

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 6A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instruction. 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: John Richey House

other names/site number:

2. Location

street and number: 6 Schnetzer Lane

N/A not for publication

city or town: Franklin Township

N/A vicinity

state: New Jersey

county: Warren County

OH

zip code: 08802

3. State/Federal/Tribal Agency Certification

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

Signature of certifying official/Title
Commissioner, Department of Environmental Protection/SHPO

Date

State or Federal agency and bureau

American Indian Tribe

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

American Indian Tribe

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- 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:)

Edson H. Beall

3/20/02

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	
2		buildings
1		sites
	1	structures
		objects
3	1	Total

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

N/A

**Number of contributing resources previously listed
in the National Register**

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic

Historic Subfunctions
(Enter subcategories from instructions)

Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic

Current Subfunctions
(Enter subcategories from instructions)

Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Federal

Materials
(Enter categories from instructions)

Foundation	Other
Walls	Brick

Narrative Description

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1785-1800

Significant Dates

N/A

Significant Person

(Complete if criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

unknown

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):

Primary location of additional data:

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record
- See continuation sheet for additional HABS/HAER documentation.

- State Historic Preservation Office
-
-
-
-
-

10. Geographical Data

Acreege of Property: 34.00

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	499990	4507440	3	18	499480	4507280
	Zone	Easting	Northing		Zone	Easting	Northing
2	18	499820	4507460	4	18	499480	4507060

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: Hattie M. Seiwel

organization:

date: 7/17/2000

street & number: 6 Schnetzer Lane

telephone: (908) 689-2993

city or town: Asbury

state: New Jersey

zip code: 08802-

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: Mr. and Mrs. Daniel T. Felix

street & number: 6 Schnetzer Lane

telephone: (908) 689-0991

city or town: Asbury

state: New Jersey

zip code: 08802-

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation SheetJohn Richey House
NJ Warren Co.Section number 7 Page 1**General Description**

The John Richey House is a 2½-story, brick Federal style house built ca. 1785-1800 with a two-story frame addition of 1950. It is located in Franklin Township, Warren County, about halfway between the Borough of Washington and the National Register-listed Asbury Historic District. The house is reached via a 1000-foot driveway that extends southerly from Schnetzer Lane, a short, unpaved road that connects on both ends to Cemetery Hill Road. The property is otherwise landlocked. The site is adjacent to a natural spring which still provides water to the house. The house stands southeast of a small hill which shelters it from the prevailing northwest winds. The Federal-style house features a side-hall plan and a rear kitchen wing that is apparently contemporary with the main block. The frame addition provides a modern kitchen on the first floor and a guest room with bath on the second floor as well as a two car garage. The property, a working farm of 34.13 acres, is adjacent to two other working farms that total more than 300 acres. South of the house lies the ruin of a bank barn, which is a contributing site. The barn and the spring house may have both been constructed during Richey's ownership of the property. A frame corn crib, which dates from the late 19th-century or early 20th century, is non-contributing because it falls outside the period of significance.

Exterior description

The south **façade** presents a three-bay, side-hall, pitched-roof design, with entry door in the left bay and a pair of interior end chimneys in the right (east) end wall. The brick walls are laid in Flemish bond with plain headers. Joints were originally tooled in the customary manner, but a subsequent repointing (probably in the 20th century) was left untooled (Photo 7). The windows consist of original 9-over-6 pegged, mortice-and-tenon sashes, still holding original glass. The panes measure 10 x 12 inches and the upper sashes are fixed. Most of the original shutter pintles remain in place. Shutter-dogs evidently were never used, but there is evidence of how the shutters were held fast in the form of grooves gouged by hooks (about 10 inches long) below each window's lower corners. One such hook was found with other shards and artifacts in the crawl space under the old kitchen. The window frames are beaded and reeded in the original, main block of the house. Each window is topped by a splayed, flat arch brick lintel. The door (evidently original) has six raised panels and is surmounted by an original fanlight with wooden tracery. The front porch is of mid- to late 20th-century construction; no evidence of an original porch is apparent. A 20th-century Colonial Revival brass door knocker has also been added. The door surround, however, is original, and is reeded to match the window frames.

The entablature above the second-floor windows consists of an elaborately ornamented architrave and frieze featuring a bottom course consisting of a reeded and serrated board with projecting teeth, topped by an architrave composed of two reflected rows of repeated sunburst motifs (the bottom row right-side up and the upper row upside-down). Above the architrave, the frieze evidently consists of a plain fascia overlain with a highly embellished running fret, of a pattern that combines drill, punch, and gougework (Photo 3). The cornice (a replacement) is finished with an unornamented ogee crown molding.

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The **east elevation** features three 9-over-6 windows on both the first and second floors and two 6-over-6 windows with 8" x 10" panes at both the attic level of the main block and the second floor in the rear kitchen wing. The first floor of the kitchen wing has a modern casement window to provide a larger view of the landscape. The brick east end walls is laid in common bond with seven stretcher courses between header courses. The brickwork of the east end wall of the main block is laid integrally with the east outer wall of the kitchen wing, yielding the likely conclusion that the kitchen wing was built simultaneously with the main block. This detail was rendered less obvious when the brick wall of the kitchen wing was cleaned. Potholes remain in all three stories of the east end wall. Interior end chimneys rise through both the north and south slopes of the roof of the main block and through the peak of the north gable end wall of the kitchen wing. The chimney stacks may be original above the roof, but they have been recapped at the top in the 20th century. The gable roof of the kitchen wing ties into the rear slope of the roof over the main block. The entry door in the kitchen wing is a modern replacement. A one-story frame shed/garage extends easterly from the end wall of the kitchen (Photo 5).

The north elevation of the kitchen wing presents a gable end with a small window with two 8 x 10-inch panes, placed to the left of the chimney that served the cooking hearth. The two panes have been replaced by a single sheet of plastic. This window lights a low attic over the second floor of this wing. This elevation also includes the garage of the 1950 addition which encloses part of the original kitchen and the (now demolished) bee-hive oven.

Part of the rear wall of the main block of the house was lost or obscured by the construction of the **1950 addition**. This two-story frame addition, sheathed in clapboards, provides a modern kitchen on the first floor and a bedroom on the second floor. The addition includes two modern 6/6 windows on each floor, a modern door, and a porch with a shed roof, of standing-seam, sheet metal, painted green. There is also an enclosure for the storage of trash cans and firewood.

The **west elevation** of the main block includes a Federal style 9/6 window lighting the south end of the side hall. There are two 6/6 windows in the attic level and one hinged, 6-pane window lighting and ventilating the half-bathroom under the staircase. The brick is set in common bond using coarse-grained mortar similarly laid to that of the east elevation.

Interior description**Cellar**

The main block of the house has a full cellar, but the kitchen wing does not. Access is by means of a stair leading down from within the 1950 addition to the rear of the house. A double door gives access to the cellar stairs. The cellar steps are constructed of large, flat pieces of limestone.

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NJ Warren Co.Section number 7 Page 3**First story**

The first floor of the main block of the house features a side-hall plan. The entrance, in the westernmost bay of the facade, opens into the **stairhall**, 34 feet in length and about 12 in width, extending the full depth of the main block, to what once was the rear door to the outside. A 9/6 window in the west wall helps light this space. Both the front and rear doors are evidently original, and both have six raised panels on their inner and outer surfaces. The rear door retains its original spoon lift latch, but the front door now has a more modern latch with a knob and bolt. The rear door no longer functions as a rear door. The addition to the house added a small room beyond this opening, which is used to store outdoor clothing. Doors to the front and back parlors open to the right. Baseboards, window trim, door surrounds and chair rails all display elaborate moldings from the original construction. On the left side of the stairhall, sixteen feet from the entrance, the stair ascends thirteen steps to a landing that extends the width of the hall (Photo 14). Turning right 180 degrees, five more steps rise to the second-story stairhall. At the landing, a "dutch door" opens into the second floor of the 1950 addition. Originally, there was a window, probably 6/6, in this space.

Original paneling runs under the outside edge of the staircase enclosing a space probably once used as a closet and now used half bathroom. A door under the stair's landing provides access. The string board on the open staircase is decorated with a circle and scroll motif (Photo 12). The floors throughout the original part of the house are random-width pine.

