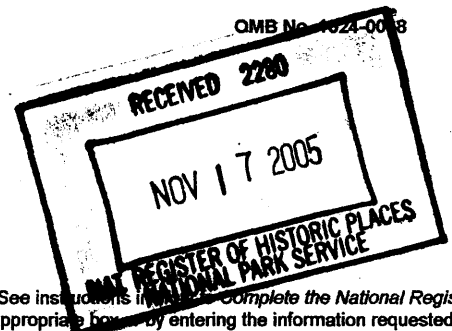


1484

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 *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 Van Nest-Hoff-Vannatta Farmstead

other names/site number _____

2. Location

street & number County Route 519

not for publication

city or town Harmony

vicinity

state New Jersey

code NJ

county Warren

code 041

zip code 08865

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]
Signature of certifying official/Title

9/1/05
Date

John S. Watson, Jr., Assistant Commissioner Natural & Historic Resources

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

Date of Action

[Signature]
Edson W. Beall

12/28/09

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	
7		buildings
		sites
	1	structures
		objects
7	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single family

AGRICULTURAL/agricultural outbuildings

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial

Materials

(Enter categories from instructions)

foundation stone

walls stone

roof slate

other

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.)

- X 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.
X 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

Agriculture

Period of Significance

c. 1760-1900

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:

10. Geographical Data

Acreage of property 7 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 489008 4512240
Zone Easting Northing

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, James Cox, Janice Armstrong

organization Dennis Bertland Associates date October 2004

street & number PO Box 24 telephone 908-213-0916

city or town Bloomsbury state NJ zip code 08804

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 State Division of Parks and Forestry

street & number PO Box 400 501 East State Street telephone 609-292-2965

city or town Trenton state NJ zip code 08625-0400

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 7 Page 1 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

NARRATIVE DESCRIPTION

Located in the broad rolling limestone valley stretching between Scotts Mountain and the Delaware River in Harmony Township, western Warren County, the Van Nest–Hoff–Vannatta Farmstead occupies a seven-acre tract of land subdivided from a larger property recently acquired by the state of New Jersey for open space preservation. Accessed by an unpaved lane from County Route 519, the farmstead clusters near the northwest corner of the lot, just north of a spring-fed pond, one of the sources for a small unnamed Delaware River tributary. Unoccupied for some years, the deteriorating complex comprises a large assemblage of vernacular buildings and structures ranging from the 18th to the 20th century in date: a house, barn, out kitchen and three wagon houses, along with several minor components. The house stands immediately south of the driveway, set back about sixty feet from the road facing south. The stone, one and one-half-story dwelling was built in two parts—a four-bay block of mid/late 18th-century date with a two-bay east extension added circa 1800, perhaps some years later—and exhibits simple Georgian detailing. The stone out kitchen, located about fifty feet south of the house, contains two rooms, one on each story, and dates to the early 19th century. Just east of the house are two small frame outbuildings, a smokehouse and a privy, both built in the early 20th century. The three, late 19th/early 20th-century wagon houses, standing in a row on the north side of the driveway behind the house, feature gable-end entries with, in two of them, flanking corncribs. A short distance to the east along the lane is a squat, metal-clad, mid-20th-century silo. Farther east at the end of the lane, the large, frame bank barn, built circa 1840, incorporates double threshing floors separated by a framing bent with massive swingbeam, supported by a folk-interpretation of a Tuscan column, as well as paired root cellars under the built-up ramp leading to the two wagon entries. Once largely open with lawn area and several large trees around the house, the property is rapidly becoming overgrown. Rampant ivy engulfs the ends of the house, and tress, brush and vines obscure the outbuildings. The surrounding area is a mix of woods and open agricultural land with scattered dwellings and farms. The Harmony Township municipal building is located on Route 519 just southwest of the property, and the water pipeline connecting Merrill Creek Reservoir on Scotts Mountain to the Delaware passes by a short distance to its south. Despite physical deterioration and minor modern alterations, the Van Nest–Hoff–Vannatta Farmstead still reflects its circa 1760-1900 period of significance. While some early fabric has been lost, the complex retains its essential integrity of location, design, setting, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

House:

(feature #1 on the site map)

The farmstead's substantial stone house—a one-and-one-half-story, gable-roofed, double-pile-plan dwelling—is the product of two building phases. The original, western portion has a four-bay front or south façade, three-bay rear elevation, interior gable-end chimneys and a four-room first-story plan, as well as a full cellar and open attic. It exhibits simple detailing of Georgian style derivation and other features consonant with an 18th-century construction date. The cellarless, two-bay east extension contains two first-story rooms and two small attic chambers (the floor levels being two steps lower than those of the west section), along with an interior east-gable end chimney. Probably dating to about 1800, or perhaps slightly later, it also features simple Georgian detailing. While retaining much early fabric, the house underwent minor renovations in the later 19th and early 20th-centuries, as well as during the middle decades of the last century, when modern utilities were installed, and some features date to those periods. Masonry failure at the southwest corner and the base of the north wall, along with holes in the roof, threaten the building's structural stability.

The walls of the house are constructed of roughly dressed limestone incorporating large rectangular blocks at the corners to form quoins and more irregularly shaped coursed rubble elsewhere. The walls of the two sections do not appear to be bonded or interlocked in any way, and the common wall between them being integral to the west section establishes the east portion as a subsequent addition. A simple water table marks the west section's first floor level. Segmental arched lintels of traditional design constructed of cut-stone voussoirs span the main block's windows and entries. The east extension doors and windows, instead, feature flat, Georgian-style lintels consisting of central keystones flanked by lower blocks. Detailed with simple drip caps, the three chimney stacks also are constructed of stone, further evidence of an early construction. Two of them have been topped with a few courses of brick. The stone walls have been crudely repointed with Portland cement, most of which apparently occurred in the middle of the 20th century (photo #s 2 - 10)

While the house retains its original fenestration pattern, the windows and doors bear evidence of considerable reworking. The east extension's two north windows feature early timber frames and architrave trim with the Roman ovolo outer molding associated with the Georgian style, and two cellar windows (on the south and west sides) have heavy timber frames incorporating remnants of integral wooden grills. The square east gable windows of the original section, concealed by the east extension, also retain early

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

timber frames, and early timber frames probably survive intact behind wire-nailed plain trim added to the other windows. The replacement trim dates to the 20th century, as do the cellar window sashes and the frames of two north cellar windows. The 9/6 sash first-story windows and 6/6 sash gable windows appear to be 19th century replacements. Each section of the house has a first-story south entry, featuring early 20th-century glass-and-panel doors with plain trim whose width suggests that the original frames may survive intact; the unusual height of the east entry's header may be evidence of a blocked or removed transom. A central entry on the north side of the original portion of the house was removed around the middle of the 20th century and a small 1/1 sash window inserted in the opening, the remainder of which was infilled with stone, an alteration apparently contemporary with the Portland cement repointing of the adjoining stone walls. The cellar entry, located at the west end of the south front, also was reworked with a new frame and batten door sometime in the last century, in conjunction with masonry repairs. Its timber lintel evidently replaced a failed segmental lintel, whose voussoirs apparently were incorporated into the rebuilt wall above the replacement lintel (photo #s 2, 3, 7-10).

The shed-roofed, four-bay front porch straddles the junction of the two sections of the house, and two-step break in porch floor deck corresponds to the change in floor levels within the house. Exhibiting simple Queen Anne style embellishment and wire-nailed construction, the porch can be dated to the early 20th and has a slate roof, overhanging eaves, turned posts, tracery spandrel brackets and bead-board ceiling sheathing, detailing typical of that era. The railing and flooring are more recent replacements. The foundation piers are poured concrete, except for the stone west-end pier which probably survives from an earlier porch. (photo #s 2, 3 & 4)

The slate roof and two south dormers, featuring 2/2 sash windows, clapboarded side walls and overhanging eaves, probably are contemporary with the front porch. The large box cornices on the front and rear elevations, however, are original, as evidenced by the seam corresponding to the junction between the two builds of the house. Typical of the Georgian style, the cornices have robust crown moldings with mitered returns on the ends. The flush gable eaves with plain rake boards also are characteristic of the region's early dwellings. The original roofing presumably was wood shingle (photo #s 2, 3 & 5).

