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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JUN 29 1989

NATIONAL  
REGISTER

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

1. Name of Property

historic name High Breeze Farms

other names/site number Barrett Farm

2. Location

street & number Barrett Road (a.k.a. Barry Road)

NA not for publication

city, town Vernon Township

vicinity

state New Jersey

code 034

county Sussex

code 037

zip code 07422

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>13</u>	<u>      </u> buildings
<u>4</u>	<u>      </u> sites
<u>1</u>	<u>1</u> structures
<u>      </u>	<u>      </u> objects
<u>18</u>	<u>1</u> Total

Name of related multiple property listing:

NA

Number of contributing resources previously listed in the National Register NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

*Allen Senneker*

06/20/89

Signature of certifying official

Date

Assistant Commissioner for Natural & Historic Resources/DSHPO

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

*Alvina Byers*

7/27/89

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Agriculture- storage, agricultural field, animal facility, agricultural outbuilding.Domestic- single dwelling, secondary structure.

Current Functions (enter categories from instructions)

Domestic- single dwelling, secondary structure.Agriculture- agricultural field, storage, animal facility, agricultural outbuilding.**7. Description**

Architectural Classification

(enter categories from instructions)

Federal.Other- English Barn.Other- Late Victorian Rural Vernacular

Materials (enter categories from instructions)

foundation Mixed local stone.walls Weatherboard: board-and-batten.roof Slate; steel.other Concrete.

Describe present and historic physical appearance.

The farm complex consists of a total of fifteen structures dating from between c.1810 and c.1935, of which three structures are key, and the remaining are contributing. The farm encompasses approximately 162 acres, which includes the boundaries of the farm as it has existed since before 1826. As it survives, the farm reflects agricultural life from c.1810 to c.1935.

The structures consist of the following: a Federal-style farmhouse built c.1815 (1), which (save for the addition of limited electrical service in 1948) has remained basically unaltered since the late 19th century; an associated outdoor privy (1A) and well house (1B); a late-Victorian tenant house built 1909 (2), with an associated privy (2A); a combination wagon shed/summer kitchen with appended chicken coop, built c.1887 (3); an early 19th-century blacksmith shop (4); a corn crib/wagon shed, built mid-19th century, moved and rebuilt 1910 (5); a machinery shed/hog pen, built c.1925 (6); an English barn built 1886 (7); an English-style bank barn built 1887 (8); two chicken coops (c.1880, c.1930) (8A); a metal corn crib dating to c.1915 (9); and a concrete garage built c.1935 (10).

The farm also includes the site of the quarter-mile trotting course (11) and an unused family cemetery dating to c.1895 (12). Barrett Road, which roughly bisects the property, is an unimproved, two-rod earthen road dating to the late 18th or very early 19th century. Set deeply in the surrounding farmland, and lined with stone fences and rows of shade trees, the road preserves the feeling of a 19th century rural roadway. These are contributing resources.

The farm property itself is surrounded primarily by woodland. Slightly north of the farm is the now-disused Ritzer Farm, and 1/4 mile to the south is the residential community of Barry Lakes. To the east and west the farm is surrounded entirely by woodlands.

Steep in areas, the farm encompasses a rise of roughly 450 feet over a distance of .7 miles. The elevation of the main dwelling house and farm complex is 1000 feet above mean sea level. Associated with the farmstead complex is some 120 acres of pastures, fields, and meadows divided by stone hedges and hedgerows, most of which are in current cultivation. These are surrounded by some forty acres of woodlot, ravine, forest and mountain slope, all contained within the boundary of the farm proper, and the nominated farmstead complex. As its name suggests, High Breeze Farm commands a breathtaking view of the Warwick Valley

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Agriculture  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

c. 1810-1935  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

N/A  
\_\_\_\_\_

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

High Breeze Farm accurately and effectively represents an intact northeastern New Jersey farm of the 19th and early 20th centuries. In continuous agricultural use from c.1808 to the present day, its buildings, structures, features and surrounding fields received no major alterations after c.1910, primarily because they were never adapted to mechanized 20th century commercial agriculture, as were other surviving farms in the region. Because this 19th-century farmstead exists in a rare state of preservation, it stands singularly as a model of agricultural life and practices of the region from c.1810-1935.

Many early farms (c.1700-1750) in the Highlands of New Jersey began as subsistence farms; crops and livestock raised were solely for the support of the farmer and his family [1]. Operating commercially when sufficient arable land was cleared, these farms shipped cereal grains and other products to tidewater markets at such places as Hackensack, Acquackanonk, Elizabeth, New Brunswick, and Philadelphia. Regional farms thus came to depend upon these markets by the late 18th century, and so became generally sensitive to conditions in the outside world [2].

Access to such developing urban markets helped commercial agriculture flourish in northwestern New Jersey by 1790. The early 1800's brought encouragement of toll roads and turnpikes from rural areas into the tidewater markets, an added boon for regional farms [3]. It was now easier and more practical for farmers to transport their produce.

A "boom economy" thus created for regional farms in the early 1800's spurred the establishment of Federal-era farmsteads such as High Breeze Farm. The constriction of sea-trade routes caused by embargo and naval blockades between 1807 and 1815 stimulated agricultural traffic along interior trade routes, and increased the profitability of agriculture generally [4].

