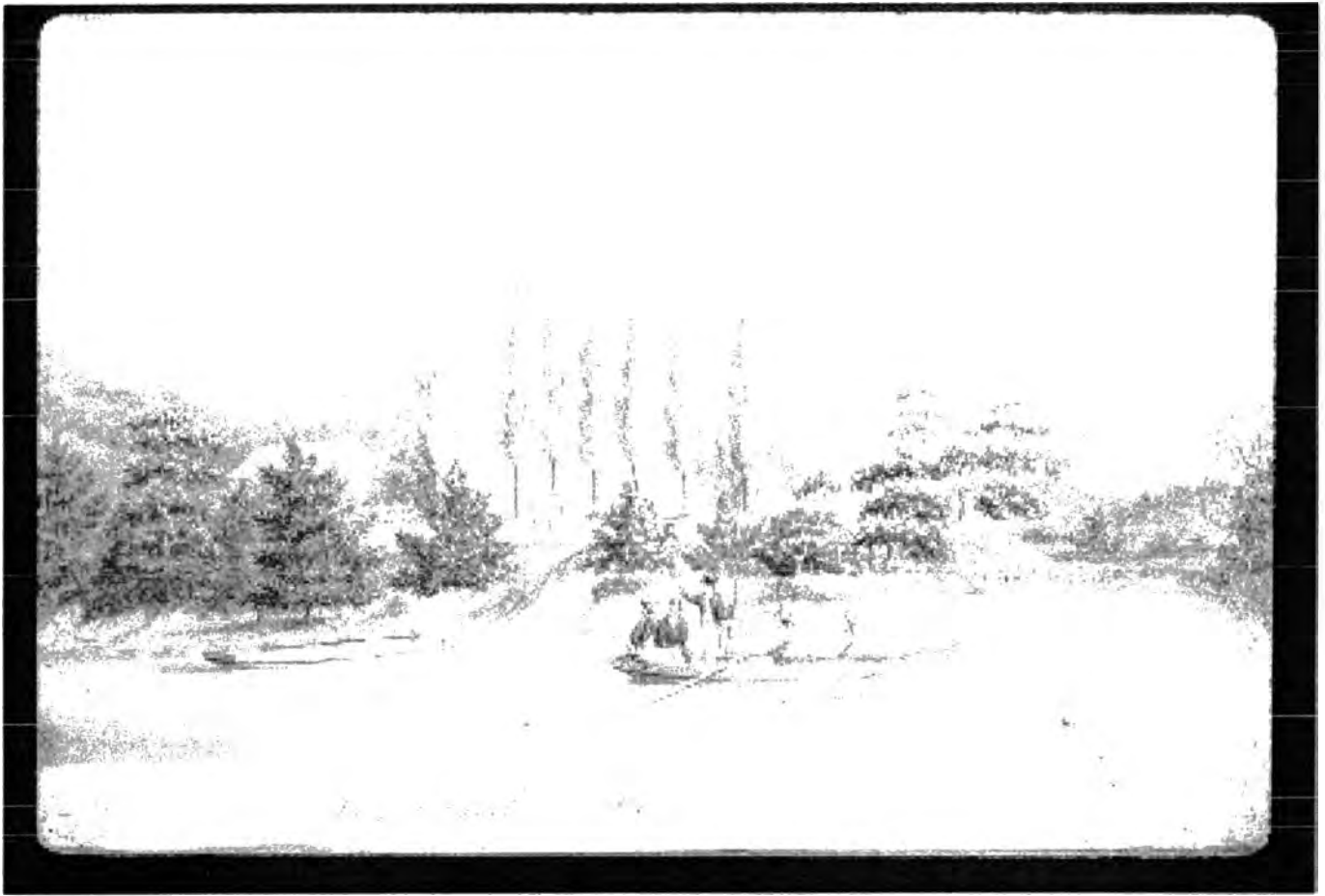


Figure 2. Watercolor inscribed “Drawn by F Kearney August 1819.” The house has a full-width shed-roofed porch. Out buildings can be seen on the left and right. (Portland Place Collection, MCPS)