While also subject to 20th-century renovations, the interior of the house retains much of its original character. The first story of the main block has a four-room plan comprised of a large main room with fireplace to the southeast (Room 101), two west rooms of about equal size, both with corner fireplaces (Rooms 102 and 103), and a small northeast room with access to enclosed attic and cellar staircases on its west wall (Room

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

105). What was originally a narrow passageway leading from the southeast room to the rear entry now serves as a bathroom (Room 104), a mid 20th-century alteration. Typical of early construction, original fabric includes plaster walls, tongue and groove flooring, molded baseboards and chair rails, architrave door and inner window trim (Roman ovolo outer molding and quirk-beaded inner edge), six-panel doors (raised-panel profile on one face, recessed on the other) hung on strap hinges (and some with Suffolk latches) and plastered window reveals. In addition to plumbing, heating and electrical fittings and fixtures, 20th-century alterations include linoleum, closets and bead-board ceilings installed over 19th-century plaster ceilings. As can be seen under the attic floor boards; the hand-planed and painted ceiling joists originally were exposed, a practice which generally fell from favor locally by the end of the 18th century and is further evidence of the dwelling's early date. While the fireplace in the main room has been blocked up, the ghost of its wide opening and removed shelf suggest that it began as a timber-linteled cooking fireplace. The corner fireplaces of the two west rooms, also typical of region's early architecture, have pre-Rumford type fireboxes with straight jambs and rear walls, along with arched lintels and high, boldly molded cornice shelves. A small built-in cupboard to the left of the main room's fireplace has two raised-panel doors hung on butt hinges. The vertical, plank-enclosed cellar and attic staircases have batten doors, the former hung on H-L hinges and the latter on strap hinges. (photo #s 13 – 24)

In the attic and dirt-floored cellar of the original portion of the house some of the roof and floor framing is exposed to view, as well as the massive chimneys. Of hewn-timber, mortise-and-tenon construction, the first-floor frame, partially concealed with insulation and ductwork, consists of a large summer beam running east/west about midway with perpendicular joists, all let into pockets in the stonework at the ends. A stone barrel-vaulted base supports the east (or middle) chimney; the triangular west chimney base consists of a pier perpendicular to the west wall forming two right-angles filled with corbelled masonry. The roof is framed with hewn timber and mortise-and-tenon joinery. The widely spaced common rafters flare at their lower ends and presumably are spike-nailed to the large wall plates. Connected at the peak with a pegged lap joint, each rafter pair is braced by a narrow collar beam about mid-height, the ends of which are pegged to the rafters. The assemblage was subsequently braced with purlins and queen posts, which, judging from the thin saw-cut lumber used, was a 20th-century modification. The age of the saw-cut roof lath is unknown; it, at least, predates the installation of the dormers. The tongue-and-groove attic flooring, sections of which have been removed and renailed, is original, the painted bottom sides of the boards forming the first-story ceilings before the installation of lath and plaster ceilings in those rooms. (photo #s 11, 12, 30, 31 & 32)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

The interior of the cellarless east extension also presents a mix of early fabric and later alterations. On the first story, it contains a large kitchen with fireplace (Room 107) and a slightly smaller rear room (Room 106). Resembling those of the west section, early finishes include tongue-and-groove flooring, plaster walls and ceilings, architrave door and window trim, a panel door hung on strap hinges, baseboards and a chair rail in the rear room. Alterations dating to the 20th-century include linoleum, the kitchen cupboards and appliances and the closet in the rear room, along with the bead-board door between Rooms 101 and 107. The kitchen's wide timber-linteled cooking fireplace has angled stone jambs and a molded cornice shelf attached to a wide frieze with quirk-beaded lower edge. To the south of the fireplace are located a closet and enclosed newel-turned staircase providing access to the upper story. The staircase retains a batten door hung on butt hinges, as was the removed closet door. The second story of the east extension contains two chambers opening from a small hallway. The finishes appear to be a mix of 19th and early 20th-century work; they include tongue-and-groove flooring, plaster walls and baseboards, along with bead-board wall and ceiling sheathing and a plank partition and sheathing constructed of wider boards (photo #s 25 – 29).

The house is a contributing resource.

Out Kitchen:

(feature #2 on the site map)

Also constructed of coursed rubble limestone with roughly squared corner quoins, the two-story, gable-roofed out kitchen can be dated to the early 19th century on the basis of its flat window and door lintels with key stones (resembling those of the eastern section of the house), among other features. The interior south-gable-end chimney serves a cooking fireplace whose domed brick bake oven, set on a stone base, protrudes slightly outside. The entry, centered on the north gable end, has an early timber frame of mortise-and-tenon construction, which incorporates a large half-round transom bar (the sash has been removed). The plain, wire-nailed trim and the batten door are 20th-century. While the surviving 6/6 sashes probably are 19th century, the frames were heavily reworked in the 20th century. The slate roof and overhanging eaves are early 20th-century replacements (photo #s 33 – 36).

The cellarless building retains much of its early interior character. The wide timber-linteled stone cooking fireplace dominating the first-story room has a simple brack-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

eted shelf and incorporates a domed, brick bake oven within its south jamb. While the oven door has been lost, the rectangular oven opening with stepped upper corners retains an iron rod and the brick inner arch, an iron liner. A stove thimble above the fireplaces is evidence of the later installation of a stove. The doorless, newel-turned staircase to the south of the fireplace extends into the room with a run of five steps. While the white-washed wall plaster, applied directly to the stonework, appear to be early fabric, the plaster ceiling probably is a later installation. The poured concrete floor presumably replaces a wooden floor. The second story features similar wall and ceiling plaster, as well as random width, tongue-and-groove flooring and a vertical-board staircase enclosure with batten doors hung on butt hinges. A thimble indicates that the room was heated with a stove. (photo #s 37 & 38)

The out kitchen is a contributing resource.

Smokehouse:

(feature #3 on the site map)

One of two small frame outbuildings located just east of the house, the smokehouse has a slate roof, wire-nailed clapboard siding and gable-end entry with batten door hung on cross-garnet hinges (photo # 39). Lightly framed with wire-nailed, saw cut lumber, it probably dates to the early 20th century. The smoke-darkened interior retains several poles, still covered with bark, from which meat was hung, along with a number of hooks and spikes that were similarly used.

The smokehouse is a contributing resource.

Privy:

(feature #4 on the site map)

Standing next to the smokehouse, the two-seat privy is a frame, gable-roofed structure with slate roof, overhanging eaves, vertical tongue-and-groove siding (portions of which are missing) and a gable-end entry whose batten door is hung on butt hinges (photo #39). Both the light frame and the siding are wire-nailed, indicating that it probably dates no earlier than the early 20th century.

It is a contributing resource

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

Wagon house A:

(feature #5 on the site map)

The wagon house, one of three located north of the house along the lane, is a frame, one-and-one-half-story, two-bay building with gable-end entries and built-in corncribs (photo #40). Physical evidence suggests that it dates to second half of the 19th century and was subsequently altered. A vehicular collision some years ago caused extensive damage at the northwest corner, which threatens the building's structural stability. The wagon house has a coursed rubble stone foundation, slate roof, overhanging eaves, novelty siding and gable windows with plain trim. The siding and other trim are wire-nailed, which indicates that the building envelop, at least, dates no earlier than the late 1800s. One six-light sash survives in the north gable window. The north wagon entry retains one of its batten sliding doors hung on a cast-iron track; the two south wagon entries have lost their sliding doors but the track survives. The corn crib built-in along the west wall features wire-nailed vertical slats siding, only a portion of which remains.

The building is of braced-frame, mortise-and-tenon construction, utilizing mostly saw-cut timber for the vertical posts and horizontal members, as well as the smaller joists, rafters, studs and braces. The frame also incorporates several large hewn beams (south and north wall girts and loft-floor summer beam), exhibiting mortise holes that may be evidence of either recycling or alterations. That the diagonal wall braces are pegged, instead of nailed, suggests an earlier, rather than later, construction date, as is the width of boards (approximately fourteen inches) and the machine-cut nails used for the tongue-and-groove loft flooring. The first story is divided into two dirt-floored wagon bays by a corncrib, whose construction indicates that it was installed later. The crib probably was preceded by a stud wall as suggested by the regularly spaced mortise holes in the loft-floor summer beam above and the sill below one of its side walls, unless those timbers were recycled. The loft floor is framed with regularly spaced saw-cut joists, joined to the hewn girt. A steep staircase at the north end of the east wagon bay, entered from the west wagon bay, is enclosed with wide tongue-and-groove boards attached with machine-cut nails. The roof is framed with common rafters, each pair connected at the peak with a pegged lap joint. The roof was subsequently reinforced by the installation of purlins supported by diagonal braces resting on the gable-wall girts and an added girt at the mid-point between the gables. The added girt (a hewn, evidently recycled timber) is pegged at both ends to the wall posts (the connected secured is iron hangers) and supported by small upright posts. This reinforcement assemblage probably is an early alteration.