See continuation sheet

**Major Bibliographical References**

Previous documentation on file (NPS): NA

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

See continuation sheet

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 162 acres. Wawayanda Quad

UTM References

A            
Zone Easting Northing

B            
Zone Easting Northing

C

D

Main Dwelling: \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

For a boundary description of High Breeze Farm, see 1) continuation sheet for section 10; 2) appended photocopy of a portion of USGS Wawayanda Quadrangle, upon which the boundary is outlined; 3) Sussex County Hall of Records Liber X4, p. 454: deed from Samuel Demarest to David Barrett, 1860, which precisely delineates the historic boundaries of the farm tract.

See continuation sheet

**Boundary Justification**

As delineated in the 1860 deed, the boundary includes the farm tract as it has existed since prior to 1828, including farmstead, outbuildings, fields, pasture, woodlot and associated land. As every acre of land was utilized in some manner, the entire tract is being nominated.

See continuation sheet

**11. Form Prepared By**

name/title Ronald J. Dupont, Jr., PResident  
organization Vernon Township Historical Society date 5 November 1987\*  
street & number P.O. Box 762 telephone 201-764-4541  
city or town Highland Lakes state New Jersey zip code 07422

\*Revised 8/28/88

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below, with High Point Monument and the Catskill Mountains visible on clear days. The agricultural fields and woodland are contributing resources.

Until Luther Barrett died in 1986, the majority of the farm work was performed with draft horses and ground-driven farm machinery. Because the farm plant was never adapted to mechanized, large-scale dairy or fruit farming otherwise universal to Sussex County after 1910, it reflects and preserves a 19th-century scale and relationship of residential and agricultural structures to their surrounding landscape.

In the 19th century, High Breeze Farm was one of a large number of farms which operated on less-fertile mountain acreage in northern New Jersey. Many more farms operated on the more desirable soils in the valleys, and south of the terminal moraine of the Wisconsin Glacier. Because of the marginal agricultural value of their soil and their remoteness from rail access, the vast majority of these mountain farms ceased to operate by the early to mid 20th century, the land they occupied now used for recreational and summer resort communities, state parks, reservoirs and watersheds.

Though commercial agriculture in the valleys of northern New Jersey has survived, the last quarter-century has seen much of this farmland developed for commercial, recreational, and residential purposes. As such, High Breeze Farm preserves an agricultural landscape which was vanishing by the turn of the century, and which continues to vanish to this day. Though it embodies a characteristically rural, isolated flavor, it is in fact located in a town of almost 25,000 persons, in one of the fastest-growing regions in the state.

MAIN DWELLING HOUSE (1)

The main house is a vernacular, 2-1/2 story Federal-style sidehall house, three bays wide and two rooms deep with a full excavated cellar and gable-end roof. The facade faces Barrett Road. Roofs are side-gables with fairly steep pitch. Originally wood-shingled, they are now covered in slate. The eaves and overhangs show evidence of having been reworked during the Victorian period.

The house contains several matching formal elements of Federal styling. The principal entrance, set beneath a shed-roofed stoop, features a single six-panel door, a frieze with a chip carved pattern surmounted by a hooded cornice, with a transom, sidelights, surrounding pilasters with recessed panels, and double-quirk pilasters outermost framing the sidelights. (c.1820-1825). Other doors are of simple board-and-batten construction, with wrought strap hinges. The interiors

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retain most of the original fabric, including doors and their architraves, window frames, chair rails and baseboards. Fireplace mantels are highly decorative, with fluted carvings and complex mouldings.

To the right of the main body of the house is a lateral kitchen wing (following the rural tradition) and a garret above. The kitchen features a large open hearth with beehive oven, vertical wainscotting, and one surviving 9/6 double-hung sash window. Paired gable-end chimneys service the house, with exterior chimney-backs of exposed masonry. Outside grade slopes down to a small stream at southeast, exposing the rear cellar wall. Main house fenestration is primarily 2/2 double-hung sash windows (c.1870), with several surviving 6/6 and 9/6 windows. Shed additions were added to the rear in the late-19th century when portions of the house were leased to boarders in the summer. All these additions are of comparatively poor quality. A two-story half-wing was added to the north end of the dwelling c.1890 for boarding house use; it was dismantled c.1914.

The house reveals detailing that is superior to that of the usual simple vernacular farmhouse. The entrance carries a pleasant, carved sunburst spanning the door. The two parlor mantelpieces and another in the front bedroom also have an attractive sunburst design. Door and window trim, chair rails, and baseboards show the builder took pride in his Federal style house.

While the house is shabby, it is in relatively sound condition, though in need of repairs, particularly at the sills, and a regular schedule of maintenance. The roof is sound. Key resource.