The **front parlor** one is highlighted by the elaborately carved frieze of the mantle. This Federal style mantel features three fluted oval sunbursts with small circular sunbursts centered in each (Photos 13 and 17). The reeding on the pilasters reflects the reeding on all the flat surfaces of the mantle. Fine moldings complete the decoration of this mantle. As in the hall, the baseboards, chair rail, window trim and door surrounds show elaborate molding.

The double door leading to the **rear parlor** may have been an afterthought or an early alteration, as the paneling does not reflect the raised level seen in all the other doors in the house. The molding around these doors does not match that seen in the other formal rooms. These doors, however do have the pegged mortise and tenon construction seen elsewhere in the house. The other moldings in the rear parlor are very decorative though somewhat simpler than in the front parlor. The mantle frieze has a center panel decorated with an elongated diamond filled with reeded triangles arranged to form concentric diamonds of diminishing size, the smallest being 1½ inches long (Photo 14).

The north door of the east parlor opens into the **original kitchen**, down a flight of two steps from the parlor floor. The most important feature in this kitchen is the large cooking fireplace with a large crane swinging from the right. The bee-hive oven has been demolished but the outline of its door remains in the rear wall of the fireplace. The original mantle shelf remains with its crown mold. It appears that the original timber lintel charred out over the years and was replaced by a length of railroad rail, which having been cut too short required support. This was provided by a pier constructed of brick.

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The pier narrowed the original 11 foot opening by one foot, dimensions which can clearly be seen. To the left of the parlor door a closet staircase encloses a quarter-wind stairway to the second floor (Photo 15).

Planks and doors compose an enclosure within the kitchen that provides access to the cellar stairway (Photo 16). Two doors and planks of this enclosure show the marks made by a large hand-guided wood plane. They are finished with a simple bead on one edge. Faux strap hinges seen on the closet stairway doors were installed for decorative purposes. The chair rail remains on one wall of the kitchen and baseboards remain all around the room. The entry door in the east wall is a modern replacement opening to a wooden deck. The original rear kitchen entry door to the west has been removed but the original opening, framed by an architrave molding, still provides access to the modern kitchen in the 1950 addition. The window on the east wall has been replaced by a three-panel casement window providing a larger view of the landscape. A single 6/6 window on the west wall remains. However, the sash have been removed and stored, but could be retrieved for future re-installation.

One small feature removed from its traditional location but still kept in the house by the present owners in the house is an eighteenth-century Pennsylvania German stoveplate that was long used as a fireback in the kitchen fireplace (see the stoveplate drawing in the accompanying documentation). This stoveplate was identified in January 1971 by Anne M. Serio, a Museum Specialist in the Department of Cultural History of the Smithsonian Institution. In her letter concerning this stoveplate, she wrote:

the plate ... depicts and episode in the medieval allegory known as "The Dance of Death," a series of about forty pictures and rhymes illustrating the triumph of death over mankind. The quotation on [the] plate translates

Here fights with me the bitter death
and brings me in death's stress

Second story

Ascending the next five steps one enters the **upstairs hall** which has four doors, one to the attic stairway, one to the present bathroom and one to each of two bedchambers over the front and rear parlors. The bathroom was converted from what may be a clothing storage room. There is a board on the west wall of the hall placed at a level suitable for hanging clothing. Since it is fastened with ordinary round headed nails it seems to have been moved from some other place in the house, during the 20th century

The master bedroom was the **south chamber**. It is lit by two south-facing and one east-facing window. The fireplace has fluted pilasters and a raised panel with matching fluting, centered in the frieze. A two-door cupboard with three book shelves above is at the north end of the fireplace. The doors are clearly replacements because they are made of plywood, but the cupboard appears to have

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been part of the original plan. At one time there was a door between this room and the adjoining east bedchamber. This has been long since removed. The original base boards and chair rails remain along with the moldings of the window and door trim. A clothes closet was built into the northwest corner many years ago.

The **east chamber** is arranged similarly to the south chamber. The clothes closet is in the southwest corner of the room back to back with one in the south chamber. The fireplace in this room has reeded pilasters and a reeded, raised panel centered on the frieze. The chair rail, baseboards, window and door moldings are simpler than those in the main rooms on the first floor. There is a door in the middle of the north wall which opens to the room on the second floor of the kitchen wing.

Since the **second floor of the kitchen wing** is several feet lower with lower ceilings, access is gained to this smaller room by a flight of four steps from the east chamber of the main block. Above these steps is a hatch which provides access to the attic above the wing. The closet stairway from the kitchen below also gives access to this room. This small room is used as an office and study. Original closets on either side of the chimney feature two-plank doors which have a simple bead on one edge of each plank, and hand planed surfaces. The planks are fastened to cross members with rose-head nails. There are two 6/6 windows on the east side. There had been a single 6-over-6 window on the west side but it was removed and the opening enlarged to provide access through a door to the second floor of the 1950 addition. Other than the door, the room has not been altered.

Other features of the property

The **spring house (contributing)** measures 12 x 14 feet and is 8½ feet high at the peak of the gabled roof. It stands about 65 feet from the north elevation of the house. It is constructed of stone, primarily granite and gneiss using coarse mortar. A concrete platform is found inside, surrounded by a channel through which water flows. Crocks containing milk and other foodstuffs were placed in this channel to be kept cool by the water flow. The inner walls were kept clean and sanitary by the application of white-wash, much of which remains on the stones. There are two windows, measuring 18 x 26 inches, one on the east and one on the west elevation. The slate roof is a replacement of the original. The building is missing its original door. Photographs #8 and 9. There remains one part of the frame of the east window which shows holes drilled to accommodate thick dowels intended to block access by small animals.

The **corn crib (non-contributing)** The corn crib measures 32' long and is 8' high at the peak of the gable. The whole rests on five concrete piers and stands about 60' from the southwest corner of the house. The width at the roof line is 7' wide tapering down to 5' at the base. It was constructed from reused materials. Some of the supporting timbers were hewn. The roof is of corrugated, galvanized iron. The boards used as siding are generally 6" wide and 1" thick, but vary in width and length. Some are milled wainscoting boards. Ordinary wire nails were used in the construction. A coat of barn red paint

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finishes it. The construction date is unknown but is thought to be of the first quarter of the 20th century. Photograph #10.

The **barn ruin** (contributing site) lies to the south of the house , across the driveway. The barn itself was a frame barn last roofed with slate shingles. Although it was destroyed many years ago, foundation stones remain easily visible. From the topography of the site, it is evident that the building was a bank barn, with a ramp on the north, or driveway, side. This type of barn was popular in northwestern New Jersey during the period of significance of the house, and this particular feature seems likely to date from the period of Richey's ownership.

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NJ Warren Co.Section number 8 Page 1**Statement of Significance**

The John Richey House is a good rural example of a late eighteenth-century brick house built in the Federal style. The richness of detail exemplified by its wooden trim, both inside and outside raises it above the category of a simple farmhouse. Although the year of construction has not been precisely determined, the house seems clearly to have been built between *circa* 1785 and *circa* 1800, in the period when the Federal style became popular and during which time the property was occupied by John Richey, and his family, and the period of significance was defined accordingly. The John Richey house meets National Register Criterion C for architectural significance.

Background History

The 34.13 acre parcel on which the John Richey House stands today is the remainder of what was a plantation of more than four hundred acres before the Revolutionary War, in what was then known as the Township of Mansfield-Woodhouse (commonly called Mansfield) in Sussex County. This territory would officially become Mansfield Township in 1798, be transferred to Warren County in 1824, and then be set off to Franklin Township in 1839. Before the Revolution, the farm was evidently owned and occupied by Michael Baylor (his surname was evidently anglicized from "Bohler"), a German settler who apparently arrived in America through the port of Philadelphia sometime during the eighteenth century. Although no deed has yet been found for his first purchase of land here, a son Michael Baylor would later claim in a pension application for his Revolutionary War service that he had been born in Mansfield Township in 1756. In addition, a 1765 deed has survived from one John Bowlby to Michael Baylor for 102 acres of Mansfield Township land in which the property was described as adjoining "Baylor's other land." The prior occupancy of the Richey farm by German settlers is also suggested by the survival inside the Richey house of an 18th-century Pennsylvania German stoveplate used as a fireback (see Description narrative and stoveplate drawing). This stoveplate was identified by the Smithsonian Institution in a 1971 letter as an eighteenth-century Pennsylvania German stoveplate (copy of letter in SHPO file). Perhaps this stoveplate was salvaged from the prior dwelling that must have stood on the property.