The wagon house is a contributing resource.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

Wagon house B:

(feature #6 on the site map)

Smaller than wagon house A, and standing just to its east, wagon house B is a frame, one-and-one-half-story, one-bay building with a single gable-end wagon entry facing the driveway (photo #40). It can be dated to the early 20th century on the basis of such features as the poured-concrete foundation and wire-nailed novelty siding and other trim. Other exterior features include a slate roof with overhanging eaves and gable-end windows with plain trim. The window sashes have been removed and the sliding doors at the wagon entry replaced with hinged plywood doors, although the cast-iron track remains in place. (photo #s 41 – 43)

The building is of braced-frame, mortise-and-tenon construction, and like that of its neighbor to the west, the frame incorporates some hewn members with the mostly saw-cut timber. However, its diagonal braces are nailed, not pegged, with what apparently are machine-cut nails. A steep, wire-nailed staircase located at the southeast corner provides access to the loft, whose tongue-and-groove flooring is composed of twelve-inch-wide, cut-nailed boards. The roof is framed with common rafters, each pair connected at the peak with a pegged lap joint. (photo #s 44 & 45)

The wagon house is a contributing resource.

Wagon house C:

(feature #7 on the site map)

Unlike the two wagon houses to its west, wagon house C is sited with its roof ridge parallel to the driveway. The wagon house is a frame, one-and-one-half-story, one-bay building with gable-end entries and built-in corncribs extending the length of its long side walls. Physical evidence suggests that the building was constructed in the later 19th century, or perhaps the early 1900s. It has a coursed rubble stone foundation, slate roof, overhanging eaves, novelty siding and gable windows with plain trim incorporating a Moorish-arched header. The siding and other trim are wire-nailed, which indicates that the building envelope, at least, dates no earlier than the late 1800s. One two-light sash survives in the north gable window. The west wagon entry retains its batten sliding doors hung on a cast-iron track; the east wagon entry has lost its sliding doors but the track survives. The built-in corncribs feature wire-nailed horizontal slats siding. The poured concrete foundations under the ends of the cribs is a later alteration.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

The building is of braced-frame, mortise-and-tenon construction, employing circularly sawn timber for the vertical posts and horizontal members, as well as the smaller joists, rafters, studs and braces. The studs and diagonal braces are cut-nailed, and each pair of common rafters is connected at the peak with a miter joint (presumably nailed). The first-story contains a dirt-floored wagon bay and flanking corncribs. Regularly spaced joists span the wagon bay, but there is no loft flooring.

The wagon house is a contributing resource.

Barn:

(feature #8 on the site map)

Sited somewhat apart from the other buildings, the large bank barn is comprised of a frame, six-bay upper level, accessed by an earthen ramp on the north side, and a stone lower level or stable facing south. On architectural grounds it can be dated to the middle of the 19th century, and probably was erected circa 1840, as evidenced by the dates "1842" and "1846" inscribed on interior wall plaster on the stable level. While most of the exterior fabric has a late 19th or early 20th century provenance, the stable level retains original stonework, timber-framed stall entries (three on the west sides and five on the south side) and two east windows (photo #s 46 & 48). The stable walls, partially below grade on the east and north sides, are constructed of coursed rubble limestone, incorporating considerable numbers of squared stone blocks on the south and west sides and creating an ashlar pattern in places. Of mortise-and-tenon construction, the surviving stall-door frames feature a quirk-bead molding around the inner edge and strap hinge pintle holes, indicating that the openings originally had Dutch doors. One batten door leaf remains; it retains strap hinges but has been rehung on cross garnet hinges. The frame of a sixth entry at the east end of the south side was removed, sometime in the 20th century, along with adjoining stonework, to widen the opening, and the frames of the others have been reworked to varying degrees. The east-side stable windows also feature timber frames, and surviving strap hinge pintles document that they had batten one-leaf shutters. The wide ramp, constructed of stone and earth, incorporates two barrel-vaulted root cellars, accessed from within the stable.

On the upper level of the barn, mid-20th-century asbestos shingle siding covers earlier sheathing exposed to view inside, consisting of wide, vertically nailed, beaded boards, presumably a late 19th/early 20th-century replacement of the original siding. The paired main wagon entries have batten sliding doors hung from cast-iron tracks, replace-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 10 Van Nest-Hoff-Vannatta Farmstead, Warren County,
NJ

ments of the original doors and probably contemporary with the bead-board siding. The corresponding threshing doors on the south side have been removed and the openings sided over, there are only two small windows, one on the south side and the other at the west gable peak. The slate roof cladding probably replaces wood shingles. A small, concrete block, shed-roofed milk house abutting the northwest corner is a 20th-century addition. (photo #s 46 – 48 & 55)

The interior also retains much of its original character. Unusually high, the ceiling height on the stable level is almost ten feet (photo #49). A stone partition divides the stable into two sections, connected by a wide doorway at the partition's midpoint. The smaller area to the west is further subdivided by frame, bead-board-sheathed partitions into a central east/west passage flanked on both sides by large stalls, work apparently dating to the 20th century. While the floor throughout is poured concrete, a 20th-century replacement, the exposed original frame of the upper-level floor forms the ceiling. The latter consists of two massive summer beams, running east/west, comprised of lap-jointed hewn timbers and supported at intervals by large posts. The summer beams, in turn, carry top-and-bottom-hewn logs joists. The stone walls throughout are plastered, and the walls and the ceiling framing whitewashed. Whitewash flaking off the east side of the stone partition has revealed penciled inscriptions on the base-coat plaster: "A R V / July 18, 1846" and "184[2 or 4]."

The upper story is of braced-frame, mortise-and-tenon construction, employing a mix of hewn and saw-cut timber, the large framing members being hewn and the smaller elements saw cut. Seven bents exhibiting a combination of Pennsylvania German and Dutch framing techniques divide the upper story into six bays, comprised of paired threshing floors flanked by two haymows at both ends. The central bent between the threshing floors is of particular note, featuring a massive swingbeam supported at both ends by large diagonal braces and midway by a remarkable turned post. A folk interpretation of a Tuscan column, the upper half of the post features a cushion-block capital, an astragal molding to delineate the neck, a swelling shaft that evokes classical "entasis" and a five-ring bead molding serving as the base (photo #53). Both the swingbeam and the post are painted iron-oxide red. Diagonal end braces, aided by two short posts, similarly support a smaller crossbeam above the swingbeam, and the initials "W H V" painted on one face of the upper beam must stand for William H. Vannatta, the later 19th-century owner of the property. The matching bents flanking the threshing floors are framed in the Pennsylvania German manner with three cross beams, uprights at mid and quarter-points along the span, diagonal end braces and a built-in loft ladder.¹ Also matching, the bents between the end bays consist of one diagonally braced cross beam, set just below the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11 Van Nest-Hoff-Vannatta Farmstead, Warren County,
NJ

rafter plates and supported at mid-span by a large post. The bents forming the gable-end walls are constructed of two cross beams and a mid-span post, with diagonal corner braces, and the walls are infilled with studs, as are the barn's long walls, which suggests the building originally may have been clapboard sided. The interior girts that connect the three bents delineating the haymows are staggered to share a single elongated mortise and, as in the Dutch framing tradition, feature through tenons with protruding semicircular tongues.² All of the bents incorporate large, diagonally braced queen posts to carry the roof purlins. Collar ties connect the paired queen posts of the gable-end bents. The northern half of the corresponding ties in the two bents flanking the threshing floors were cut out to accommodate the installation of a hay track, an alteration probably made in the late 19th or early 20th century. The roof is framed with common rafters connected at the peak with a pegged lap joint. (photo #s 50 – 53)

The barn retains a number of other notable early features, including a tall hay drop of mortise-and-tenon construction located in the bay adjoining the west threshing floor. Stud walls beneath the lowest cross beam of the bents flanking the threshing floors are partially faced with horizontal, machine-cut-nailed breast boards, one section of which bears the painted name "W. Titman," possibly a tenant or builder of the barn (photo #51). A staircase providing access to the stable at the north end of the east inner bay is similarly enclosed with cut-nailed boards. Trap doors in the heavy plank flooring served to drop hay and feed to the stable.

The barn is a contributing resource.

Silo: (feature #9 on the site map)

Erected sometime in the middle of the 20th-century, the round, presumably steel-framed silo stands on a concrete slab. It is sheathed with corrugated metal and has a conical, standing seam metal roof with a ventilator at the peak (photo #54).

The silo is a non-contributing resource.

Integrity:

Although subject to a number of relatively minor alterations during the last century and increasingly endangered by physical deterioration, the Van Nest-Hoff-Vannatta

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12 Van Nest-Hoff-Vannatta Farmstead, Warren County,
NJ

Farmstead still possesses the ability to reflect its historical and architectural significance. Despite the loss of some early fabric due to deterioration and alteration, the complex preserves most of its character defining features, and the one non-contributing outbuilding presents relatively little negative impact. The property retains its essential integrity of setting, location, design, materials, workmanship, feeling and association.