#### OUTBUILDINGS

a) The privy (1A) associated with the main dwelling dates to the early 20th century, and is sound. It replaced two earlier privies located nearby, next to the stream. The ruins of these two privies still exist. Contributing resource.

b) The well housing (1B) encloses a 15' deep water well. Serviced by a mechanism, this is the only source of water for the main dwelling. The current structure is built of laid-up rubble stone and lattice, and replaced (c.1940) an earlier wooden structure. This has proven to be a reliable source of water. Contributing site, noncontributing structure.

c) The tenant house (2) is a two-story frame and masonry dwelling with a side-gabled slate roof. Built in 1909 to accommodate the family of Ferris

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Barrett, it was leased in later years. The lower story is of poured concrete, the upper story is framed and sheathed with clapboard. A cellar cistern provides water. It has an associated privy (2A) dating to 1909. Since 1980, Mr. William Becker, the tenant, has made numerous improvements to the dwelling, including the addition of plumbing. The house is in excellent condition. Contributing resource.

d) Associated with the main dwelling is a one-story timber-framed carriage shed (3), with board-and-batten siding and a slate roof, dating to c.1885. The left-hand bay of this structure contained a summer kitchen, center and right-hand bays were used to store wagons, carriages, and firewood. Appended to the rear of the structure is a chicken coop. While the roof and frame are sound, the siding is in need of repair, and the foundation, as exposed at the rear, requires re-building. Contributing resource.

e) Across the road and nearly opposite this building is the blacksmith shop (4), a small timber-framed building with board-and-batten siding and a stamped-metal roof, dating to the mid-19th century. Double doors open into a single room containing basic farrier's equipment. The front right corner of the building encloses a small open water well, which supplied water for quenching hot metal. This building is in poor condition. The frame has begun to lean, and the siding and roof require repair. Contributing resource.

f) To the right-rear of the tenant house is the corn crib (5), a mid-19th century structure originally located near the blacksmith shop. The lower story is of stone and masonry, the upper of framed timbers sheathed with clapboard siding and a slate roof. After construction of the tenant house (1909), the structure was dismantled and re-erected in its current location. The lower bay, used as a hog-pen at the earlier site, was here used for the storage of wagons and machinery. The upper latticed mow was used for corn storage, while the attic above it served as a general-purpose storage area. This structure is in fair condition. Lower masonry needs repointing and in some areas rebuilding. Roof and siding likewise require repairs. Contributing resource.

g) The machinery shed (6) was built c.1925 as a shelter for farm equipment; the southern end of the structure contains a hog-pen, while the attic was used to store livery, saddles, peach baskets, knocked-down wagons, etc. The structure is built of poured concrete piers with board siding, a timber roof frame and rafters and a corrugated metal roof. This structure is in good condition, requiring only maintenance. Contributing resource.

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h) Near the machinery shed is the horse barn (7), an English-style barn built in 1886 to replace an earlier barn that burned. The lower story is used for stabling horses; a hay mow occupies the upper story. It is a timber-framed structure with vertical board siding and a slate roof. As such it very much reflects the nature of a 19th-century Sussex County barn. This structure is in relatively good condition, with the exception of the south slope of the roof, which because of its southern exposure is badly deteriorated and requires replacement in the near future. Key resource.

i) The cow barn (8) is an English-style bank barn built 1887. The lower forebay contains cattle stanchions and opens into cow meadow. The upper story contains livery storage and stables. A hay mow occupies the upper portion of the structure. The building is generally in good condition. At some time in the past, the forebay began to lean as the structure shifted away from the hillside. This condition was stabilized with the rebuilding of a lower wall. Key resource.

j) Near the cow barn are two chicken coops (8A). The nearest one, built c.1887, was a frame structure built into the hillside, with a slate roof. It is in ruins. Nearby is a more modern coop, with board siding and a composition roof, presumably built to replace the earlier coop. It requires a new roof. Contributing resources.

k) In front of the cow barn is a perforated round metal corn crib (9), patented in 1909. Contributing resource.

l) Near the main dwelling is a concrete garage (10) built c.1935 to house the Barrett's first automobile. It is a poured concrete structure, reinforced with old wagon axles, with a framed roof and rafters. Though of relatively modern construction, the structure was designed and built entirely by the Barrett family using local sand and reused lumber, and so represents genuine folk-vernacular architecture. It now serves as a storage area, and is in good condition. Contributing resource.

Notes

1. Information courtesy of John Bruce Dodd, A.I.A., and Cherry Dodd, Layton, N.J.



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One such early trade route, the King's Highway (modern N.J. Route 94), passes within one mile of High Breeze Farm. Travelling through Vernon valley, paralleling Wawayanda and Hamburg Mountains, the road was a major thoroughfare by the time of the Revolution; it was traversed by Continental troops travelling from the Hudson River to Morristown and points south [5]. The importance of this roadway materially affected the growth of Vernon Township.

Originally part of Hardyston Township, Vernon petitioned for and was granted Township status in 1792. This suggests that by the late 18th century, Vernon Township had a substantial agricultural economy, and sufficient population to desire local self-government.

In 1811, a portion of modern Route 94 was established as the Vernon Turnpike [6]. This provided more access to the Paterson-Hamburg Turnpike, and hence to tidewater markets.

The High Breeze Farm tract, though only one mile from this early road, would have seemed unattractive to 18th-century settlers, it being a medium-sized pocket of arable land ensconced in an area generally steep, densely-forested, frequently rocky or swampy. By 1810, however, most prime land (the glacial valley uplands) had been cleared; soil exhaustion of existing land was likewise a problem. A bullish agricultural outlook, better access to markets, and a need for fresh farmland created demand for new acreage, either westward, or in more marginal lands. Such factors made Highland farming agriculturally viable.