In his last will and testament dated 2 December 1779, Michael Baylor devised to his son George Baylor "the place I now live on," further evidence that there was a dwelling somewhere on the property. (Although the location of this dwelling is not known, a natural spring exists on the property and still serves the present house. Surface and below-ground remains of a stone building long since demolished, near this spring, might be those of a house.) Michael's will was proved shortly thereafter and an inventory of his estate was prepared dated 1 February 1780. The estate was divided between Baylor's two sons, George and Michael, Jr.

It was divided by the will of Michael Baylor (1), upon his decease, between two sons, George and Michael Jr. A road return was recorded in September 1784 for a road that apparently was laid out to serve as a predecessor to the present Schnetzer Lane and Cemetery Road (but on a different alignment),

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leading from the northerly side of George Baylor's plantation on the road leading from Easton to Hackett's Town" (an apparent reference to the present Anderson-Asbury Road, which Baylor's lands crossed (see accompanying documentation for a map that reconstructs these historic subdivisions). The road, after several subsequent courses, extended about a half-mile along "Coxe's line" (possibly along part of the present Cemetery Road alignment), and past "Robert Miller's corner" enroute to its terminus in another existing road. If this road was ever actually laid out, it was evidently vacated sometime afterward when Cemetery Road was laid out. George Baylor is said to have removed to New York a few years later, disposing of his holdings at or about 1785. Baylor, for example, sold to Robert Miller an 11-acre tract at the northern end of the Baylor plantation, abutting Coxe's line, from George Baylor on 7 April 1785.

It is believed that John Richey acquired the balance of the land George Baylor inherited from his father about this time. Documents prior to 1785 indicate that Richey lived in neighboring Greenwich Township, but subsequent records until his death in 1834 placed him in Mansfield Township. Despite the absence of a recorded deed from George Baylor to John Richey, it is apparent that Richey bought 243 acres, comprising lots #1 and 2 shown on the sketch map. Richey continued to hold these lots until he died. Richey became the father of six children, three sons and three daughters, as well as a step-son and would likely have desired a larger house than Baylor, with only three children, is likely to have had constructed for himself. In addition, Richey evidently prospered to a greater degree than Baylor had done. Richey was active some local affairs in and around the growing village of Asbury a couple of miles to the south, where he operated a general store. He also served as a trustee of the Mansfield-Woodhouse Presbyterian Church, and as a road commissioner for Mansfield Township. By the time of his death he owned more than 700 acres of farmland in several locations, including his home farm. His assets, when they were inventoried in 1834, included personal property, liquid assets, and accounts receivable totaling nearly twenty thousand dollars. He was, indeed, a successful and competent farmer and businessman, though he seems to have kept a fairly low profile in public affairs.

Architectural Significance

In its architectonic qualities, his house reflected his prosperity. Its relatively large size (double-pile, side-hall plan with a rear kitchen wing) and use of brick as the primary construction material mark the Richey house as one that could have been built only for one of the more affluent farmers in the township. In size, use of brick, and exterior and interior stylistic vocabulary, the Richey house is quite strikingly like the Green-Reading house of Ewing Township in Mercer County, built circa 1797, which is also Register-listed for its significance as an example of the Federal style as applied to a farmhouse for a similarly prominent family.

Comparison of the two houses can say much about how the Federal style was applied in rural New Jersey. The houses are indeed quite similar, but they are not carbon copies of one another. Although they both employ the same stylistic "vocabulary," they do so in slightly different ways, and each has some features that the other house does not have. Together they better represent the range of

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features that were available to builders working in the Federal style than either one does alone. The facade of the Green-Reading house features a first-story blind arcade that the Richey house does not have, and three lunettes and one blind oculus in the gable end walls that the Richey house also does not have. These are refinements of the brick masonry and windows and they accentuate the break that the Federal style made from the Georgian style that preceded it (and preceded the Revolution). The Richey house makes up in part for its plainer facade brickwork, however, by including splayed, flat-arch lintels over the windows (a feature leftover from the finer Georgian-style houses) that the Green-Reading house does not have, a carefully executed touch even though the bricks used in these flat arches are not rubbed. The two houses have strikingly similar entrances, with six-panel doors within delicately ornamented frames topped by lunette transoms with wood tracery of nearly identical arrangement. The doorways differ most in the finish treatments of the architrave moldings, where the ideas are similar but the execution varies.

Where the facade of the Richey house has a clearly articulated distinction that is missing from the Green-Reading house is in the entablature at the roofline. From the base of the cornice up to the edge of the roof, the two houses are nearly identical. But in their frieze bands below the cornice, the Richey house has perhaps the advantage in subtle refinement. Both houses employ a running (that is, repeated) system of grooves, ridges, and drill holes that draw visual attention upward. The Green-Reading house employs a system that uses deep large holes and no small ones, and furthermore alternates concave grooves and convex moldings to convey a more highly relieved appearance that appears bolder. The Green-Reading house also exhibits a wide rope molding between the frieze band and the cornice that is missing from the Richey house. But the Richey house, however, employs a subtler pattern of deep small holes and shallow large holes in a field of alternating wide and narrow concave grooves. The overall effect in the Richey house is softer, but equally skilled. In the Richey house, furthermore, the carpenters added an architrave (totally missing in the Green-Reading house) that consists of two reflected rows of sunbursts applied to a fascia and finished on the bottom by a board that projects a row of serrated "teeth" that are themselves reeded.

Inside the entrance of each house, the stairhall was a formal space. In both houses, the stair rises along the outside wall, away from the entrances to the parlors. In both houses, the stair rises to a landing, then turns horizontally, leaving the carpenter an opportunity to further accentuate the rear of the stairhall by carrying the motifs and carving styles from the stringboard upward, as well as the balustrade, giving a visitor at the front of the hall an assurance that the house is elegant throughout. Details of woodwork treatments in the two houses vary, but the overall scheme and the stylistic vocabulary are the same.

The stairhall in the Richey house is somewhat wider than in the Green-Reading house, which allows for somewhat larger rooms off the hall in the Green-Reading house. In both cases, the front parlor is the more formal of the two rooms, though the difference is not pronounced. It is here, however, that the more elaborate interior of the Green-Reading house can be seen. Both front parlors feature

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Continuation SheetJohn Richey House
NJ Warren Co.Section number 8 Page 4

finely carved chimney pieces, but the Green-Reading house exhibits more elaborate door surrounds that include corner blocks, and which are topped by elaborate overdoor treatments that are simply missing from the Richey house. The woodwork treatments such as the chimney pieces are, in effect, fine furniture for the house, exhibiting, especially in the Richey house, fine gougework carving and fine reeding of pilasters and fascias. The carver of Richey's woodwork was especially adept at carrying a pattern through the uncarved areas of his work. The other rooms of both houses are alike in their similar arrangement and stylistic vocabularies, but different in the specifics of their room treatments. Evidently the Green family, which had been prominent in the Trenton area for most of the eighteenth century, had a little more money to spend than Richey did, and outfitted that house with more wood finishwork. Both houses, however, express well the Federal style of architecture, both through their exteriors and their interiors. Few brick houses were built in Warren County during this period, and the Richey house is perhaps the best example in the Federal style yet identified and documented.

None of the identities of the carpenters or masons who were responsible for construction of the Richey house have been identified. Similarly-executed woodwork in the Federal style, however, can still be found in a number of other houses in Warren County, including two that were owned by Richey at the time of his death. One still stands on lot #2 of the partition of John Richey's estate (see the sketch map of the land subdivision). Regrettably, the other was destroyed by fire several years ago.

Subsequent History of the Property

John Richey died intestate in 1834, leaving his six children and second wife as heirs. Since he owned land on both sides of the Musconetcong River, in two counties, it was required by law to appoint a board of administrators to make an accounting of his property, map his land and distribute it among his heirs. Adjudication was executed by the New Jersey State Supreme Court. The land was distributed among the children by lottery. Daughter Mercy Richey Dunham received lot #1 (as shown on the sketch map in the accompanying documentation). Her sister Sarah Richey Runkle received lot #2. Mercy and her husband, Silas Dunham, sold Lot #1 to her sister Sarah and her husband Adam. Adam and Sarah lived in Clarksville (now Glen Gardner) but later moved to Easton, Pennsylvania.