Notes

¹ Robert F. Ensminger, *The Pennsylvania Barn*, pp 122-125 & 140-141.

² Henry Glassie, *Pattern in the Material Folk Culture of the Eastern United States*. pp. 146 & 148.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

NARRATIVE STATEMENT OF SIGNIFICANCE

Set in the fertile Delaware River valley at the foot of Scotts Mountain, the Van Nest-Hoff-Vannatta Farmstead is an important survivor from Harmony Township's rural past and has significance under criteria A and C for agriculture and architecture for the period circa 1760 to 1900. The farmstead exemplifies the region's largest farmsteads, properties that clearly express the success of their owners as agriculturists for several generations. One of the locality's earliest documented settlements, the site was occupied by 1764 by John Van Nest, who had purchased the then 768-acre property the previous year and who soon was sufficiently well established to open a tavern there. Either he or John Hendershott, to whom he sold the property in 1772, probably can be credited with building the original portion of the house, a very substantial dwelling for an area scarcely removed from pioneer conditions. During the 19th-century the large farm was owned first by brothers John and Abel Hoff and then William Vannatta, substantial landowners and among the neighborhood's most prosperous farmers, and the vast barn and most of the other outbuildings date to their tenure. With its extensive complex of stone and frame buildings, the farmstead provides a representative illustration of the rural region's architecture and agricultural practices during the 18th and 19th-centuries. In addition, the environs of the farmstead's buildings may have the potential to yield archaeological information about the region's material culture in that era.

The house, barn and other outbuildings are vernacular buildings clearly rooted in the region's traditional construction practices and forms but also reflecting the influence of stylistic fashions and other innovations on conservative rural builders. With its double-pile plan and open attic, the 18th-century dwelling embodies a distinctive, one-and-one-half story house type with roots in Dutch, English and German building traditions that became widely distributed throughout northwestern New Jersey during that period.¹ It is also a notable example of traditional masonry construction, distinguished by such details as a water table and distinctive window lintels, as well as of such common local building practices as lateral expansion and gable-end chimney placement. While features like the asymmetrical fenestration pattern, exposed ceiling joists and simple mantel shelves reflect a folk sensibility, Georgian style influences are apparent in the classically derived moldings employed for the mantel shelves, eave cornices and other woodwork and in the large-keyed lintels adopted for the windows and doors of the east extension in lieu of the segmental lintels of the original portion of the house. Expressive of its owner's prosperity, the house when built, and for many years thereafter, must have been one of the neighborhood's most impressive dwellings.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

Perhaps even more a testament to its owner's prosperity and agricultural success, the massive bank barn, erected circa 1840, is an outstanding example of the largest versions of its type, as well as of traditional mortise-and-tenon construction. The six-bay upper story contains two threshing floors, instead of one floor as is more usually the case, and its bent framing exhibits a combination of Pennsylvania German and Dutch framing techniques. Of particular distinction is the singular use of a "Tuscan" column to support the central swingbeam, an unusual folk adaptation of a classical form. Other notable features include the paired, barrel-vaulted root cellars incorporated into the wagon ramp and the mortise-and-tenon hay drop. Other outbuildings contribute to the property's architectural significance. The early 19th-century out kitchen is a rare two-story example of its type and retains a cooking fireplace with intact bake oven. The three, later 19th-century wagon houses also are representative of their type with gable-end entries and flanking corner cribs. Likewise representative of the ancillary structures once common on area farms are the small frame smokehouse and privy.

While the chain-of-title for the site of the Van Nest-Hoff-Vannatta Farmstead can be traced without break only to Abel Hoff's 1848 will, it clearly formed a part of the 1250-acre tract surveyed for Joseph Kirkbride in 1714/16 by right of a warrant from the West Jersey Council of Proprietors. The tract, which bordered the Delaware River, was one of a number of large properties on the northwestern New Jersey frontier acquired by Kirkbride, a West Jersey proprietor and major landholder.² According to local historian George Cummins writing in 1911, Kirkbride's tract of "1300 acres" was

sold by his heirs in 1751 to Thomas Shipley, who transferred 768 acres of it in 1762 to William Philips, who was the first local owner. He sold it in 1763 to John Van Nest, and he to John Hendershott in 1772.³

Although faulty survey descriptions and unrecorded deeds make tracing the early history of the Van Nest-Hoff-Vannatta Farmstead difficult, deeds for adjacent properties, coupled with other surviving records, substantiate Cummin's early 20th century account. Evidence that John Van Nest and John Hendershott owned the subject property and that it formed part of the Kirkbride tract is found in a 1787 deed between John Hendershott and Jacob and Catherine Meyers for a 300-acre tract situated just southwest of the farmstead.⁴ The tract sold by Hendershott to the Meyers was assembled by him from land he acquired in three purchases. The first, as recounted in the 1787 deed, formed part of a tract originally surveyed for George Reading, which was described in a 1750 survey as being bounded by a "line of the said Land formerly surveyed to Joseph Kirkbride."⁵ After sev-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 15 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

eral transfers within the Reading family part of the tract was advertised for sale in 1768 and subsequently purchased by John Hendershott.⁶ The second was described in the 1787 deed as constituting part of an unspecified quantity of land purchased by Hendershott from John Van Nest 1772, undoubtedly the 768-acre portion of the Kirkbride tract referenced by Cummins as the land sold by Van Nest to Hendershott in 1772. The remainder came from 600 acres of adjoining land purchased by Hendershott from Joseph Hollinshead five years later. Combining portions of these three acquisitions, the 300-acre tract clearly extended into the Kirkbride territory, and its northern east boundary fits well with the southwestern line of the subject property as described in later deeds.⁷ Additional evidence that John Van Nest owned the subject farm appears in a 1795 deed between Sam Jones and William Serlock. The property transferred by that deed, evidently located to the northeast of the subject property, was described as being bounded by the Delaware River and "lands now or late John Vannest," as well as, John Vannest's corner.⁸

According to genealogical sources and other records, at least four individuals named John Vannest (alternately "Van Nest" or "Van Neste") evidently lived in the Raritan Valley or northwestern New Jersey during the mid-18th century. The most likely candidate for the John Van Nest associated with the subject property was the son of Peter and Magdalena (DuBois) Vannest, of Somerset County. This John was baptized June 13, 1725 and later married to Judith ("Judick") Low.⁹ In 1763 (the year in which Cummins credits Van Nest with acquiring the 768-acre tract), Judith inherited 300 pounds from her father, Cornelius Low of Reading Township, Hunterdon County, a windfall that could have funded the purchase of a substantial amount of land.¹⁰

Whether or not he was the husband of Judith Low, the John Van Nest who purchased the subject property in 1763 evidently was living there by the following year. A 1764 Sussex County tavern license places his residence at the farmstead's site. In May of that year John Van Nest, a resident of Oxford Township (the municipality then including the locality), applied to the county court for a tavern license claiming:

That your petitioner Living in a Very Comodious [sic] place for a Public House or a House of Intertainment [sic] for Travelers on the Main Road Commonly Called the Minisink Road About Seven Miles above Philipsburgh [sic] & about the same Distance from any Other place of Public Entertainment and Being at Sundry Times Opredd [sic] with Travelers or Passengers to my Damage [&?] Tought [sic] Proper to Petition...¹¹

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 16 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

Also located approximately seven miles from Phillipsburg on the main road leading north, the subject farmstead must be at or near the site of Van Nest's residence, and the original portion of the house conceivably could date to that era, certainly being commodious enough for a tavern. While Van Nest applied to renew his tavern license in 1765, his tavern probably was a short-lived endeavor. It had likely ceased operation by May, 1767, when "John McMurtrie of Oxford Township" proposed to locate a new tavern at a crossroads along the Easton/Minisink road, probably the intersection of what is now County Routes 519 and 620 or 519 and 623, respectively three and six miles north of the Van Nest residence. As justification for the new tavern, McMurtrie claimed that there was "no Tavern or Public house nearer than 8 or 10 miles from your Petitioners House."¹² That John Van Nest was one of the executors named in the 1763 will of Oxford resident Anna Vannatta (an appointment he declined in the following year) also suggests that he was well-established resident of the area and perhaps had been living there for some time.¹³

In 1772, the year that John Van Nest sold his 768-acre tract to John Hendershott, he and John Van Etten were named executors of the will of Oxford resident Lodewick Titman (one of the individuals who signed John Van Nest's 1764 tavern license petition).¹⁴ John Van Etten, surviving executor, filed his final account April 26, 1777, suggesting that John Van Nest may have died or moved away sometime between 1775, when he appears in local tax records, and that date. Oxford Township tax records, which survive for the year 1775, list both John Van Nest and John Hendershott. Van Nest owned no land in the township but possessed two head of cattle. Hendershott was assessed for 260 acres of land, as well as fourteen "horse and cattle," indicating that he farmed in a substantial way.¹⁵ After selling his property to Hendershott, Van Nest evidently remained in the township with his limited livestock for a few years, presumably renting property from one of his neighbors. No recorded estate papers for John Van Nest in Oxford Township for this period exist, but administrators for a "John Van Neste," of Bridgewater Township, who died intestate, were appointed September 24, 1778.¹⁶ In declining health John Van Nest may have sold his property and relocated to his ancestral home in Somerset County where he died sometime between 1775 and 1778.