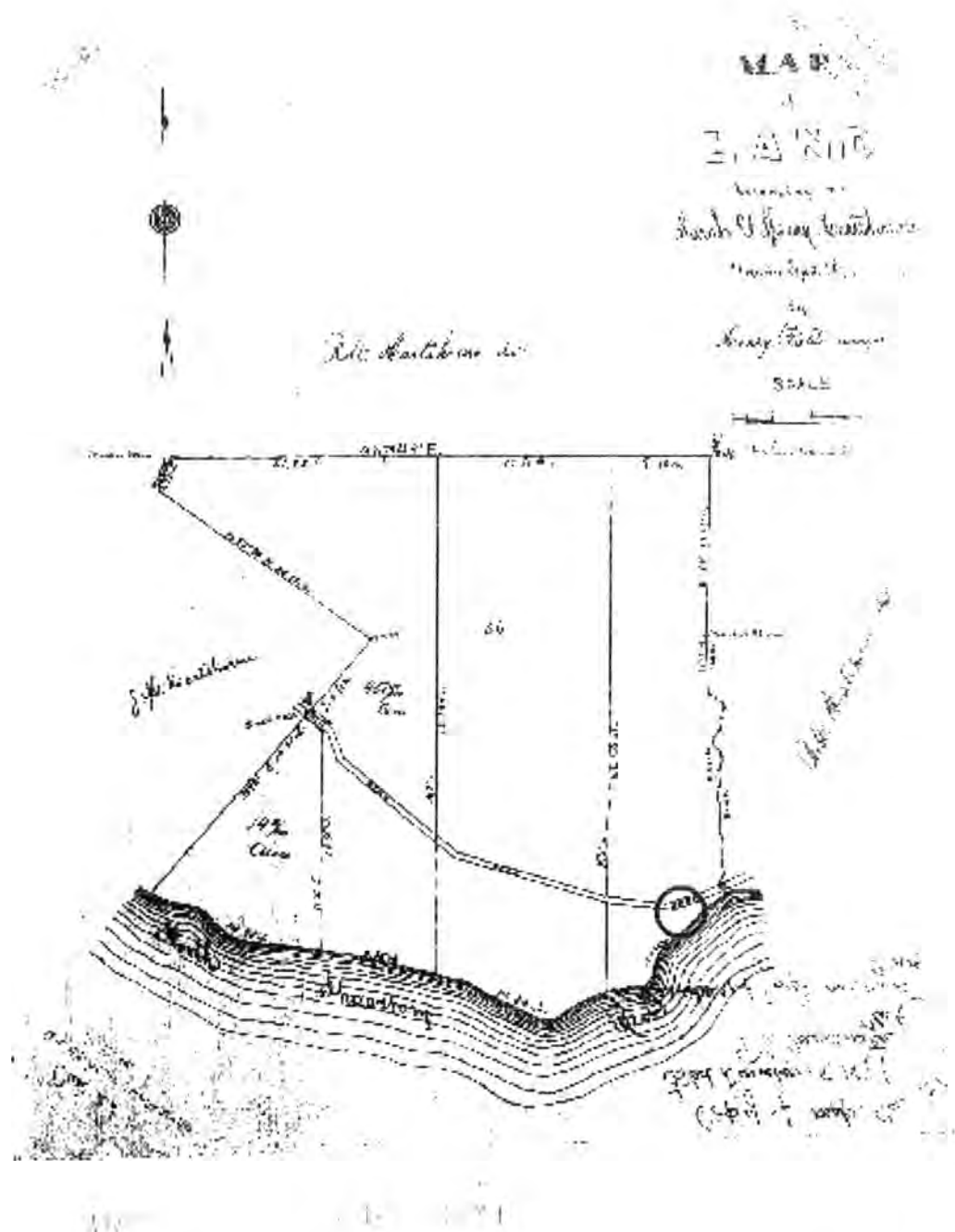


Figure 3. “Map of Land Belonging to Sarah & Mary Hartshorne Made Sept. 1877 by Henry Field surveyor,” This map depicts the court-ordered subdivision of the Hartshorne farm prior to their sale to satisfy the foreclosed mortgages of Mary and Sarah Hartshorne. The road follows the course laid out in 1817. Portland Place is located on the southern portion of the easternmost lot. Monmouth County Clerk’s Office, Subdivision map 1877 21-31, filed December 15, 1877)