Adam Runkle willed his entire estate to Sarah, with the provision that their sole surviving heir, daughter Matilda Runkle Burke, would inherit all from her mother upon her decease. Matilda lived in Easton until her death in 1891. Her will, dated 5 December, 1887, provided for equal distribution of the rents, profits etc. from the two farms (lots 1 and 2) among her four children, Joseph, Edwin, Emilie, Lillie, and her grandson John Burke Hendry. She described the land as having been in her family 'for more than a century.'

The integrity of the two lots was assured by the execution of a variety legal instruments that kept the land in the ownership of a succession of Richey heirs until 5 April 1929, a total of 144 years. On 5 April, 1929 William and Matilda Michler, grand-daughter of Matilda Runkle Burke sold lot #2 out of the family to John L. Lamken. On 5 May 1945 William and Matilda Michler sold lot #1 out of the

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family to Philip Moebus who in turn sold it to Arthur Crichton on 22 February, 1946. Crichton sold 102.32 acres of vacant land to Herbert L. Wilson on 16 November, 1946, and on 2 July, 1947 he sold the remaining 42.25 acres with house to Philip J. Dexheimer. A small parcel of 7.18 acres adjacent to lot #2 (now owned by Lester Gardner) was sold to Gardner on 26 April, 1950. Dexheimer sold the remaining 34.13 acres to Samuel and Loraine Crosby on 1 September, 1955. Crosby held the land until 28 June, 1968 when John L. and Hattie (Seiwell) Titus took possession and occupied the premises. It is now (2001) owned by Daniel T. and Catherine (Titus) Felix, son-in-law and daughter of John L. and Hattie M. Titus.

The condition of the house was protected by its secluded location and by the fact that it evidently was not occupied for extended periods of time. While ownership remained in the hands of a succession of Richey heirs until 1945 none of them took up occupancy. Matilda Burke's will mentioned the distribution rents, profits, etc. which suggests that there may have been tenants from time to time but evidence of when and by whom is mere hearsay. Portions of the attic floor were rotted out and have long since been repaired. When several layers of flooring were removed from the kitchen floor much water damage was revealed in front of the entry door facing east. These conditions would not have persisted had there been occupants on a continuing basis. Vandalism was discouraged by its secluded and relatively inaccessible location. Thus, it suffered from weathering but otherwise remained in original condition until full time occupancy resumed after 1945. Neither plumbing nor electricity were installed until after that date.

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John Richey House
NJ Warren Co.

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Major Bibliographic References

Beers, F.W., *County Atlas of Warren County* New York: 1874.

Bertland, Dennis, *Early Architecture of Warren County*. Undated pg. 56, 57, 58.

Snell, James P., *History of Sussex and Warren Counties, New Jersey*. Philadelphia, Everts and Peck 1881.

Sussex County Road Returns, book A, pg. 130. Sussex County Clerk's Office, Newton, NJ.

Records of the New Jersey Supreme Court, Series: Estates and Partitions, Vol. 1, 1798-1836, New Jersey State Archives, Trenton, NJ.

United States Census 1840 of Mansfield-Woodhouse Township, Warren County, NJ. microfilm. Copy at New Jersey State Archives, Trenton, NJ.

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John Richey House
NJ Warren Co.

Section number 10 Page 1

Verbal Boundary Statement

The nominated property consists of Block 48, Lot 12 of the Franklin Township tax map, as described below, excepting Lot 12A, also as noted below and as shown on the site map included in this nomination.

Block 48, Lot 12:

Beginning at a point in Smith's (formerly Cummins) line said point being also the corner to lands of Strunk (formerly B.Fritts) and is the Northwest corner of the whole tract of which this portion herein described is a part; thence along said Smith's line

- 1) S. 27 degrees, 15 minutes east, 1153 feet;
 - 2) N. 47 degrees 5 minutes east, 1498.5 feet;
 - 3) N. 68 degrees east, 127 feet;
 - 4) N. 20 degrees 30 minutes east, 1060 feet;
 - 5) N. 74 degrees west, 578 feet;
 - 6) S. 5 degrees east, 275 feet;
 - 7) S 55 degrees 30 minutes west, 1633 feet to the beginning containing 42.25 acres, excepting thereout and therefrom 7.90 acres sold by Arthur Crichton and Dorothy S. Crichton his wife to Lester Gardner [and described as follows:]
- 1) N. 27 degrees 13 minutes west, 438.25 feet
 - 2) N. 54 degrees east, 795.5 feet;
 - 3) S. 28 degrees 11 minutes east, 305.57 feet;
 - 4) N. 40 degrees 26 minutes east 621.3 feet;
 - 5) Along the third course of the above lot on a reverse bearing S. 68 degrees east, 127 feet;
 - 6) Along the second course of the above lot on a reverse bearing S. 47 degrees 13 minutes west, 1502.8 feet, containing 7.90 acres.

Subtracting the 7.90 acres of Lot 12A from the 42.25 acres of Lot 12 leaves a nominated property of 34.35 acres.

Boundary Justification Statement

The nominated property comprises the John Richey house and surviving outbuildings, together with the remaining portion of the John Richey farm still owned by the owners of the house.

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Section number 10. Geographical Data

Page 7

John Richey House
Warren County, New Jersey

UTM References (Continued)

#	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5	18	499820	4507460
6	18	499990	4507440

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Franklin Twp., Warren County
New Jersey
The John Richey House

Section number photos Page 1

Photographs

The following is the same for all photographs

1. John Richey House
2. Hattie M. Seiwell, photographer
3. January, February, March 1999 and August 2000
4. Negatives held by Hattie M. Seiwell
- 6 Schnetzer Lane, Asbury, New Jersey 08802-1067

List of photographs

1. Facade (south)
2. Close-up of entry door
3. Detail of frieze
- 4 Gouged arc under front windows
5. East elevation
6. View facing east
- 7 View facing east opposite east parlor
8. Detail of hand-made brick showing coarse mortar
9. Corn crib
10. Spring house
11. Detail of spring house window
12. Detail of door and chair rail moldings in first floor hall
13. Detail of string-board trim in first floor hall
14. Hall rear
15. Hall front
16. South parlor
17. Detail of south parlor mantle
18. close up of south parlor mantle detail
19. East parlor
20. Detail of east parlor mantle
21. Kitchen fire-place