Early proprietary land ownership maps [7] show the High Breeze Farm tract as part of the vast holdings of John Rutherford of Bergen County, who owned most of Wawayanda Mountain. Rutherford began selling parts of his holdings after 1800, and c.1808 sold the farm tract to David C. Demarest of Warwick. The farm stayed in the Demarest family for the next fifty years. The Demarest family originally relocated from New Harlem to the upper Hackensack valley in 1678. Succeeding generations pioneered western settlement into the Highlands.

The period 1810-1850 was excellent for farms which were within trading distance of growing urban industrial markets. Such growth created new, larger markets for farm products, especially perishable farm products such as butter and milk, which could not survive transportation from greater distances. It likewise increased demand for agriculturally-derived raw materials such as straw, wool, grain, lumber, and firewood.

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Industrialization also drew population away from agricultural regions towards better-paying jobs. However, new, industrially-developed farm machinery such as horse-drawn reapers, hay rakes, mowers and steel plows more than made up for this loss of manpower [8].

Upon the death of David C. Demarest in 1826, the farm was inherited by his two youngest sons, Daniel and Peter Demarest. An 1828 deep map indicates that its original boundaries were nearly identical to its modern ones [9]. With the premature deaths of the Demarest brothers, the farm was inherited by the surviving Demarest heirs.

In 1840, it was bought by surviving heir Samuel Demarest. This deed specifically mentions, by name and location, the main dwelling house currently on the property [10]. Architectural analysis suggests the house dates from 1810-1820. The presence of an attractive, well-made dwelling house on the property by this early date suggests that it was a relatively prosperous operation. By 1830, Vernon had several sawmills, grist mills, carding mills, and a cattle population of 1500, indicating that it was a genuine "breadbasket" region with a prosperous agricultural economy [11].

The arrival of railroads to Sussex County in the 1850's allowed increasingly large quantities of farm products to be shipped into urban centers daily, quickly and easily. The "golden age" of northwestern New Jersey agriculture thus continued from c.1810 until c.1880, when the continental advance of railroads permitted access to midwestern farming regions, sending prices for farm land and produce plunging [12].

The midwestern plains enjoyed several advantages over older agricultural regions, such as those in New Jersey: land was cheaper; soil was not exhausted (while many area fields had been tilled for over a century); acreage was better suited to mechanized agriculture; and farms enjoyed cheaper operating expenses. Increased competition soon ended New Jersey's heyday as a "breadbasket" region.

High Breeze Farm, cleared as it was from land of relatively marginal agricultural value [13], reflects this heyday of commercial agriculture in northwestern New Jersey, when the value of arable land reached its peak, stimulated by turnpike, canal, and railroad access to expanded urban markets. Such market-expanding transportation did not stop in New Jersey, however, and would ultimately force dramatic readjustments in regional agriculture.

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During the 19th century High Breeze Farm also enjoyed the advantage of being only two miles from the important industrial village of Double Pond (a.k.a. Wawayanda, now the heart of Wawayanda State Park), which from c.1790 - c.1900 was the site of various industrial activities utilizing hydropower from Lake Wawayanda: grist mills, sawmills, iron mines, charcoal-making, a stamping mill, Wawayanda iron furnace, and a dairy and a cheese-box mill.

Later years at Wawayanda saw the long-term lumbering operations of the N.J. Zinc Company (c.1917-c.1950) as well as Camp Wawayanda (c.1870-c.1930), operated by the Boy Scouts of America. During these years, Wawayanda was a significant consumer of fodder and provisions. High Breeze, being one of the few large commercial farms nearby, was in an excellent position to supply Wawayanda with hay, feed, milk, butter, cheese, lumber and other provisions.

In 1860, High Breeze Farm was purchased by David Barrett [14], who had leased farms in the vicinity since 1839. Four generations of Barretts lived on and managed High Breeze Farm: David (b.1813), James (b.1841), Ferris (b.1862), and Luther (b.1907). The farm stayed in the Barrett family until 1981, when it was purchased by the New Jersey Department of Environmental Protection, Division of Parks and Forestry [15]. Lifetime tenancy rights were granted to Luther Barrett.

A number of factors made High Breeze and other area farms exceptionally valuable in the early 1860's. The Civil War drove up commodity prices. It likewise drove up the price of iron, benefiting operations at Wawayanda, providing spare-time employment for family members (David Barrett paid off the farm mortgage by hauling pig iron from Wawayanda), and increasing area prosperity generally.

More fortuitous was the completion in 1862 of the Warwick Valley Railroad [16]. Previously, the nearest rail access had been the Erie Railroad at Chester, N.Y. (established 1845). High Breeze Farm now had easy rail access to important New York City markets. The farm could previously sell only produce that shipped well (cheese, butter, hogs, cider, cereal grains, etc.); it was not possible to sell more perishable (and profitable) goods such as fresh fruit and milk. Orchard fruit had typically been grown only for home use and beverage production. Now it could be shipped fresh and sold commercially [17].

The operations at High Breeze Farm thus corresponded roughly to the sequence of agricultural commodities which reflected changing markets and transportation

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facilities. They also reflect the heyday of commercial farming in northwestern New Jersey, as well as the heyday of Wawayanda village.