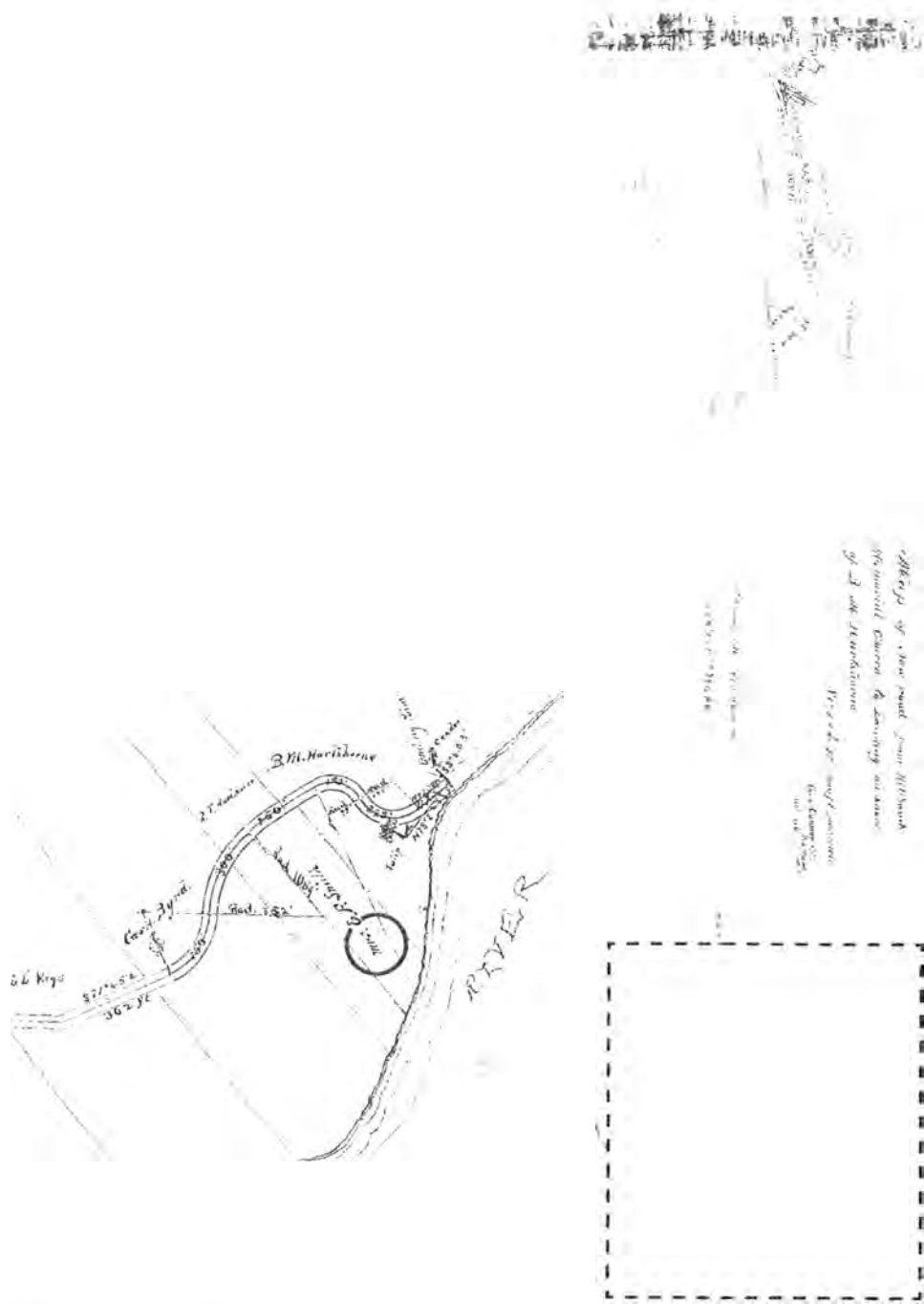


Figure 3a: Map of New Road from All-Saints Memorial Church, to Landing on shore of B.M. Hartshorne. Portland Place is located on the lot of "Mrs. E.F. Smith." GeoCooper C.E. Red Bank N.J. Oct. 1886. Scan of Original. (Monmouth County Road Returns, Book I, page 209.)



Figure 4. House, SE view, late 19th/early 20th century before west addition was constructed. The entry porch & 2/2 sash windows date to the “country place” renovations, as does the east addition left of the downspout. (Portland Place Collection, MCPS)

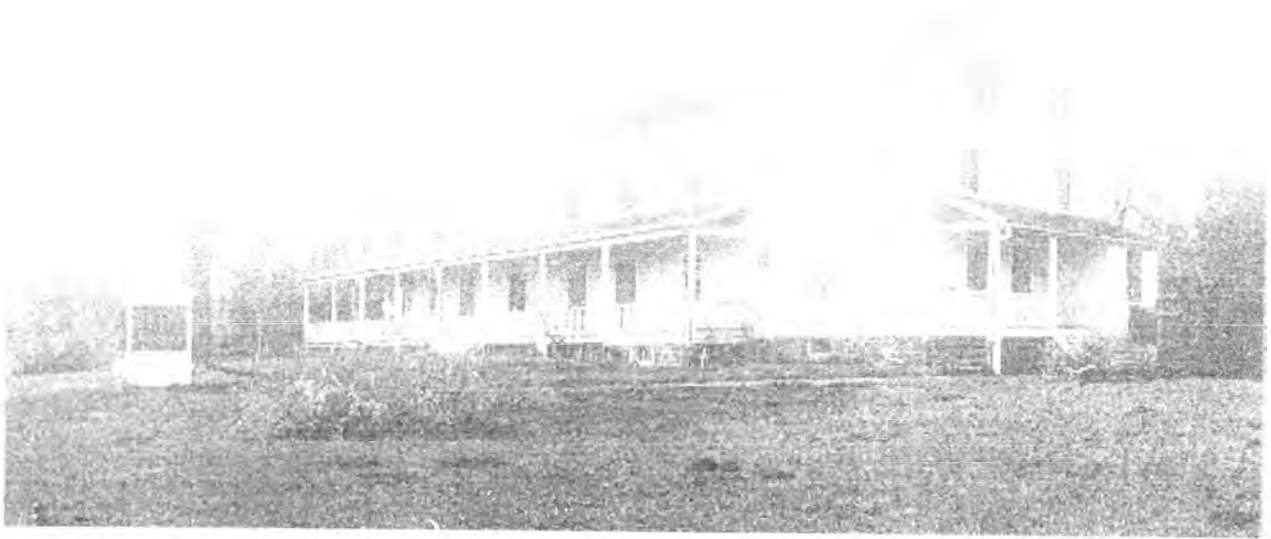


Figure 5. House, NW view, c. 1910-1930, part of a panorama image (photo #27 is also part this photograph was taken not long after the west addition was constructed. The well curb, presumably a 19th-century feature, has a door in the lattice enclosure, which presumably allowed access to the windlass, as well as a spout at the left corner. (Portland Place Collection, MCPS)



Figure 6. House, NW view, Winter, 1945. The boxwood plantings on the south front have been expanded. (Portland Place Collection, MCPS)



93-11-18-1-1945

Figure 7. House, SW view, December, 1945. A small lattice screen to the left hides the garbage bins by the kitchen steps. The window just left of the central trees was later replaced by a door. The boxwood plantings along the south front of the house were well established by this time. (Portland Place Collection, MCPS)



Figure 8. House, NW view, south porch detail, c. 1940s. (Portland Place Collection, MCPS)