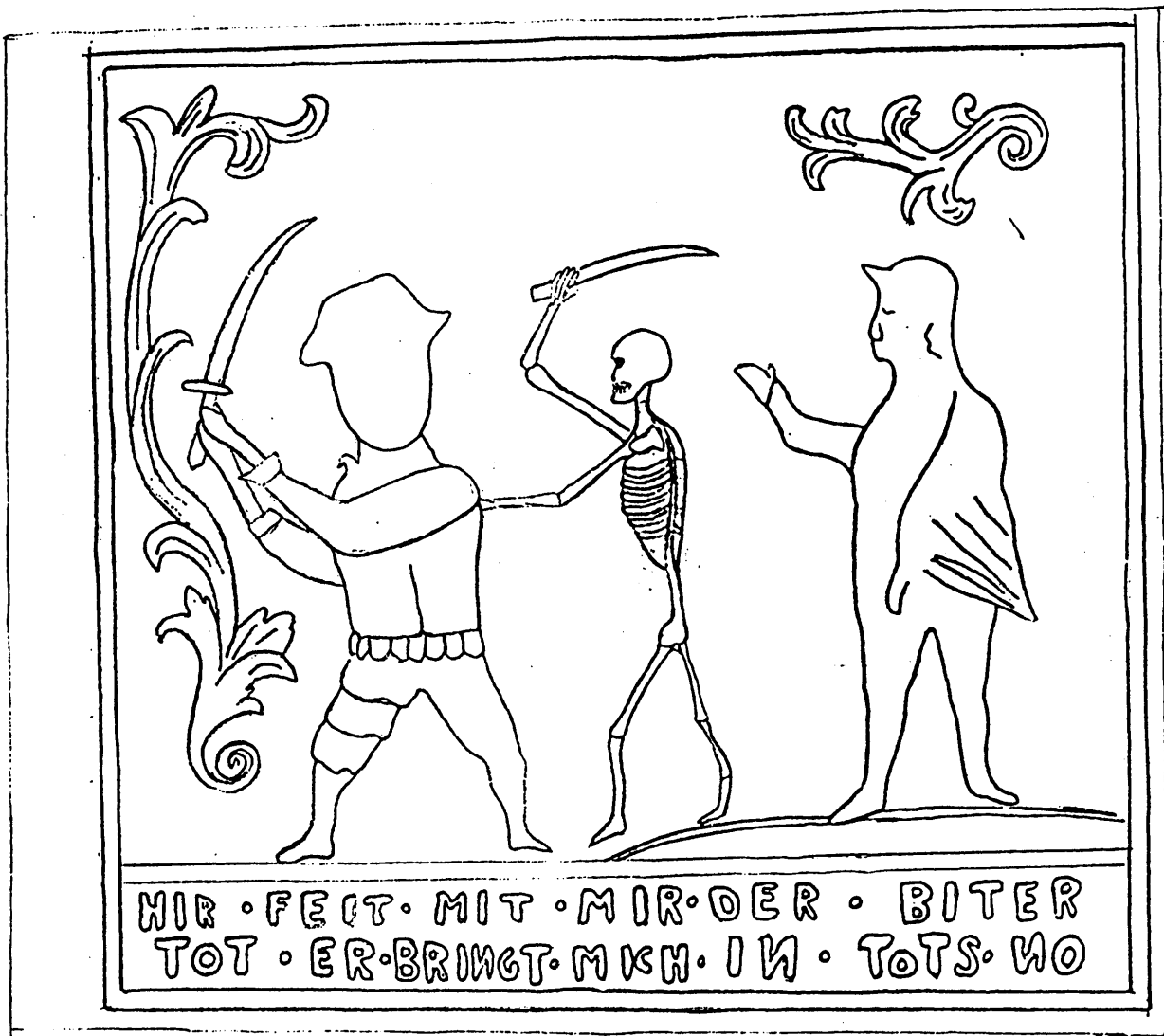
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New Jersey
The John Richey House

Section number photos Page 2

22. Closet stairway in kitchen
23. Tree-nail in attic
24. Roman numeral in hand-hewn beam in attic



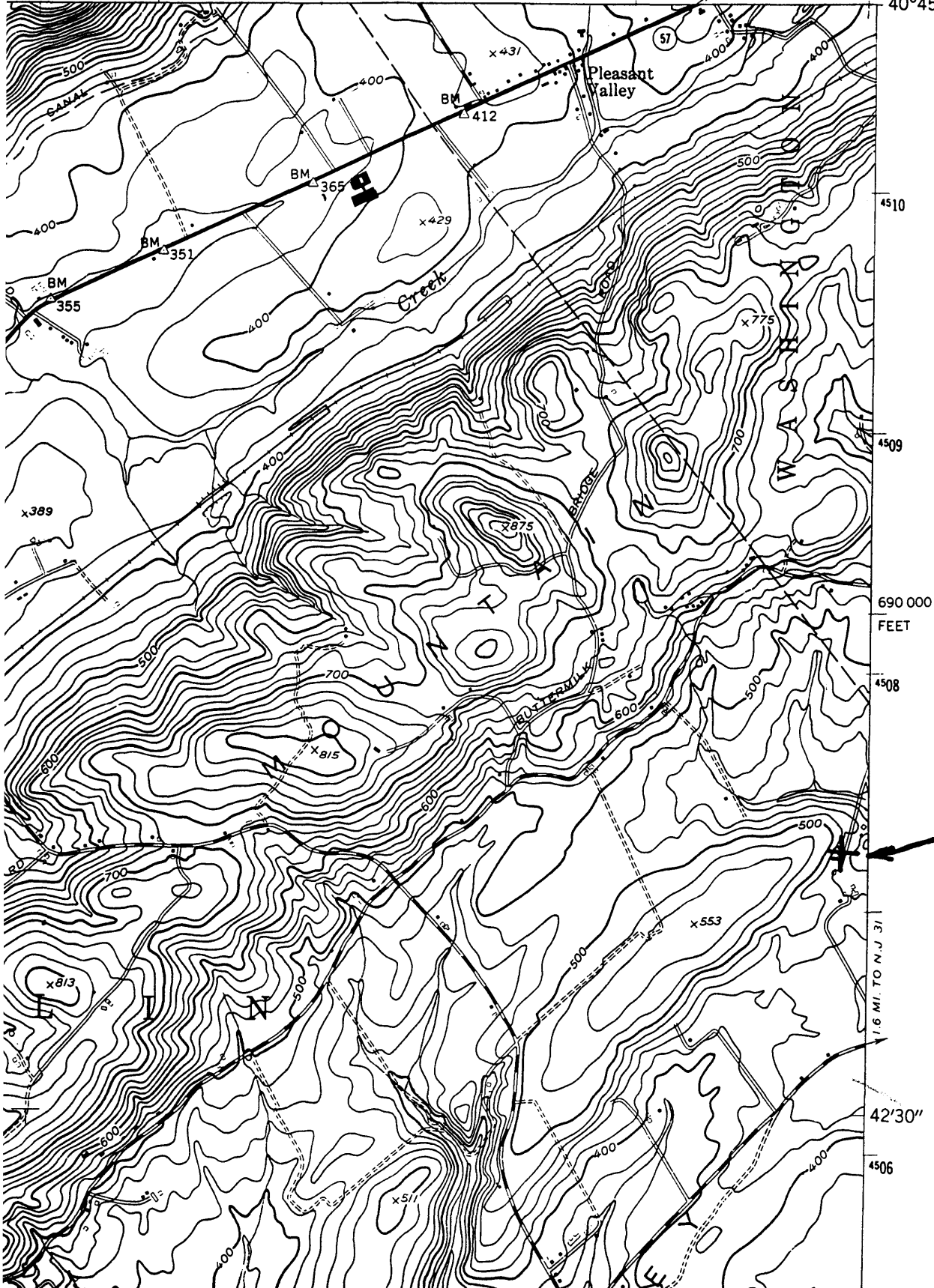
Storeplate fireback, 18th century,
Found in John Richey House.