By the 1890's, rail access to urban markets had ceased to be a significant competitive edge for New Jersey farms. Railroads had gained access to the many other interior farming regions, increasing competition dramatically [18]. This effected a general decline in the state of agriculture in the region. Likewise, the continued growth of urban industrial manufacturing areas caused an exodus of labor from rural areas. In 1860 such Sussex County exports as butter, cereal grains and hogs were vital to the New York City market. By 1900, their export had ceased entirely [19].

Additionally, by 1890 the village of Wawayanda had seen its prime, and entered a period of slow decline. The iron industry, long the core of the Wawayanda operations, was doomed by the increasing importance of the western ore and coal deposits. Iron had long been a vital export of the Highlands of northwestern New Jersey, and many farms, like High Breeze, were supported in part by the iron economy. With the demise of New Jersey's iron industry, many farms suffered. The arrival of the 20th century saw a once-mighty New Jersey agricultural economy beginning to suffer from loss of markets and new competition from the West.

The commercial farms of northwestern New Jersey adapted to this more competitive environment by focusing on products which, prior to the refrigerated boxcar, could not be shipped over long distances. Gradually, "bread and meat" farming was replaced by speciality agriculture, where the farmer focused his efforts on a single product-- usually fruit, dairy, or eggs.

Speciality farming soon became the norm. By 1890, dairy and fruit had become products of prime importance for Sussex County farms, and by 1910 comprised the overwhelming majority of Sussex County production. Virtually all operating farms in Sussex County today are dairy or fruit farms.

High Breeze Farm, however, never significantly oriented itself to either the dairy or the fruit industry. Like other mountain-slope farms in the area, it was well-suited to orchard crops, and did grow some (as its name suggests, it was favored by a prevailing breeze which helped prevent frost from settling in). Likewise, it sold small quantities of milk commercially. Neither crop, however, ever became the focal point of the farm's efforts.

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The Barretts supplemented their income from these crops with an emphasis on horse breeding and selling, and its congruent trade, blacksmithing. With the coming of the railroads and the growth of urban industrial centers, High Breeze, like many area farms, rented out rooms to summer boarders from the city, another source of income for the farm [20].

A grab-bag of other activities generated additional income: lumbering, stock breeding, bee-keeping, hay growing, poultry and meat production, road maintenance and others. These endeavors provided income for the farm well into the 20th-century. With the advent of the automobile, blacksmiths became rare; Luther Barrett found an economic niche here, practicing commercial farriery from the 1920's until shortly before his death in 1986 [21].

This unusually wide array of farm activities provided the Barrett family with a significant cash income. They had no need (nor the inclination) to focus their agricultural production on a single product. Besides involving costly modernizations, such a re-orientation would be contrary to the nature of the Barrett family (as well as many other old farm families), who were doggedly faithful to traditional farming methods.

Because High Breeze Farm did not become a "speciality" farm, the 19th-century farm plant (which type became outmoded and was adapted or replaced on other farms) was never significantly modernized after c.1910. The major additions, alterations and modernizations necessary for successful 20th-century commercial farming (sanitary dairy barns, refrigerated packing houses, poultry houses, gasoline tractors, electricity, grain silos, etc.) were never added to High Breeze Farm, as they were at other area farms.

Likewise, the 19th-century arrangement of barns, dwellings, structures and features survived intact long after they had vanished or been greatly altered at other area farms. The newest building on the property, the concrete garage (c. 1935) represents a slight intrusion of 20th-century technology. Even so, it is genuine folk-vernacular architecture, designed and built by the Barretts to house their first automobile.

Like High Breeze, many farms in northwestern New Jersey (especially marginal mountain farms) were slow to adapt to the new agricultural economy of early 20th century. At a time when valley farms (which occupied more fertile land, and were closer to the railroads) were rapidly orienting themselves to the dairy and fruit industry, many mountain farms like High Breeze were slow to change. One reason

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was that new farm technology and methods tended to favor prime valley farmland over marginal mountain land.

It would soon become a moot point for most of these farms, especially for several dozen farms on Wawayanda and Hamburg mountains. Between 1890 and 1920, the City of Newark acquired vast tracts of land atop these mountains for a watershed. Scores of mountain farmsteads were destroyed in consequence.

A second wave of change swept away many of the remaining mountain farms. Between 1925 and 1950, the development of summer lake communities caused the destruction of another score of old mountain farms on Wawayanda Mountain, thus leaving High Breeze and a handful of remaining farms in the vicinity of Lake Wawayanda as survivors.

The creation of Wawayanda State Park in 1962 suggested impending doom for these. Indeed, since 1962, three farms have been destroyed in consequence of the State Park. After c.1970, the only remaining farm on Wawayanda or Hamburg Mountain was High Breeze Farm. Its location on the periphery of the mountaintop saved it: had it been further up the mountain, it would have been purchased earlier, and probably destroyed.

This pattern of destruction for mountain farms was not unique to Hamburg and Wawayanda Mountains. The development of mountain acreage in the early 20th century for watershed, conservation, recreational and vacation uses occurred throughout northwestern New Jersey. Stokes State Forest, High Point State Park, dozens of lake communities and several large reservoir systems all occupy mountainous land once adapted in part to agricultural purposes.