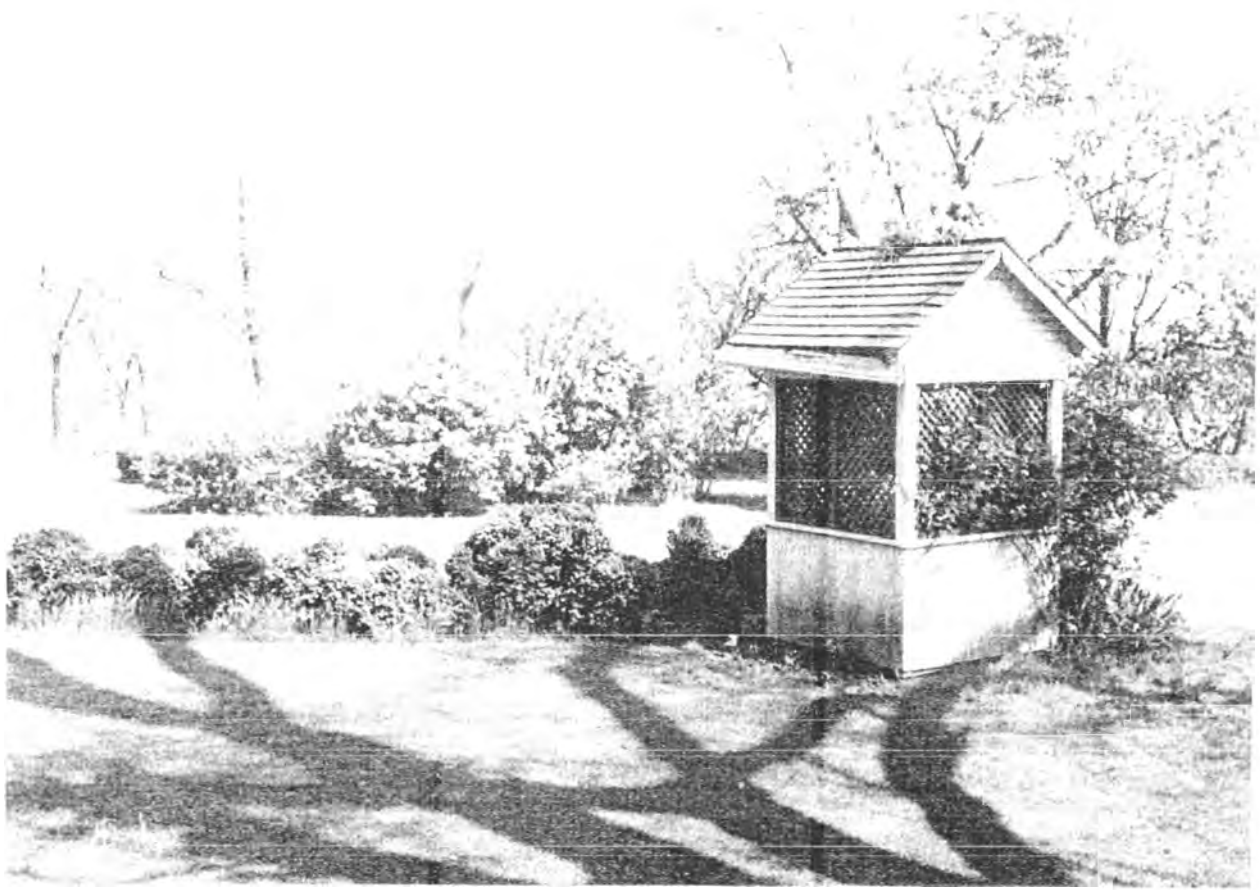


Figure 9. Well and river-front lawn, SE view, c.1940s.



Figure 10. House, NW view, c. 1983. (Portland Place Collection, MCPS)



Figure 11. Carriage House/Stable, N view, part of a panorama image of Portland Place, c. 1910-1930 (photo #3 is also part of this). The automobile partially hidden by the double tree on the left suggests a date for this photograph. The open central bay of the barn had been closed by this time. (Portland Place Collection, MCPS)



Figure 12. Carriage House/Stable, northeast view, early 20th century. Taken before the construction of the rear addition, the photo documents that the west end was used for vehicular storage and that the central bay was originally open. (Portland Place Collection, MCPS)



Figure 13. House, Room 101, c. 1940s. The bookcases were extant by this time (Portland Place Collection, MCPS)

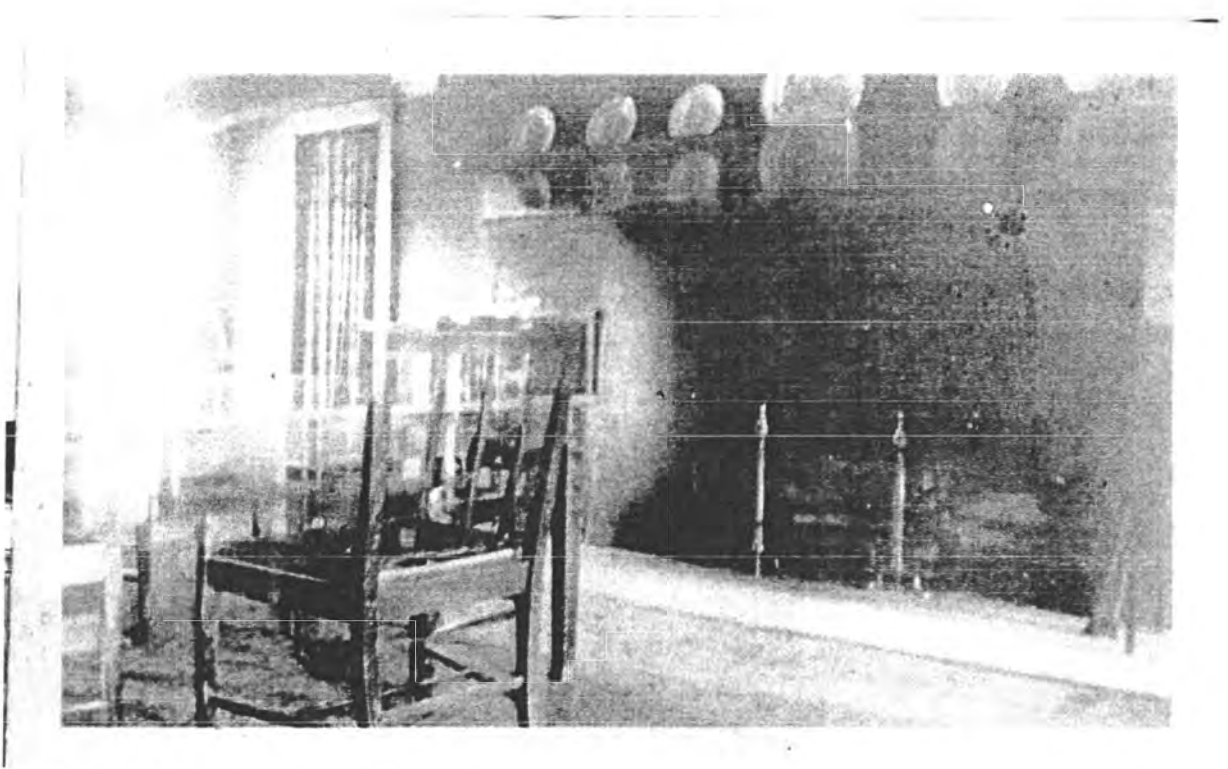


Figure 14. Room 104, c.1930.