Something of the character of the Van Nest-Hendershott farmstead, or at least its neighborhood, around this time can be learned from the journal of the Marquis de Chastellux, a French army officer touring America at the end of the Revolutionary War. During his travels, the Marquis had occasion to pass through northwestern New Jersey late in 1782. At Newton, the Sussex County seat, he met Robert Hoop, an American militia officer, who urged him to stay at his (Hoop's) house: "He asurred (sic) me so often

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 17 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

that I should find no inn, that I more or less promised to spend the following night at his house."¹⁷ After visiting the Moravian settlement at Hope, where he spent the night, the Marquis was joined by Major Hoops who lived at what is now Belvidere. Traveling with Hoops from Hope to Belvidere on December 9, 1782, the Marquis noted:

We mounted on horseback together, and after passing through a rather fertile valley, in which are to be seen beautiful farms, chiefly Dutch, and very well-cultivated fields, we arrived about dusk at his house.¹⁸

The next morning, Hoops accompanied the Marquis to Easton, in all likelihood on what Van Nest's 1764 tavern license had called the Minisink road:

Two miles from the house of Mr. Hoops, we forded a small river [Pequest], and then traveled through agreeable and well-cultivated country. Some miles before reaching Easton, we came to a height from which one can see a great expanse of country including a range of mountains which Mr. Hoops pointed out to us..." along with the gap "through which the Delaware flows."¹⁹

The Van Nest-Hendershott property must have been one of the prosperous farms passed by the Marquis.

How long John Hendershott owned the farm is unknown. However, a John Hendershott and his wife Rachel were appointed administrators for the late John Hendershott, Jr., of Oxford Township, on October 9, 1787.²⁰ Likewise, the will of a John Hendershott of Sussex County, dated November 8, 1793 and proved March 12, 1793, specified that his wife Elizabeth was to have whole estate until the youngest child reached adulthood, and thereafter one third.²¹ These documents may relate to the John Hendershott who owned the farmstead. If so it would appear that he sold the adjacent 300-acre tract to the Meyers the same year his son and namesake died, and that he married at least twice and died in Sussex County.

Sometime in the late 18th century or early 1800s, title to the land encompassing the farmstead evidently passed to the Hoff family (alternately spelled Huff or Hough), who figured among the neighborhood's 18th-century settlers according to the 1881 Warren County history:

[The] Hough brothers...here as early as 1776...[were] of English extraction, and emigrating from Great Britain, chose a home on American soil. Two sons, John and Abel, who had previously resided in Greenwich, came to the township [Harmony Township],

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 18 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

and purchased land at Martin's Creek, and later a tract which is now occupied by William Vanatta.²²

Late 18th-century public records document the residence of the Hoff family in Greenwich and Oxford Townships (from which Harmony Township was formed in 1839). The Greenwich Township tax role in 1774 lists one "Benjamin Huff," assessing him for 100 acres of land six "Horses & Cattle."²³ In 1775 he purchased a 177 acre plot in Greenwich Township bounded by the Delaware River and located "a little below a place called Hunters ferry" not far from the Van Nest-Hendershott farm.²⁴ In 1795 Benjamin Hoff (1740-1795), now of Oxford Township, died intestate at the age of fifty-five. At the bequest of his wife, Sarah, Benjamin's sons John (1774-1859) and Abel (1769-1848), were appointed as administrators of his estate. Benjamin Hoff's total estate was valued at £663.3.6 and included livestock, produce and farm implements, indicating that he was a substantial farmer.²⁵

The Hoff or Hough brothers may have used their inheritance to buy the Van Nest-Hendershott farm; alternately, their father may have purchased the property and they may have inherited it from him. In any case, the earliest indication that they owned the farmstead tract comes from an 1811 deed for the sale of an adjacent parcel situated to the northeast that describes its southwestern side as bounded by "Hough's line" (the same boundary line which the 1795 Jones/Serlock deed referenced above described as "John Vannest's line").²⁶ In 1837, when that property passed from Peter Young to Henry Young, it was described as being bounded by the line of John and Abel Hoff, indicating that the brothers jointly owned the subject property.²⁷ The east section of the house and the out kitchen, which can be dated architecturally to the early 1800s, may well have been erected by the Hoff brothers on acquiring the property. The large farm, which a later deed indicates contained upwards of 600 acres, remained in their joint ownership and occupation until Abel Hoff's death in 1848.²⁸

By his will, dated October 26, 1846 and probated December 5, 1848, Abel Hoff made provisions for his wife, children and grandchildren, as well as his brother, including detailed instructions for the disposition of his undivided half of the farm and other property. To wife, Mary (1769-1854) he bequeathed:

in lieu of her right of dower at common law, all my household goods and furniture of every kind and description, one cow and one horse of her own choice...[and] the privilege of occupying the one half of the house if she shall see proper my Brother and son John, to keep her [with?] every thing necessary in this life for a comfortable living

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 19 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

along with \$100 per year during her life.²⁹ To his son John, Abel devised:

my undivided half of the Farm he now lives on, containing in the whole about 115 acres, adjoining lands of Jacob H. Winter, Jacob Shinner, John G. Smith and others the remainder of my real estate I give and devise to my Brother John and my son John during the lifetime of my Brother John...³⁰

If brother John were to die before Mary, son John would have “the same” during the lifetime of Mary. Upon the death of both his brother and wife, Abel directed that his property, “except the undivided half of the Farm above mentioned” was to pass to his grandsons, John’s sons, Benjamin and Abel, and cash payments were to be made to his daughters, Sarah, the wife of Joseph Mackey, and Mary, wife of Jeremiah Mackey.³¹ Abel’s will suggests that he and his wife lived with bachelor brother John, and perhaps their son John and his family, in an extended family in the same house. Abel’s estate inventory lists livestock, produce, farm equipment, household goods, documenting a substantial farm operation and comfortable, but simple lifestyle.³²

Two John Hoffes, undoubtedly Abel’s brother and son, appear in the 1850 agricultural census for Harmony Township. The elder John Hoff must have been the one listed as proprietor of a farm with 300 acres of “Improved land.” His farm was valued at \$10,000, and his farm equipment, \$400. His livestock, worth \$1,000, included 10 horses, 8 milk cows, 3 other head of cattle, 23 sheep and 25 swine. Farm production encompassed 350 bushels of wheat, 1,200 bushels of “Indian corn,” 50 pounds of wool, 100 bushels of Irish potatoes, 300 bushels of buckwheat, 800 pounds of butter and 300 tons of hay. Value of “slaughtered animals” was \$150. Certainly, the farm could have supported a barn the size of the farmstead’s extant bank barn, which dates circa 1840. The other John Hoff listed, presumably Abel’s son, was the proprietor of a farm with 100 acres of “Improved land.” That John Hoff’s farm was valued at \$8,000, and farm equipment, \$300. His livestock, worth \$700, included 5 horses, 7 milk cows, 4 other head of cattle, 12 sheep and 20 swine. Farm production encompassed 700 bushels of wheat, 300 bushels of rye, 800 bushels of “Indian corn,” 100 bushels of oats, 48 pounds of wool, 20 bushels of Irish potatoes, 200 bushels of buckwheat, 700 pounds of butter and 50 tons of hay. Value of “slaughtered animals” was \$120.³³ His farm production almost matched that of his uncle, although he owned only one-third as much improved acreage, suggesting that either he rented additional land from his uncle or that his uncle farmed less inten-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 20 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

sively. In any case, both Hoff farms numbered among the largest of the township's farms in 1850.