An important factor in the remarkable preservation of High Breeze Farm was the amazing dedication of the Barrett family, particularly Luther Barrett, to traditional late 19th and early 20th-century farming methods. At a time of agricultural decline, Luther Barrett's love and dedication for his family farm helped preserve it in much the same state his great-grandfather had known it.

When gasoline tractors had been commonplace for thirty years, Luther preferred to cut his hay with a horse-drawn mower. Likewise, when indoor plumbing and central heating had been universal for almost a half-century, he was content to live in a house not significantly modernized since its construction some 150 years before.

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Limited electrical wiring was added to the Barrett house in 1948, but otherwise it is a time-capsule of 19th-century domestic technology. Common modernizations such as electric well pumps, central plumbing and hot water, central heating and radiators, telephones and television, indoor bathrooms and modern septic disposal systems were never added to the main house.

The Barrett family were fiercely stubborn traditionalists: ambivalent towards modern "improvements" but dedicated and faithful to traditional farm life. In this respect their attitude was not unlike the Amish and Mennonite religious groups, who likewise have spurned most modern technology in favor of pre-industrial means and methods.

High Breeze Farm gains added significance given the post-agricultural context in which it survives. Since 1962, commercial agriculture in northwestern New Jersey has been in a serious state of decline. Many former farms have been subdivided for residential, commercial, or industrial development. An estimated 60% of farmland in Sussex County is now owned by real estate interests foreseeing ultimate development of the property. Increasingly, remaining farms are forced to modernize and adapt their plants; more often, they opt to sell to developers. As such, the farm is a well-preserved 19th-century farmstead, complete with its fields, in a region where farms of any sort may one day no longer exist.

High Breeze Farm is now a part of Wawayanda State Park. It has been suggested that the property would serve the public well as a living history farm. Because the farm is "nestled" in Wawayanda State Park, it is hoped that its "Currier and Ives" landscape will be preserved. A policy of passive preservation of the historic buildings has been adopted by the N.J.D.E.P., and a capital improvements program is anticipated, with an eye towards adaptively reusing the farm as an historic-interpretive site via a public/private partnership [22].

FOOTNOTES:

1. Cummings
2. Kull, p. 640.
3. Hull, p. 94.
4. Kull, p. 643
5. Hull, p. 92
6. Swayze, p. 48.
7. Sussex County Hall of Records Map Cabinet.
8. Swayze, p. 56

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9. Sussex County Hall of Records Liber M3, Folio 494.
10. Ibid, Liber Y3, Folio 494.
11. Barber and Howe, p.481.
12. Swayze, p. 60
13. Fletcher, pers. comm.
14. Sussex County Hall of Records Liber X4, Folio 454.
15. Ibid, Liber 1063, Folio 560.
16. Hull, p. 98.
17. Wright, pers. comm.
18. Swayze, p. 60.
19. Swayze, p. 58.
20. Washer et al, interview.
21. Bove, interview.
22. Taylor et al, p. 3.



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UTM References

- A - 18/549300/4563320
- B - 18/549100/4562620
- C - 18/548740/4562400
- D - 18/548400/4562480
- E - 18/548540/4562680
- F - 18/548220/4562780
- G - 18/548640/4563540

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Inventory of Photographs

The following information remains the same for all photographs below, except for photograph #2 (as noted.)

- 1) High Breeze Farm
- 2) Vernon, Sussex County, New Jersey
- 3) Ronald J. Dupont, Jr.
- 4) 15 September 1987.
- 5) Collection, R.J. Dupont, Jr.
- 7) Sketch map # same as photograph #.

PHOTO #: (1)

- 1) Main dwelling.
- 2) Northeast view, front facade.

(2)

- 1) High Breeze Farm, main dwelling.
- 2) Vernon, Sussex County, N.J.
- 3) Photographer unknown.
- 4) Date unknown (c.1903).
- 5) Collection, M. Carolyn Bove, Warwick, N.Y.
- 6) Northeast view, front facade.

(3)

- 1) Tenant house.
- 6) Northwest view, front facade.

(4)

- 1) Corn crib/wagon shed.
- 6) Southwest view, front and side.

(5)

- 1) Summer kitchen/wagon shed.
- 6) Southeast view, front and side.

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(6)

- 1) Blacksmith shop.
- 6) Westerly view, front facade.

(7)

- 1) Horse barn.
- 6) Northwest view, side and end.

PHOTO #: (8)

- 1) Cow barn.
- 2) Northeast view, upper level and end.

(9)

- 1) Machinery shed.
- 6) Southwestern view.

(10)

- 1) Barrett Road through High Breeze Farm.
- 6) Northerly view.

(11)

- 1) High Breeze Farm with Warwick Valley
- 6) Northerly view.

(12)

- 1) Primary entrance detail, main dwelling.
- 6) Easterly view.

(13)

- 1) Main dwelling, front parlor.
- 6) Northerly view.

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(14)

- 1) Main dwelling, front parlor fireplace.
- 4) 15 May 1988
- 6) Northerly view.

(15)

- 1) Main dwelling, kitchen fireplace.
- 4) 15 May 1988
- 6) Southerly view.

(16)

- 1) Main dwelling, second floor main bedroom fireplace.
- 4) 15 May 1988
- 6) Northerly view.