John Richey House
Franklin Township
Warren County

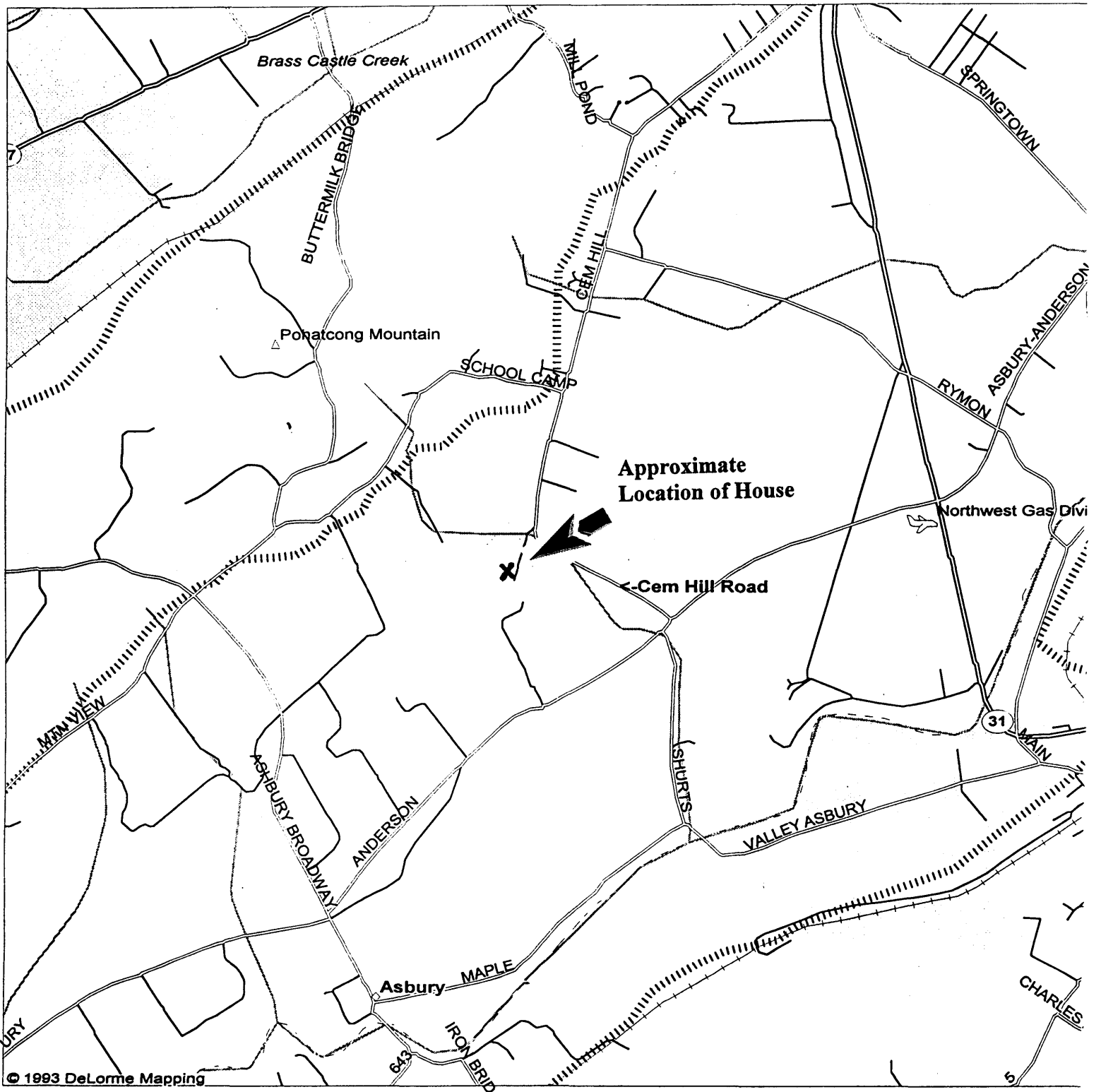
BLOOMSBURY QUADRANGLE
NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)

6065 IV SW
(WASHINGTON)

2'30" 497 1 900 000 FEET 498 75°00' 40°45'



John Richey Hse
Franklin Twp.
Warren County



© 1993 DeLorme Mapping

LEGEND

- Population Center
- State Route
- Town, Small City
- Hill
- Airfield
- County Boundary
- Street, Road
- Major Street/Road
- State Route
- Railroad
- River
- Contour

Scale 1:31,250 (at center)

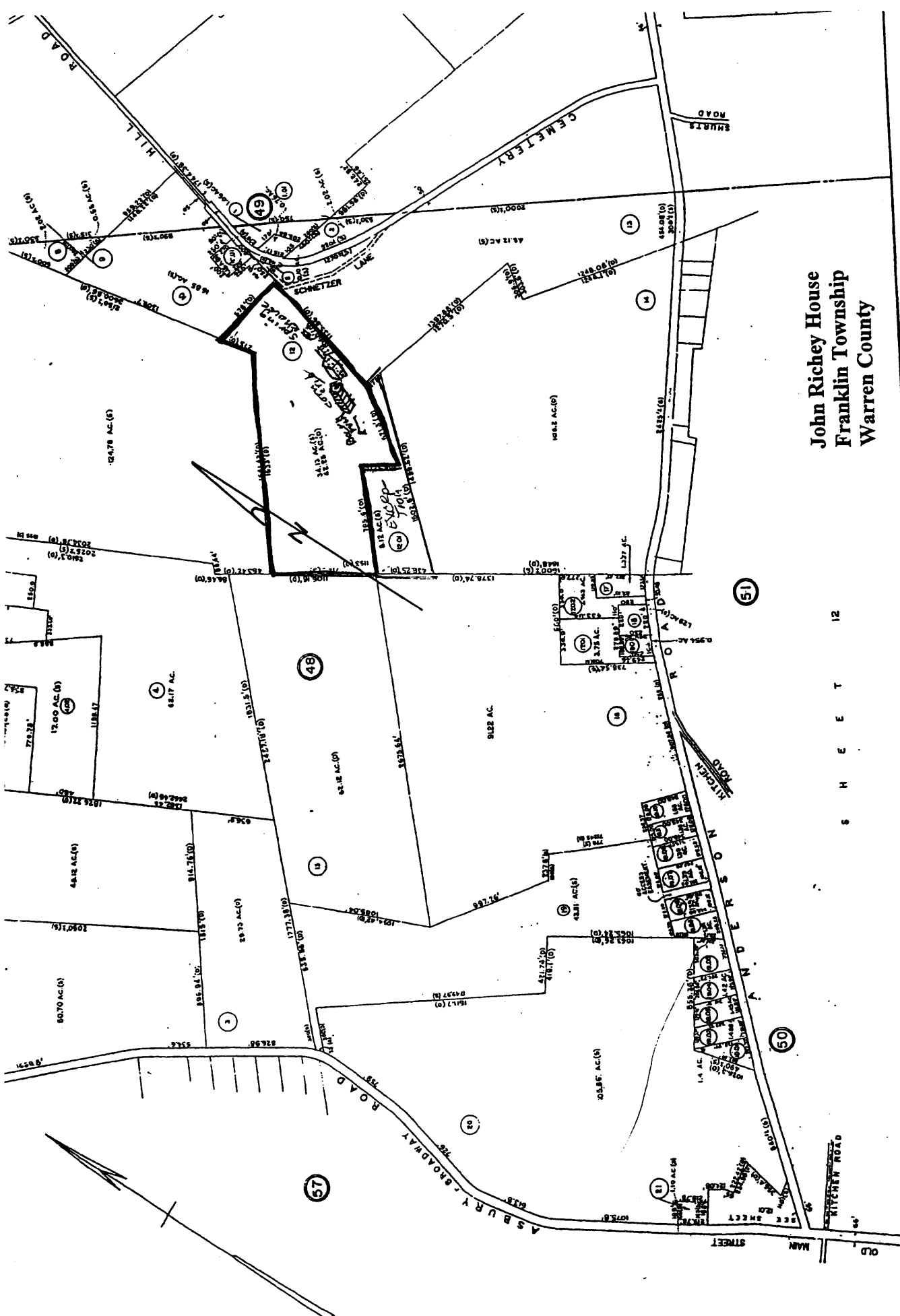
2000 Feet

1000 Meters

Mag 14.00

Tue Aug 08 17:19:33 2000

**John Richey House
Franklin Township
Warren County**



John Richey House
Franklin Township
Warren County

S H E E T 12

WILSON
100 BAKER AVE.
100 BAKER AVE.
100 BAKER AVE.
100 BAKER AVE.