The population schedule of the 1850 census documents that the elder and younger John Hoff's headed separate households. The elder Hoff's household included John Hoff, age 76, a farmer who owned real estate valued at \$18,000, and Mary Hoff, age 76, his brother's widow, along with five other individuals: William Vannatta, a laborer, aged 40; his wife Jane, age 40; Mary Ross, age 17, and two other laborers, Able Williams, age 28, and Jackson Ross, age 22.³⁴ The latter presumably was related both to Mary Ross and Jane Vannatta, whose maiden name also was Ross; the relationship of the Rosses to each other and to John Hoff, if any, is unknown.³⁵ The 1852 Warren County map depicts the house of "J. Hoff" on the site of the farmstead, and there can be little doubt that the elder John Hoff's household occupied the premises.³⁶

In the 1850s, title to the farmstead passed from John Hoff to his employee William Vannatta. The elder Hoff died a bachelor in 1859 at age 85 and was buried in "the cemetery near the Presbyterian Church."³⁷ By his will, dated November 11, 1854 and probated December 19, 1859, he bequeathed all of his real estate and personal property to William M. Vannatta, subject to payments to Polly or Molly Ross, Mary Catherine, daughter of Sarah Ross, and John Campbell, son of Daniel Campbell.³⁸ While the reason that John Hoff favored William Vannatta over his male relatives is unknown, there must have been strong ties of friendship between the two men or other obligation. Vannatta had worked for the elderly man since at least 1850 and must have known him well for years previously, having named his son John Hoff Vannatta (1844-1848), presumably to honor the elder Hoff.³⁹

In any case, by some agreement among the concerned parties, William Vannatta took title to the property some years before his benefactor's death. In 1856 a deed of partition was made to divide the Hoff property between William M. Vannatta and his wife, Jane, and the brothers Benjamin and Abel Hoff—the heirs of Abel Hoff—and their wives. The property consisted of two tracts, one containing 590.21 acres described as "the Homestead farm of John Hoff and Able Hoff, deceased," and the second tract, known as the "Ragged Ridge" lot, containing 5.20 acres. The deed noted that William Vannatta's title to possession was by right of the will of John Hoff. Benjamin and Abel were "seized of and claims the equal undivided half part of two above described lots, tracts or parcels of land and premises by virtue of the last will and testament of Abel Hoff." In the division, Vannatta received 289.35 acres of tract one, encompassing the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 21 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

southern half of the property and the subject farmstead, as well as 2.62 acres of tract two, presumably a wood lot.⁴⁰

William H. Vannatta (1811-1892) was descended from earlier Dutch settlers of the neighborhood, and he and his first wife, the former Jane Ross (1815-1884), had several children.⁴¹ The 1860 Warren county map locates "Wm. H. Vannatta" at the former Hoff farmstead, and the 1860 agricultural census indicates that he was one of the township's most substantial farmers.⁴² His farm consisted of 235 acres of "Improved land" and 95 acres unimproved, making it one of the largest farmsteads in the township. The total value of his land was \$26,500 and farm equipment, \$300. His livestock, worth \$1,100, included 10 horses, 9 milk cows and 1 other head of cattle, 12 sheep and 5 swine. The farm produced 400 bushels of wheat, 100 bushels of rye, 1500 bushels of Indian corn, 200 bushels of oats, 38 pounds of wool, 125 bushels of Irish Potatoes, 100 bushels of buckwheat, 1000 pounds of butter, 30 tons of hay and 2 bushels of clover seed. The total value of animals slaughtered is \$1000.⁴³ Likewise, William Vannatta appeared on the 1860 population schedule for Harmony Township.⁴⁴

William Vannatta does not appear on the agriculture census of 1870 suggesting that he may have retired from active farming and rented his land to tenants.⁴⁵ The 1874 county atlas identifies several houses and farmsteads in the vicinity as his property.⁴⁶ Of them, the most likely candidate for his residence is the large central-hall house with Italianate detailing, located a short distance north of the old Hoff farmstead, which probably was erected by him. Vannatta died intestate August 5, 1892, and his obituary appeared the following week in *The Warren Journal*:

Death of William Vannatta.

This well known citizen of Harmony township died at three o'clock last Friday morning, in the eighty-second year of his age, after an illness of four weeks. He was stricken with paralysis, which rendered him almost helpless. For years he has been troubled with the asthma, which, together with kidney and other complaints hastened his death. Mr. Vannatta for many years had been a leading resident of that section. He was active in those matters that related to the good and welfare of the community. Especially is this true with reference to his church affairs. For more than forty years he had been a leading elder in the Presbyterian Church at that place, and had always been a foremost supporter of the same. He will be greatly missed from the church and the community. He was a quiet, conservative man, but had strong convictions and never wavered from right. He died possessed of considerable amount of real and personal property, much of which he had saved by his careful and systematic course of living.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 22 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

A widow and one daughter survive him. The funeral took place from the Harmony Presbyterian Church last Tuesday morning, and was largely attended. Many of the deceased's old friends and neighbor's gathered to pay their last respect to the aged man.⁴⁷

William was survived by Emily R. Vannatta, his second wife, of Harmony Township and his daughter, Amanda Rosenberry, of Northampton, Pennsylvania. The value of his estate upon his death was recorded at \$3,500, much less than his property holdings would suggest.⁴⁸ According to a deed from 1933, Amanda Rosenberry received her father's property upon his death. She later died intestate leaving Jennie Bossard as her only heir.⁴⁹ Throughout these years the farmstead apparently continued to be occupied by tenants, no doubt the reason why so few modern improvements were made to the house.

In 1933 Frank Edgar Bossard and his wife Mary Louise Bossard of Bethlehem, Pennsylvania, conveyed several tracts of land, including the subject property to Jennie Bossard of Harmony Township. Tract one, containing, 289.35 acres and tract two, containing 2.60 acres and described as they were in 1856.⁵⁰ In 1960 Jennie Bossard "entered into a contract of sale" with Carl E. Hartung and his wife Stella A Hartung for tract one.⁵¹ Jennie Bossard died in 1967 and the Philadelphia National Bank, Executor of her Will together with Carl E. Hartung and Stella A. Hartung conveyed the property to Roy L. Cameron.⁵² In 1976 Roy L. Cameron of Villanova, Pennsylvania, conveyed the property, containing 289.35 acres with many exceptions and joined by Carl E. Hartung and his wife to release contract of sale, to Round Valley, Inc. of Clinton, New Jersey. In 1977 Round Valley, Inc. conveyed a 122.853-acre lot to William C. and Phyllis M. McGlynn of South Plainfield.⁵³ Finally, William C. and Phyllis M. McGlynn of Watchung conveyed two tracts to the State of New Jersey Department of Environmental Protection. Tract A contained 115.583 acres and tract B contained 7 acres encompassing the subject farmstead.⁵⁴

Notes

¹ Dennis N. Bertland, *Early Architecture of Warren County*, pp. 7-9, 35, 53, 102, 112, 139, 155, 156 & 171.

² West Jersey Proprietors, Book A, page 165; D. Stanton Hammond, *Hunterdon County, New Jersey, Map Series # 4, Sheet A*; Hubert G. Schmidt, *Rural Hunterdon*, pp. 56, 57, 58 & 60.

³ George Wyckoff Cummins, *History of Warren County New Jersey*, page 161.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 23 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

⁴ Sussex County Deeds, Book B, page 35.

⁵ West Jersey Proprietors Record, Survey Book E, Page 314.

⁶ William A. Whitehead, et als. (eds.). *Archives of the State of New Jersey: Documents Relating to the Colonial, Revolutionary, and Post-Revolutionary History of the State of New Jersey*. First Series, XXVI, Newspaper Extracts, 1768, pp. 73-74. (hereafter referred to as *NJA*).

As advertised for sale March 17, 1768 in *The Pennsylvania Gazette*, the lot was described as "Part of the Estate of Richard Reading, viz.," and included: "One equal undivided Moiety, or half Part of 303 Acres as valuable Land as any in the Neighborhood, situate in the Township of Greenwich, in the County of Sussex: bounded by Lands of Clark Rodman, and Joseph Kirkbride, Part of the said Land being cleared, and in Fence."

⁷ Sussex County Deeds, Book B, page 35; Cummins, page 162; Warren County Deeds, Book 44, page 348.

⁸ Sussex County Deeds, Book D, page 523.

⁹ "Vast Neste Family," *Somerset County Genealogical Quarterly*, Vol I, page 292.

¹⁰ *NJA*, 1st Series, XXXIII, *Abstracts of Wills – 1761-1770*, IV, page 259-260.

¹¹ Sussex County Tavern Licenses, John Vannest, 1764.

¹² Sussex County Tavern Licenses, John Vannest, 1765 and John McMurtrie, 1767.

¹³ Sussex County Tavern Licenses.

¹¹ *NJA*, 1st Series, XXXIII, *Abstracts of Wills – 1761-1770*, IV, page 453; also NJ Wills, 87S.

¹⁴ *NJA*, 1st Series, XXXIV, *Abstracts of Wills – 1771-1780*, V, page 528; Sussex County Tavern Licenses, John Vannest, 1764.

¹⁵ Oxford Township Tax Ratables, 1775.

¹⁶ *NJA*, 1st Series, XXXIV, *Abstracts of Wills – 1771-1780*, V, page 548.

¹⁷ Rice, Howard C. *Travels in North America, in the Years 1780, 1781 and 1782 by the Marquis de Chastellux*, page 518.