(17)

- 1) 1935 auto garage.
- 4) 15 May 1988
- 6) Northerly view.

(18)

- 1) Horse and Cow barns.
- 4) 15 May 1988
- 6) South-easterly view.

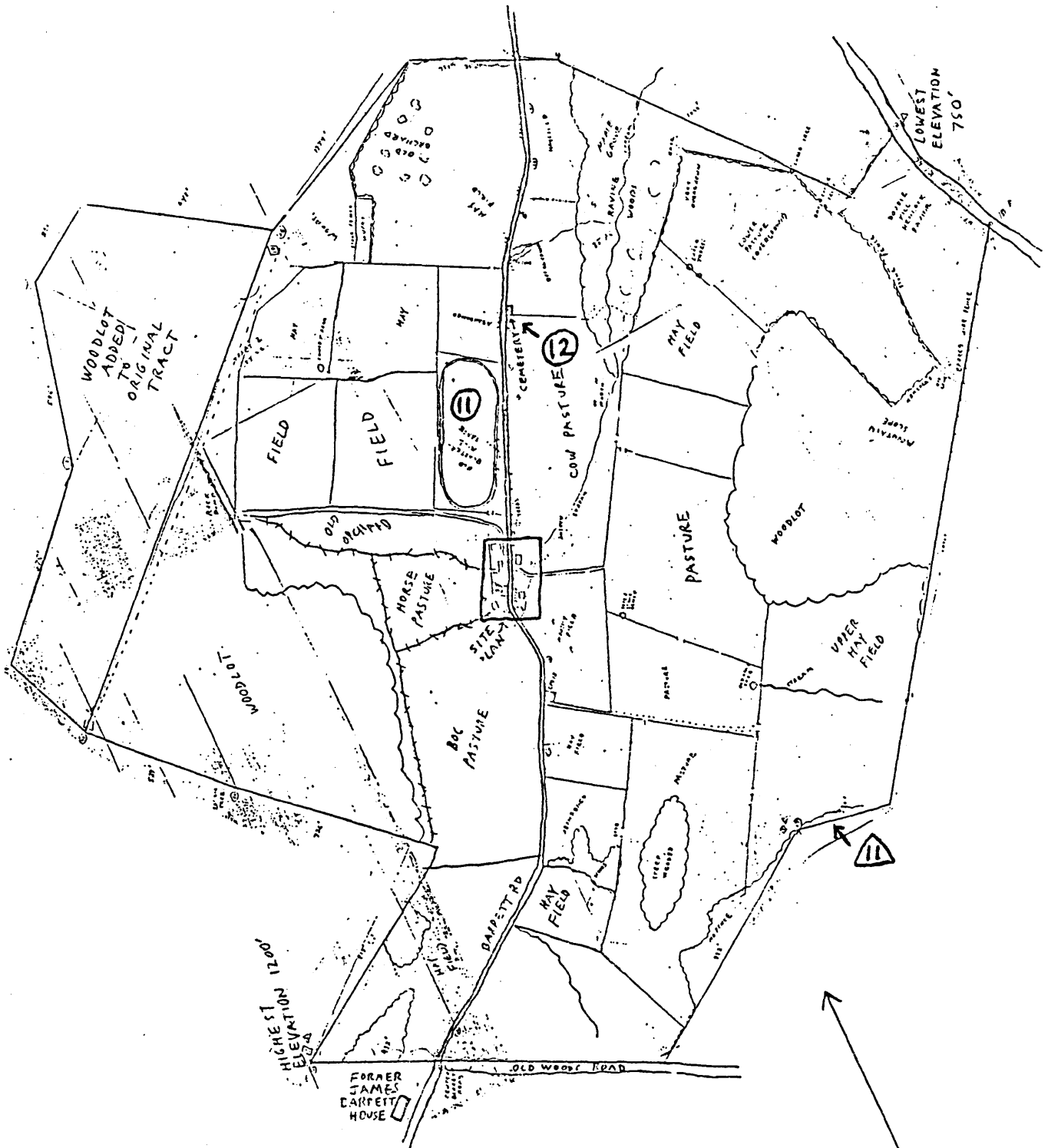
(19)

- 1) General view of High Breeze Farm.
- 4) 15 May 1988
- 6) North-easterly view.

All photographic views keyed to 1) Map of High Breeze Farm, 2) site plan,  
and 3) main dwelling, floor plan.

✱ ✱ HIGH BREEZE FARM ✱ ✱

VERNON TOWNSHIP, SUSSEX COUNTY,  
NEW JERSEY.



MAP OF HIGH BREEZE FARM  
BARRETT ROAD  
VERNON TOWNSHIP, SUSSEX COUNTY,  
NEW JERSEY.

SCALE: 1 CENTIMETER = 150 FEET.  
SURVEYED AND PLOTTED BY  
RONALD J. DUPONT, JR.  
PRESIDENT,  
VERNON TOWNSHIP HISTORICAL SOCIETY  
JUNE-JULY-AUGUST 1987.