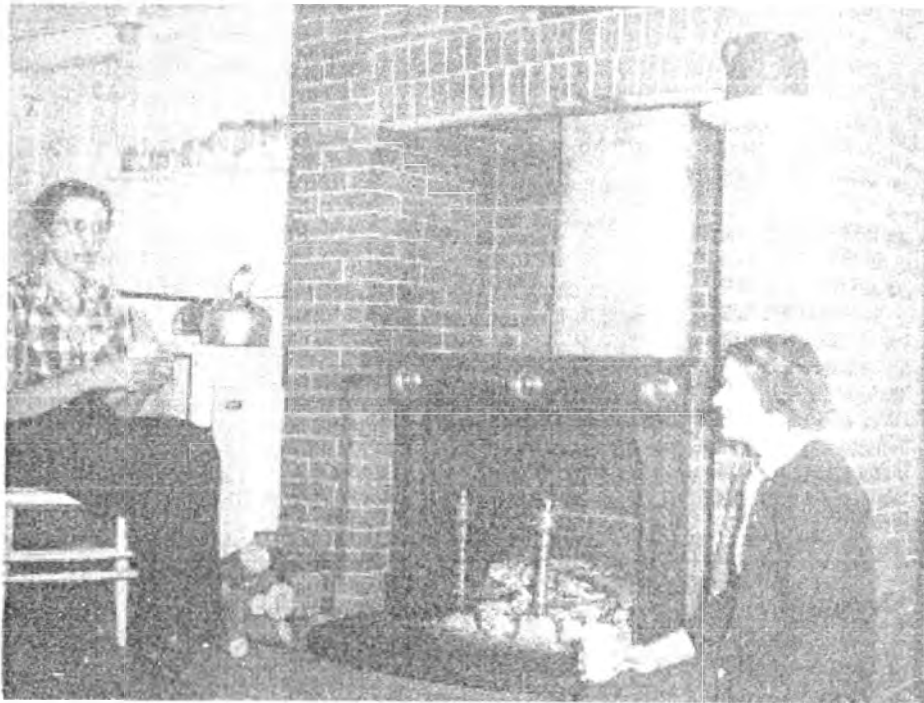


Figure 15. House, Room 109. This photograph, taken November 23, 1957, documents the (which remains) evidently was installed sometime in the 20th century to replace the Victorian and the present black marble mantel installed. (Portland Place Collection, MCPS)

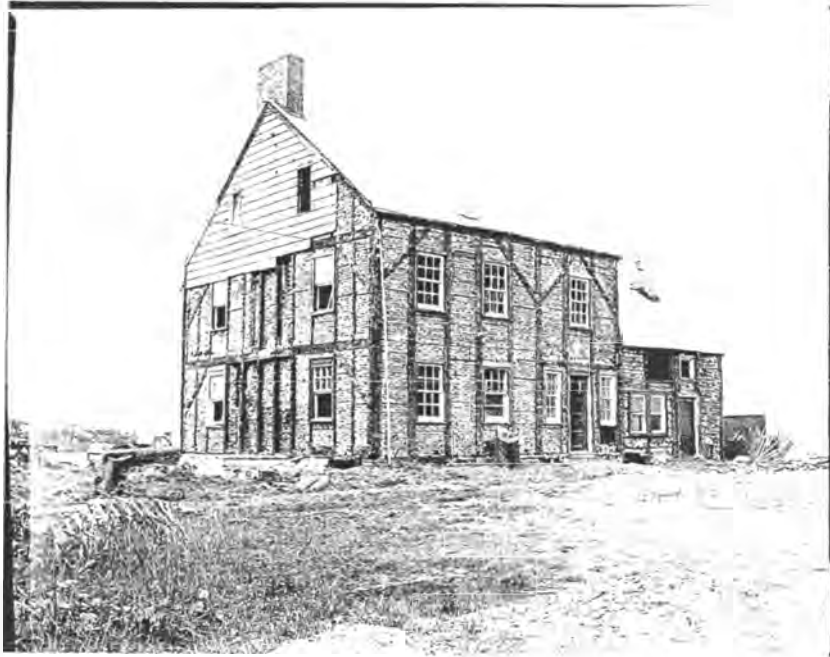


Figure 16. Stelle House, Piscataway Township, Middlesex County, NJ. This c. 1990 photograph, taken during the house the demolition of the house clearly illustrates the main block's Dutch-American framing, comprised of eight, 2-story, anchor Bents.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Portland Place

MULTIPLE NAME:

STATE & COUNTY: NEW JERSEY, Monmouth

DATE RECEIVED: 10/26/12 DATE OF PENDING LIST: 11/27/12
DATE OF 16TH DAY: 12/12/12 DATE OF 45TH DAY: 12/12/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12001033

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12.12.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.































