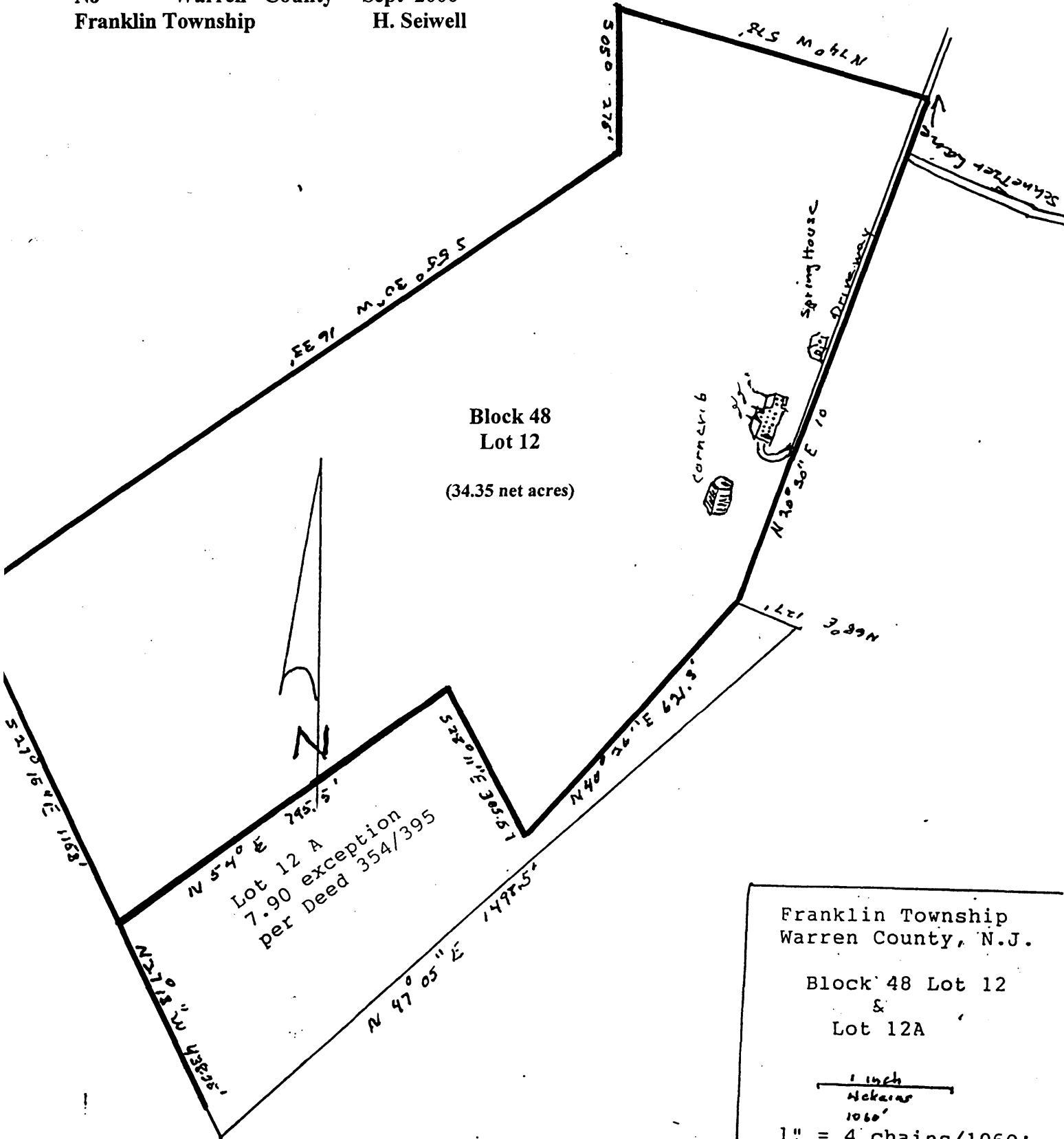
NJ & National Registers of Historic Places

John Richey House

Site Map

NJ Warren County
Franklin Township

Sept 2000
H. Seiwell



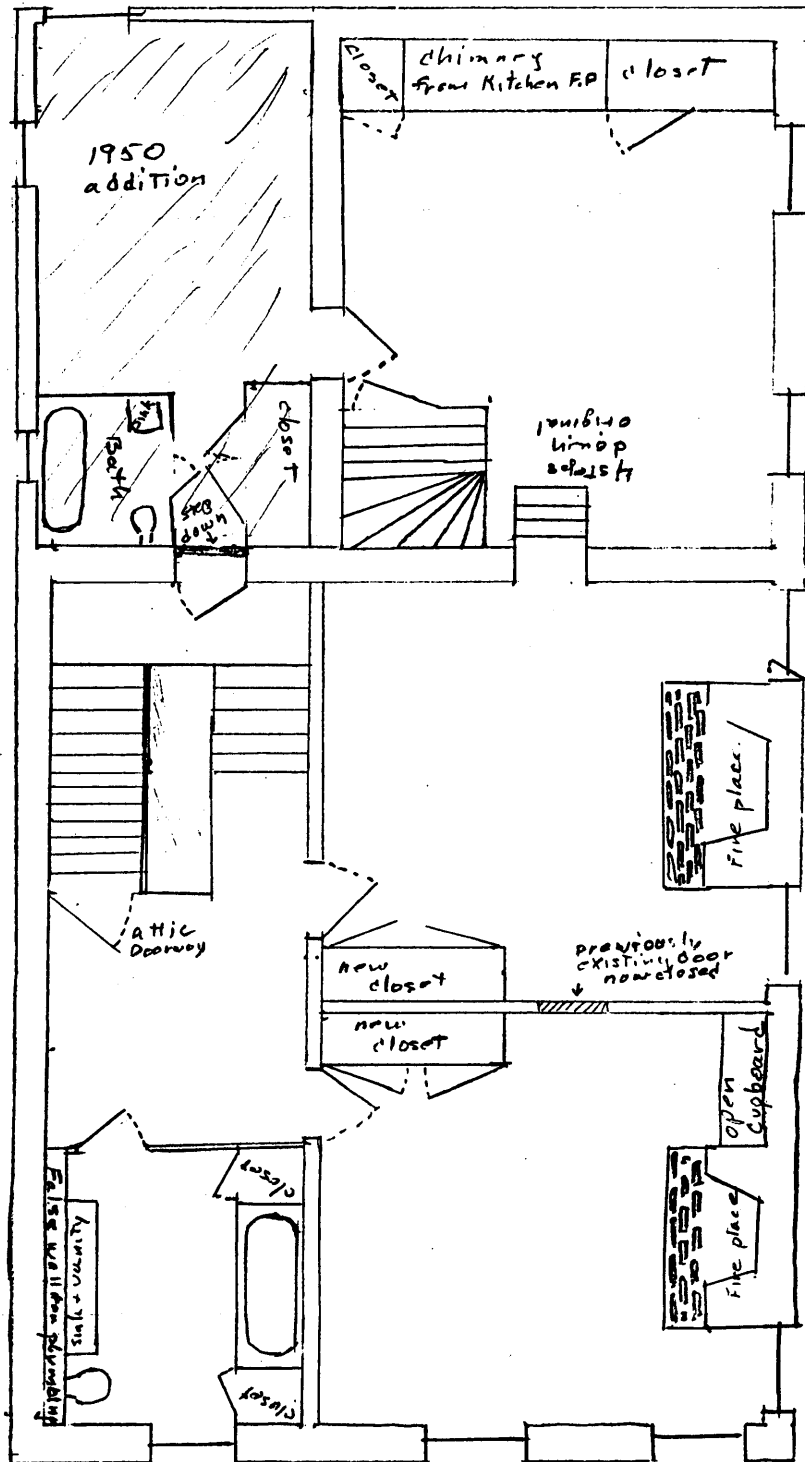
Block 48
Lot 12
(34.35 net acres)

Franklin Township
Warren County, N.J.

Block 48 Lot 12
&
Lot 12A

1 inch
N equals
1060'

1" = 4 chains/1060'



2nd Floor

NJ & National Registers
of Historic Places

John Richey House

Franklin Twp., Warren Co., N

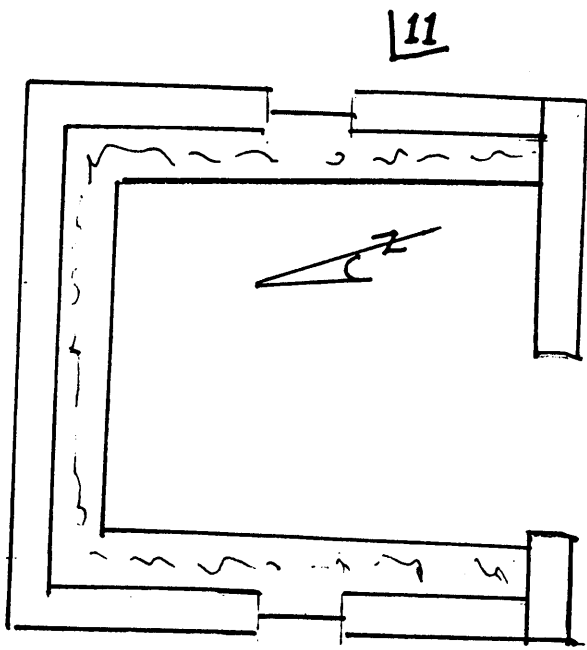
Second Floor Plan Sketch
(with Photo Locations)