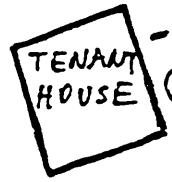
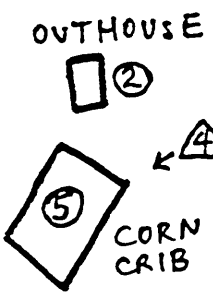
NORTH

# SITE PLAN

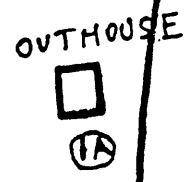
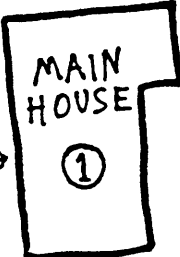
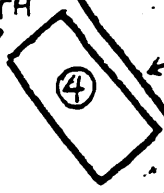
HIGH BREEZE FARM  
VERNON TWP.  
SUSSEX CO., N.J  
- NOT TO SCALE -



BARRETT ROAD



BLACK-SMITH SHOP



↑  
△ PHOTO VIEW #.

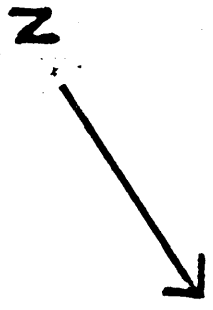


# HIGH BREEZE FARM

MAIN HOUSE  
FIRST FLOOR PLAN

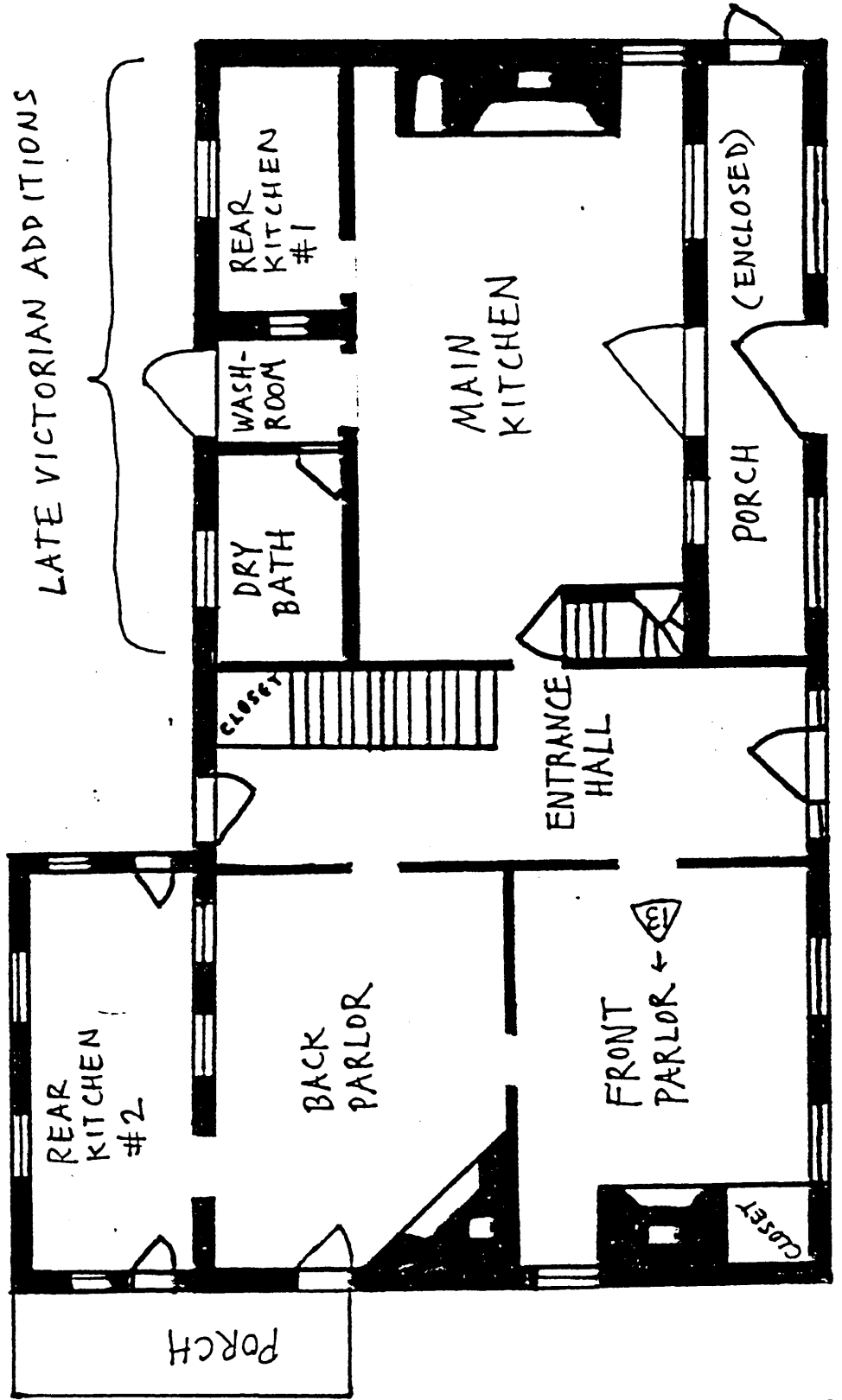
VERNON TWP.  
SUSSEX CO., N. J.

- NOT TO SCALE -



KITCHEN ADDITION  
c. 1900

LATE VICTORIAN ADDITIONS



ORIGINAL BLDG.

ORIGINAL BLDG.