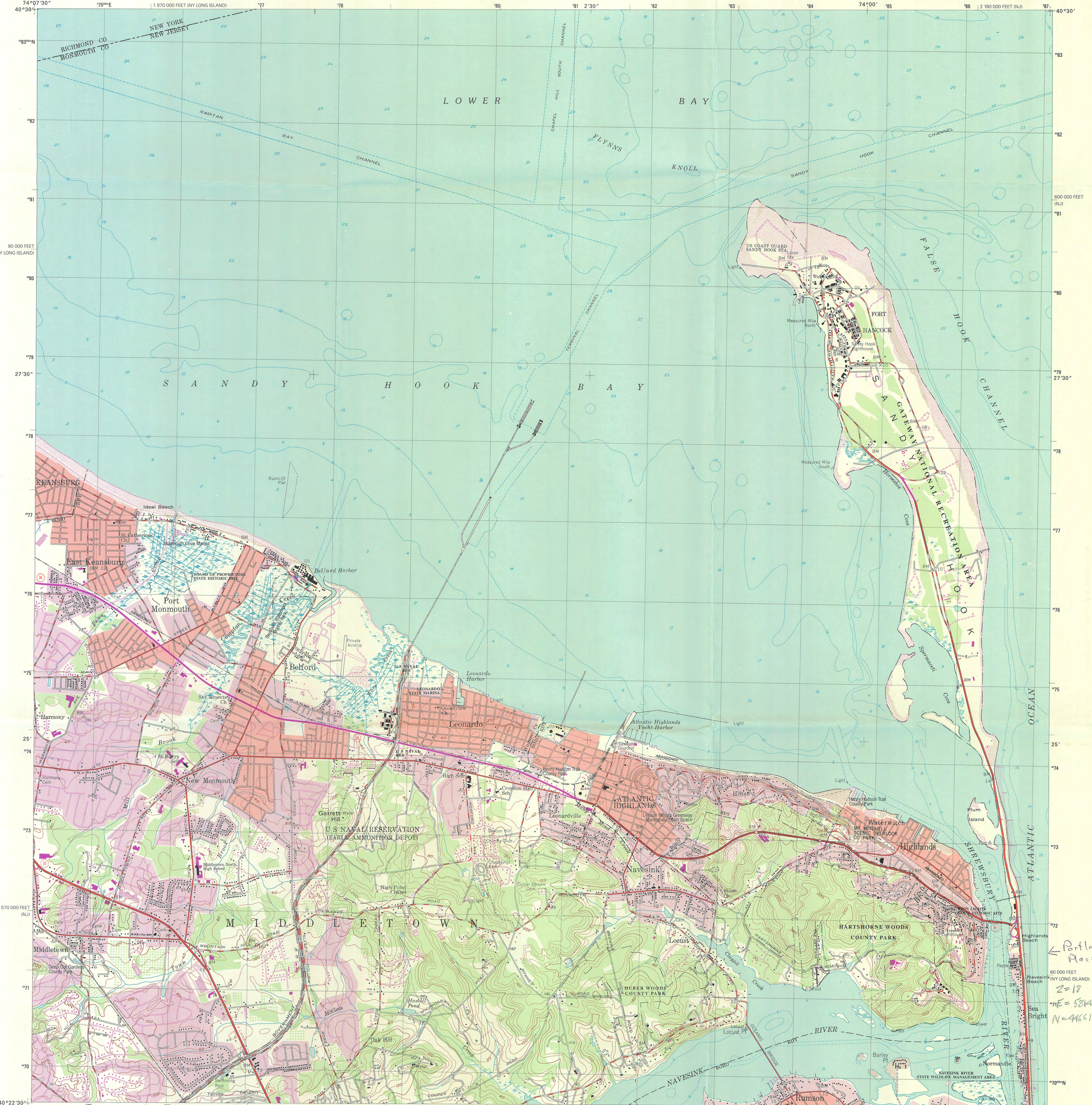












Produced by the United States Geological Survey

Topography compiled 1941. Planimetry derived from imagery taken 1975 and other sources. Photorevised using imagery dated 1998; no major culture or drainage changes observed. Survey control current as of 1943. Boundaries, other than corporate, revised 2001. Selected hydrographic data compiled from NOS charts 824 and 369 (1953). This information is not intended for navigational purposes.

North American Datum of 1927 (NAD 27)
 Projection: New Jersey coordinate system (transverse Mercator)
 10 000-foot ticks: New Jersey coordinate system and New York coordinate system, Long Island zone
 1 000-meter Universal Transverse Mercator grid, zone 18
 North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

There may be private inholdings within the boundaries of the National or State reservations shown on this map. Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours.

UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

12 1/2° 240 MILS
 0° 36' 11 MILS

SCALE 1:24 000

QUADRANGLE LOCATION

NEW JERSEY

ROAD CLASSIFICATION

Primary highway
 hard surface
 Secondary highway
 hard surface

Light-duty road, hard or
 improved surface

Unimproved road

Interstate Route U.S. Route State Route

ADJOINING 7.5 QUADRANGLE NAMES

1	2	3	1 Arthur Kill
			2 The Narrows
			3 Coney Island
4	5	6	4 Keppert
			5 Marlboro
6	7	8	7 Long Branch
			8 Rumson

CONTOUR INTERVAL 20 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOWER LOW WATER
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 3.8 FEET
 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