NJ & National Registers
of Historic Places

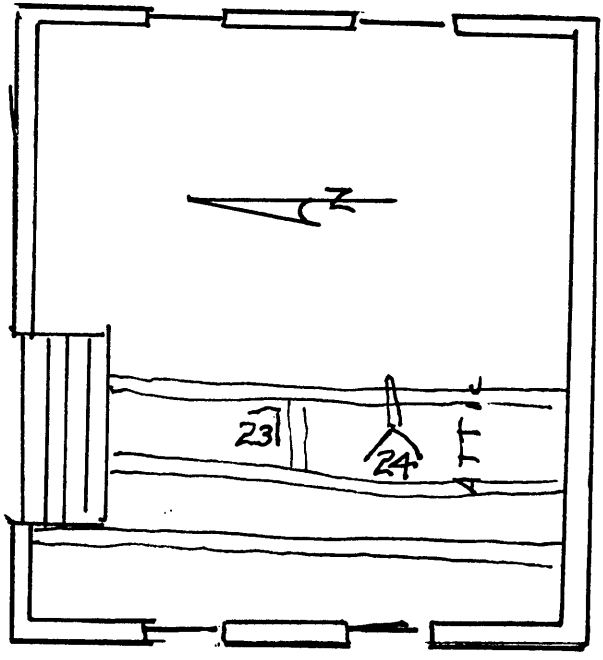
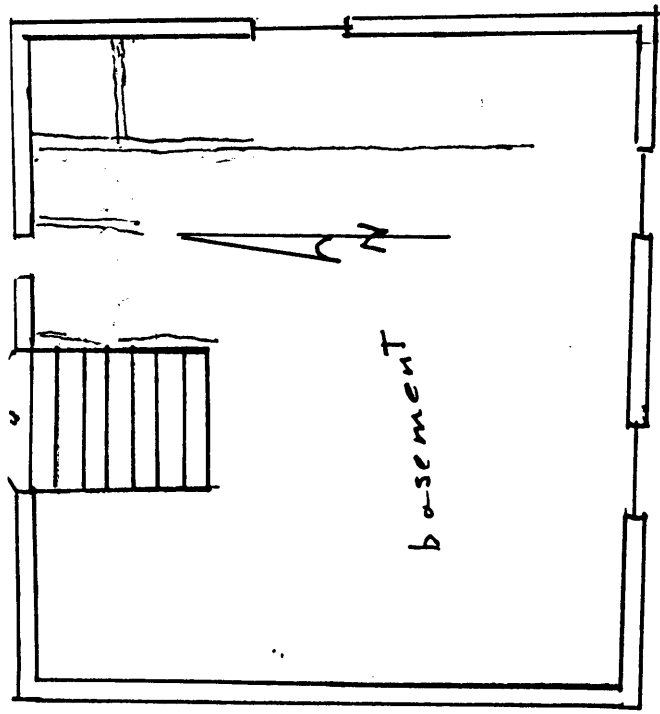
John Richey House

Franklin Twp., Warren Co., NJ

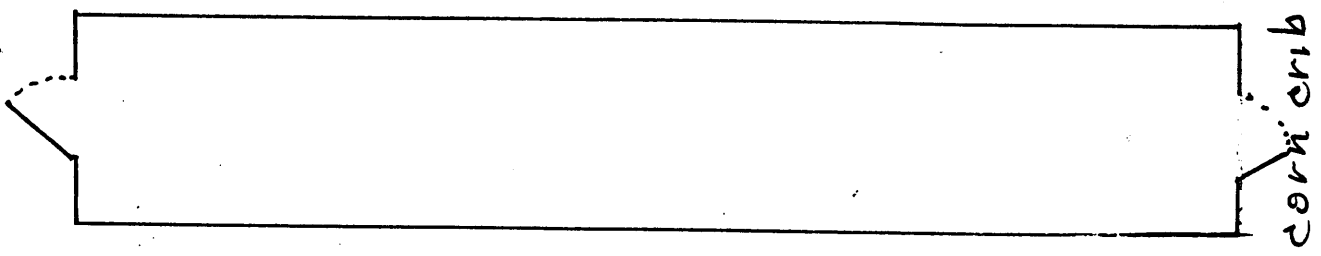
Cellar, Attic, Outbuildings
Sketch (w/Photo Locations)

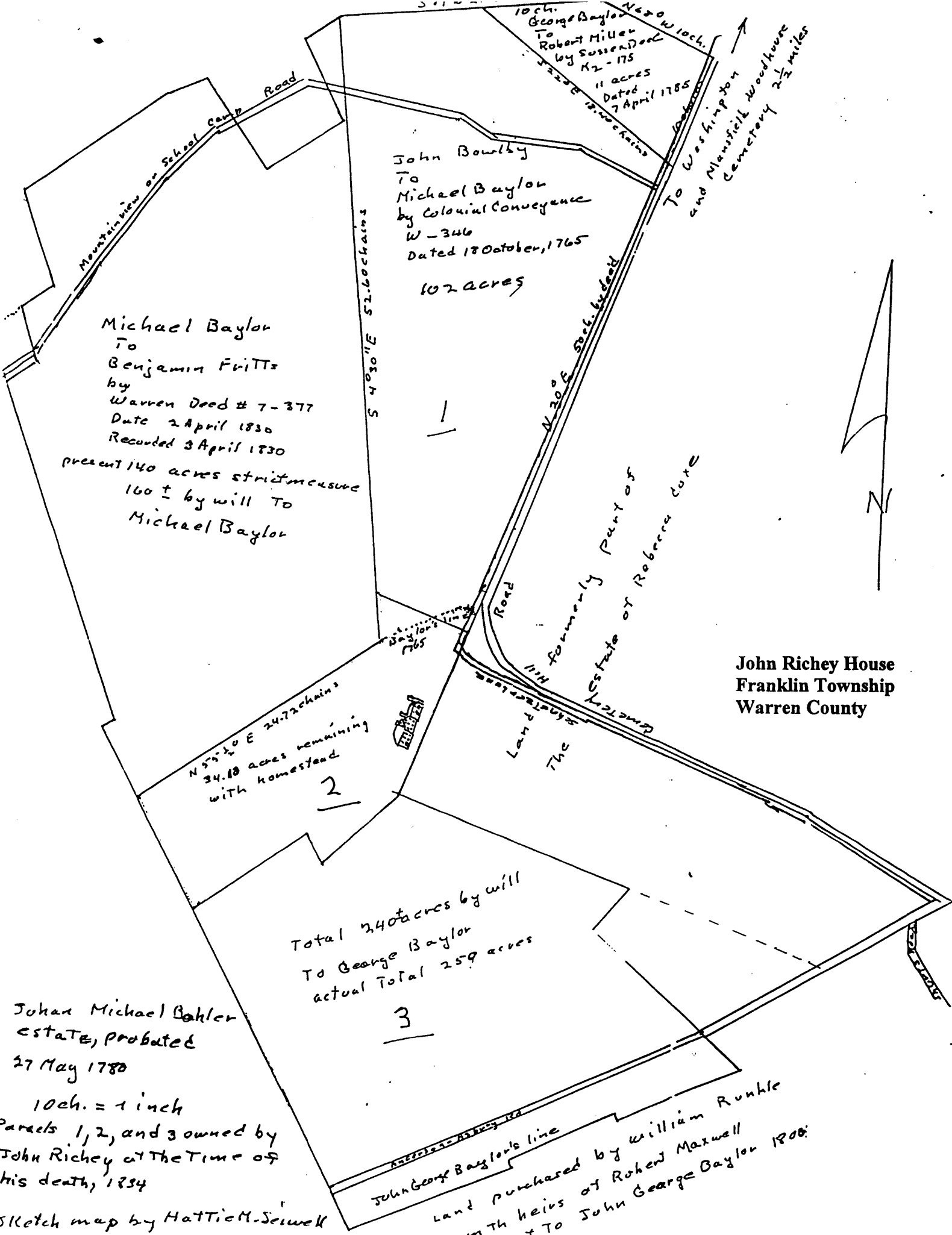


Spring House



19





John Michael Bahler
 estate, probated
 27 May 1780

10 ch. = 1 inch

parcels 1, 2, and 3 owned by
 John Richey at the time of
 his death, 1834

Sketch map by Hattie M. Seiwel

**John Richey House
 Franklin Township
 Warren County**

FRANKLIN

Scale 200 Rods to the inch

Beer's Atlas pg 51