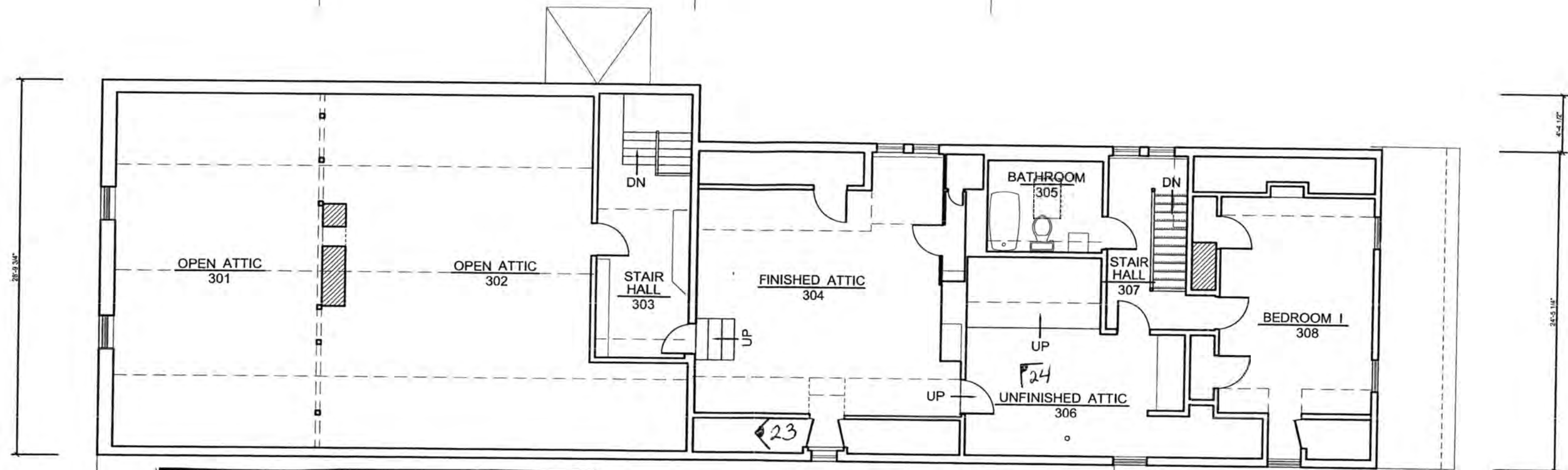
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY, P. O. BOX 25286, DENVER, COLORADO 80225
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ISBN 0-107-95319-5
 9 780607 953190

SANDY HOOK, NJ-NY
 1998
 NIMA 6164 1 NE-SERIES V822

Handwritten notes on the right side of the map:
 ← Portland Ave
 60 000 FEET (NY LONG ISLAND)
 Z=18
 71E=58450
 N=4466100

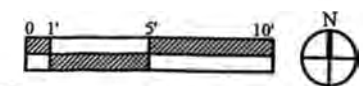
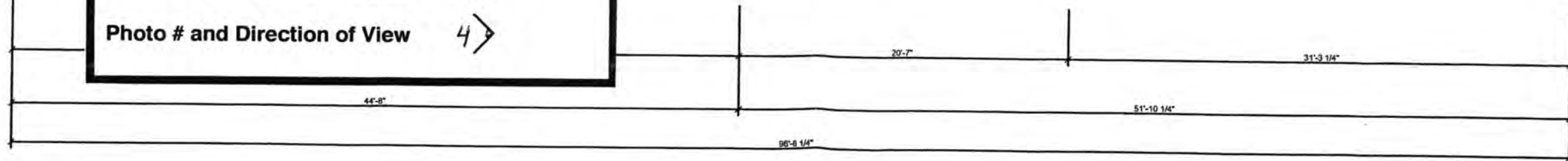
D B A C



Portland Place
 Monmouth County, New Jersey

Photo Identification Map

Photo # and Direction of View 4 >



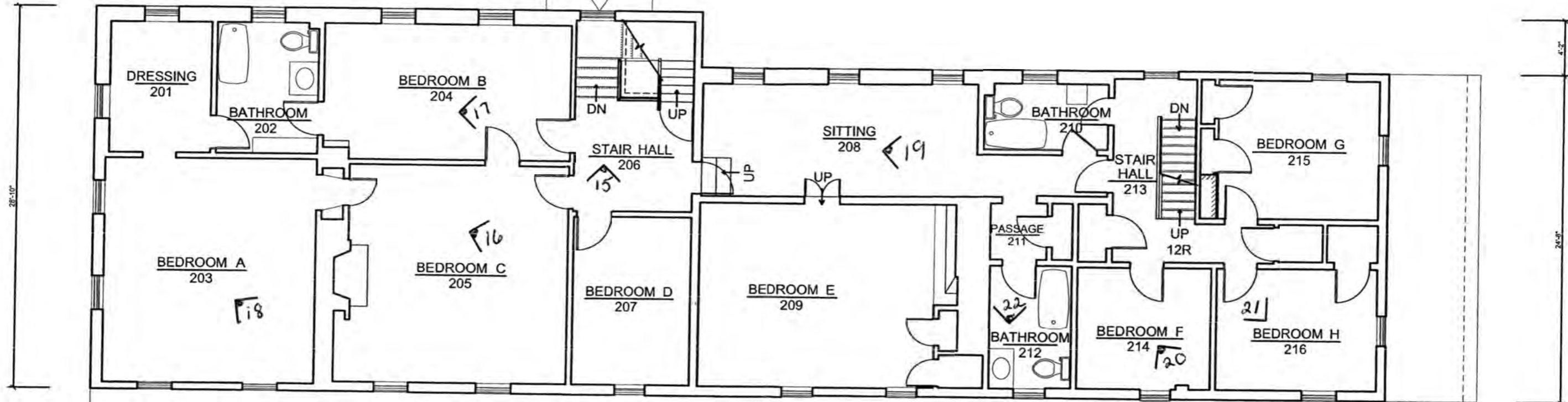
Historic Building Architects, LLC <small>312 West State St. Trenton, NJ 08618 TEL 609 393 3999 FAX 609 393 4333 Certificate of Authorization # AC 245 Expires 01/31/2012</small>		Historic Structure Report for PORTLAND PLACE <small>220 Hartshorne Road, Locust, NJ 07760 Middletown Township, Monmouth County</small>		Revisions & Submissions Date _____ _____ _____	
Date: 4/20/2010	Drawn by: CB / MS	Scale: 1/4" = 1'-0"	Attic/Third Floor Plan		A103

D

B

A

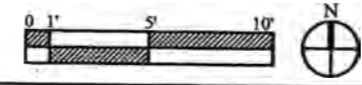
C



Portland Place
 Monmouth County, New Jersey

Photo Identification Map

Photo # and Direction of View **3** ➤



Historic Building Architects, LLC
 312 West State St. Trenton, NJ 08618 TEL 609 393 3999 FAX 609 393 4333
 Certificate of Authorization # AC 245 Expires 01/31/2012

Date: 4/20/2010 Drawn by: CB / MS Scale: 1/4" = 1'-0"

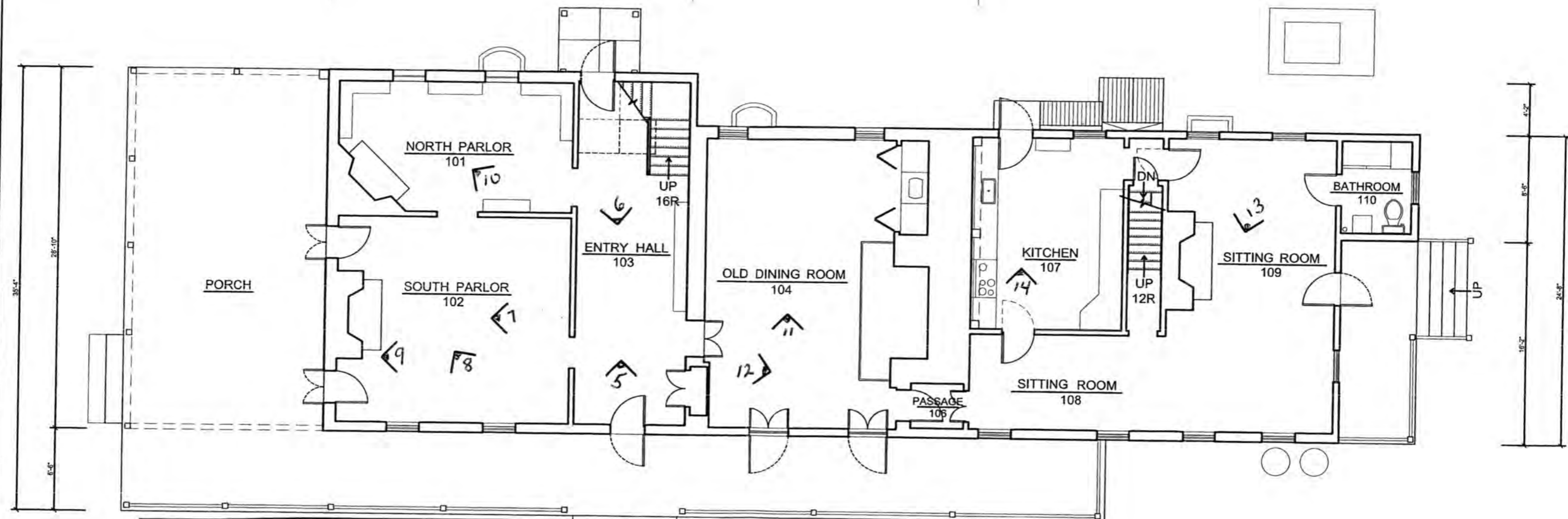
Historic Structure Report for
PORTLAND PLACE
 220 Hartsborne Road, Locust, NJ 07760
 Middletown Township, Monmouth County

Revisions & Submissions: Date

Second Floor Plan

A102

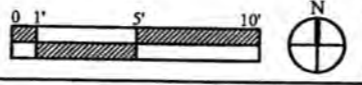
D B A C



Portland Place
 Monmouth County, New Jersey

Photo Identification Map

Photo # and Direction of View →



Historic Building Architects, LLC <small>312 West State St. Trenton, NJ 08618 TEL 609 393 3979 FAX 609 393 4333 Certificate of Authorization # AC 3-15 Expires 01/31/2012</small>		Historic Structure Report for PORTLAND PLACE 220 Hartshorne Road, Locust, NJ 07760 Middletown Township, Monmouth County	Revisions & Submissions Date _____ _____ _____
Date: 4/20/2010	Drawn by: CB / MS	Scale: 1/4" = 1'-0"	First Floor Plan A101



HPO Proj. #12-0916-5
Chrono #: J2012-079

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION NATURAL AND HISTORIC RESOURCES

Office of the Assistant Commissioner
MAIL CODE 501-03A
PO Box 420
Trenton, New Jersey 08625
609-292-3541/Fax: 609-984-0836



BOB MARTIN
COMMISSIONER

CHRIS CHRISTIE
GOVERNOR

KIM GUADAGNO
Lt. Governor

October 15, 2012

Paul Loether, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Loether:

I am pleased to submit the nomination for the property known as Portland Place, in Monmouth County, New Jersey, for National Register consideration.

This nomination has received majority approval from the New Jersey State Review Board for Historic Sites. All procedures were followed in accordance with regulations published in the Federal Register.

Should you want any further information concerning this application, please feel free to contact Daniel D. Saunders, Administrator, New Jersey Historic Preservation Office, Mail code 501-04B, P.O. Box 420, Trenton, New Jersey 08625-0420, or call him at (609) 633-2397.

Sincerely,

Rich Boornazian
Deputy State Historic
Preservation Officer