¹⁸ *Ibid.*, page 519.

¹⁹ *Ibid.*, page 521.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 24 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

²⁰ *NJA*, 1st Series, XXXV, *Abstracts of Wills – 1781-1785*, VI, page 106.

²¹ *NJA*, 1st Series, XXXVII, *Abstracts of Wills – 1791-1795*, VIII, page 172.

²² James P. Snell, (ed.), *History of Warren County, New Jersey*, page 671.

²³ Greenwich Township Tax Ratables, 1774.

²⁴ Sussex County Deeds, Book W, page 19.

²⁵ *NJA*, 1st Series, XXXVIII, *Abstracts of Wills – 1796-1800*, IX, page 179; Rosebery, *Inscriptions from Warren County Cemeteries* 1936, Vol. I, page 209 (Benjamin Hoff is buried in St. James Lutheran church Cemetery; NJ Wills, 695S).

²⁶ Sussex County Deeds, Book X, page 176 and Book D, Page 523.

²⁷ Warren County Deeds, Book 15, page 182; Sussex County Deeds, Book D, page 523.

²⁸ Warren County Deeds, Book 44, page 348; Rosebery, 1936, Vol. II: 335 (Abel Hoff is buried in Harmony Presbyterian Church Cemetery).

²⁹ Rosebery, 1936, Vol. II: 337 (Mary Hoff is buried in Harmony Presbyterian Church Cemetery); Warren County Wills, Book 2, page 316; NJ Wills, 856U.

³⁰ Warren County Wills, Book 2, page 316; NJ Wills, 856U.

³¹ *Ibid.*

³² *Ibid.*

³³ US Census, Agricultural Census, Harmony Township, 1850.

³⁴ US Census, Population Schedules, Harmony Township, 1850.

³⁵ Rosebery, 1936, Vol II: 341. (Jane Ross Vannatta, wife of William H. Vannatta, was buried in Harmony Presbyterian Church Cemetery).

³⁶ D. McCarty, *Map of Warren, New Jersey*, Philadelphia: Friend and Aub, 1852.

³⁷ Snell, 1981: 671

³⁸ Warren County Wills, Book 3, page 360.

³⁹ Rosebery, 1936, Vol II: 344. (John Hoff Vannatta was buried in Harmony Presbyterian Church Cemetery.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 25 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

⁴⁰ Warren County Deeds, Book 44, page 348. The deed describes the second tract is described as “being one half part of the land and premises conveyed by William H. Davison and wife to Benjamin Hoff, by Deed” of April 1, 1830.

⁴¹ Rosebery, 1936, Vol II: 341. (Both William and Jane Vannatta are buried in Harmony Presbyterian Church Cemetery; Snell, page 671.

⁴² H. F. Walling, *Map of Warren County, New Jersey*, 1860; US Census, Agricultural Census, Harmony Township, 1860.

⁴³ US Census, Agricultural Census, Harmony Township, 1860.

⁴⁴ US Census, Population Schedules, Harmony Township, 1860.

⁴⁵ US Census, Agriculture Census, Harmony Township, 1870.

⁴⁶ F. W. Beers, *County Atlas of Warren, New Jersey*, page 60.

⁴⁷ “Death of William Vannatta,” *The Warren Journal*, August 12, 1892.

⁴⁸ Warren County Wills, Petition Book 3, page 27650; Warren County Deeds, Book 270, page 381.

⁵⁰ Ibid.

⁵¹ Warren County Deed, Book 435. page 421.

⁵² Ibid. Book 514, page 415

⁵³ Ibid. Book 631, page 334.

⁵⁴ Ibid. Book 1742, page 61.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 26 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 27 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

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McCarty, D. *Map of Warren County, New Jersey*. Philadelphia: Friend and Aub, 1852.

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Somerset County Historical Quarterly, Somerville, NJ
Warren Journal, Belvidere, NJ

Public Records:

New Jersey Archives, Trenton, NJ

West Jersey Proprietors Records
New Jersey Wills
Sussex County Tavern Licenses

Sussex County Court House, Belvidere, NJ.

Sussex County Deed Books

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 28 Van Nest-Hoff-Vannatta Farmstead, Warren County, NJ

Warren County Court House, Belvidere, NJ.

Warren County Deeds
Warren County Mortgages
Warren County Road Returns
Warren County Wills

United States Census

Population Schedules, Harmony Township, Warren County, 1850-1870
Agricultural Schedules, Harmony Township, Warren County, 1850-70
Population Schedules, Oxford Township, Warren County, 1850

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 29 Van Nest-Hoff-Vannatta Farmstead , Warren County, NJ

BOUNDARY DESCRIPTION

The nominated property includes the portion of Harmony Township tax block 9, lot 53, designed as Parcel B on a recent survey of the lot 53 prepared in conjunction with its acquisition by the State of New Jersey. The boundary of Parcel B, the nominated property, begins at the southwest corner of lot 52 on the east side of County Route 519 and proceeds east along the south side of that lot for a distance of 447.29 feet to a point marked with a set monument. From there it turns northeast (on a course designated as south 36 degrees, 43 minutes & 02 seconds west on the aforesaid survey map) and runs 611.33 feet to another set monument. From that point it turns northwest (on a course designated as north 53 degrees, 16 minutes & 58 seconds west on the aforesaid survey map) and runs 542.19 feet to a set monument on the west side of lot 53 and the east side of county route 519. From there the boundary runs southeast along the west side of lot 53 and the east side of Route 519 to the place of beginning.

BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds to the boundary of Parcel B, which parcel encompasses all of the identified resources associated with the farmstead and which is the portion of lot 53 that the state of New Jersey has agreed to lease to Harmony Township for historic preservation purposes.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 30 Van Nest-Hoff-Vannatta Farmstead , Warren County, NJ

PHOTOGRAPHIC IDENTIFICATION:

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

Name: Van Nest- Hoff- Vannatta Farmstead
Location: Route 519
Harmony Township, Warren Co., NJ 08865
Photographer: Dennis Bertland and Janice Armstrong
Date of photographs: November 2003
Negative repository: Dennis Bertland Associates
PO Box 24
Bloomsbury, NJ 08804

Photograph direction of view:

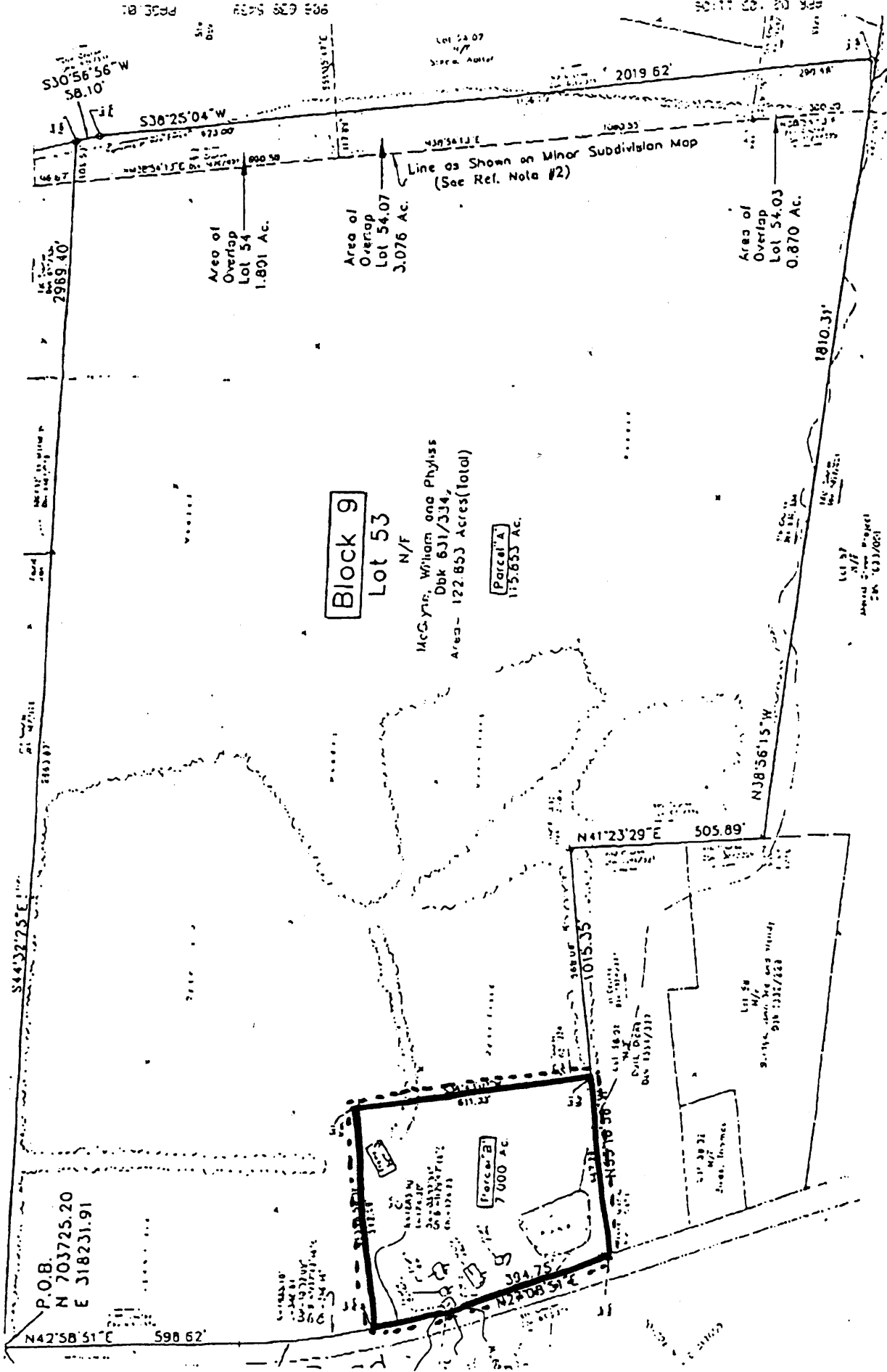
- #1 Overall shot east view.
- #2 Site #1, South façade, northeast view.
- #3 Site #1, South facade, northwest view.
- #4 Site #1, Porch detail, northeast view.
- #5 Site #1, Southwest corner detail.
- #6 Site #1, North and east façades, southwest view.
- #7 Site #1, North façade, southwest view.
- #8 Site #1, North façade, blocked door detail.
- #9 Site #1, North façade, window detail
- #10 Site #1, East facade, west view.
- #11 Site #1, Main block cellar, northeast view.
- #12 Site #1, Main block cellar, west view.
- #13 Site #1, Room 101, northwest view.
- #14 Site #1, Room 101, northeast view.
- #15 Site #1, Room 101, southwest view.
- #16 Site #1, Room 101, door 101/104 detail.
- #17 Site #1, Room 101, door 101/104 door latch detail.
- #18 Site #1, Room 102, southwest view.
- #19 Site #1, Room 102, fireplace, northwest view.
- #20 Site #1, Room 102, mantel detail.
- #21 Site #1, Room 102, northeast view.
- #22 Site #1, Room 103, fireplace, southwest view.
- #23 Site #1, Room 105, southwest view.
- #24 Site #1, Room 105, window detail, north view.
- #25 Site #1, Room 106, northwest view.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 31 Van Nest-Hoff-Vannatta Farmstead , Warren County, NJ

- #26 Site #1, Room 106, southeast view.
- #27 Site #1, Room 106, southwest view.
- #28 Site #1, Room 106, northeast view.
- #29 Site #1, Room 107, southwest view.
- #30 Site #1, Attic, northwest view.
- #31 Site #1, Attic, dormer, southwest view.
- #32 Site #1, Attic, roof truss, southeast view.
- #33 Site #1 & 2, southwest view.
- #34 Site #2, northwest view.
- #35 Site #2, North and west facades, southwest view.
- #36 Site #2, Entry detail, north facade.
- #37 Site #2, Room 101, south view.
- #38 Site #2, Room 101, mantel detail, southwest view.
- #39 Site #3 & 4, northeast view.
- #40 Site #5 & 6, northwest view.
- #41 Site #7, South and west facades, northeast view.
- #42 Site #7, West façade window detail.
- #43 Site #7, North and east facades, southwest view.
- #44 Site #7, Interior, northwest view.
- #45 Site #7, Interior, northeast view.
- #46 Site #8, North and west facades, southeast view.
- #47 Site #8, North facade, southeast view.
- #48 Site #8, South façade siding detail, north view.
- #49 Site #8, Lower level, southwest view.
- #50 Site #8, Entry post detail, southwest view.
- #51 Site #8, Graffiti, west view.
- #52 Site #8, Central bent, east view.
- #53 Site #8, Central bent detail, northeast view.
- #54 Site #9, Metal silo, southeast view.
- #55 Context shot, Barn, northeast view.
- #56 Context shot, Pond, south view.
- #57 Context shot, Bridge and culvert, southeast view.



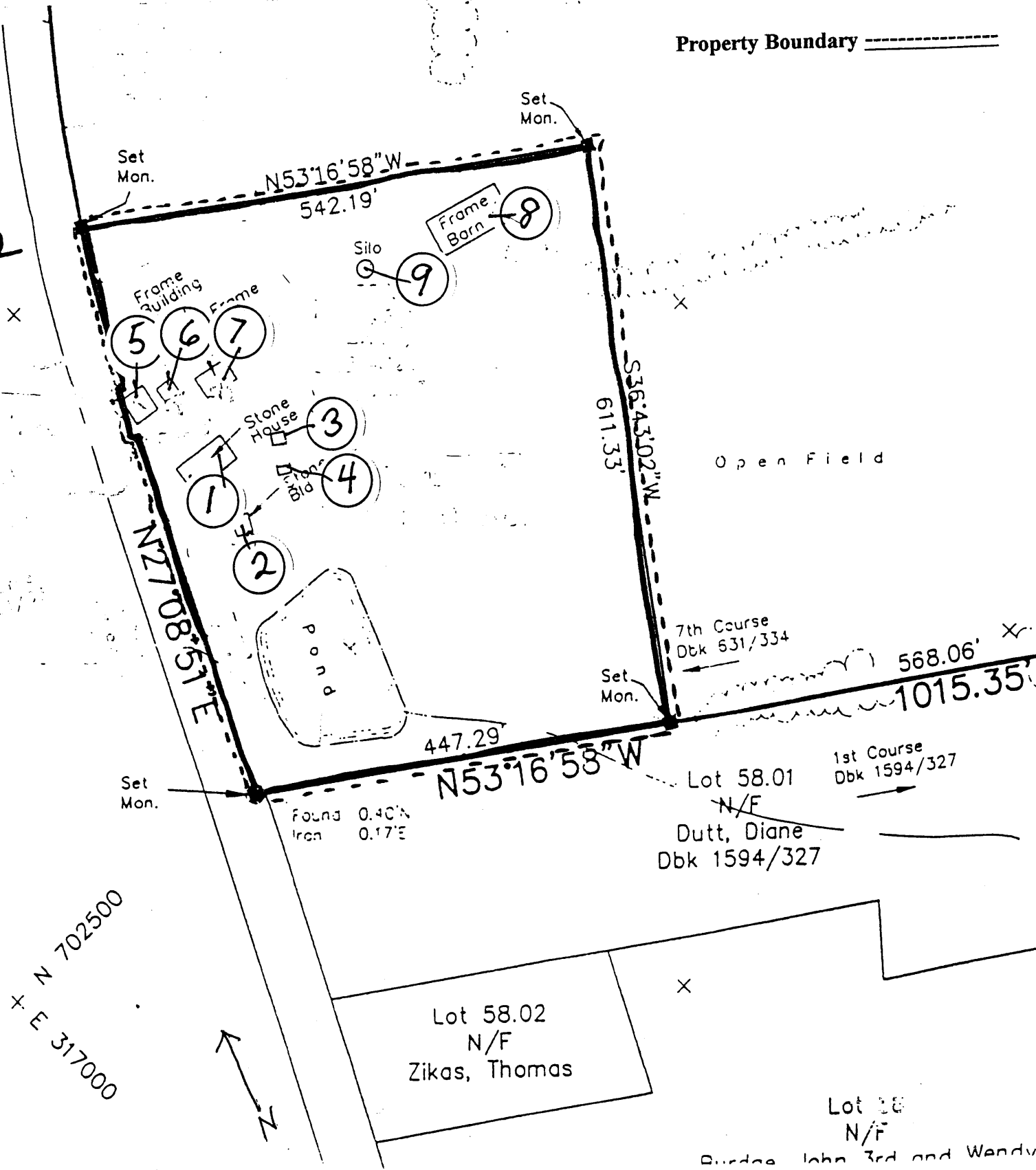
Van Nest-Hoff-Vannatta Farmstead
 Warren County, NJ

**VAN NEST-HOFF-VANNATTA FARMSTEAD
BOUNDARY MAP
Warren County, NJ**

- Feature Key**
- Feature # 1 House
 - Feature # 2 Out Kitchen
 - Feature # 3 Smoke House
 - Feature # 4 Privy
 - Feature # 5 Wagon House A
 - Feature # 6 Wagon House B
 - Feature # 7 Wagon House C
 - Feature # 8 Barn
 - Feature # 9 Metal Silo

Property Boundary -----

Road



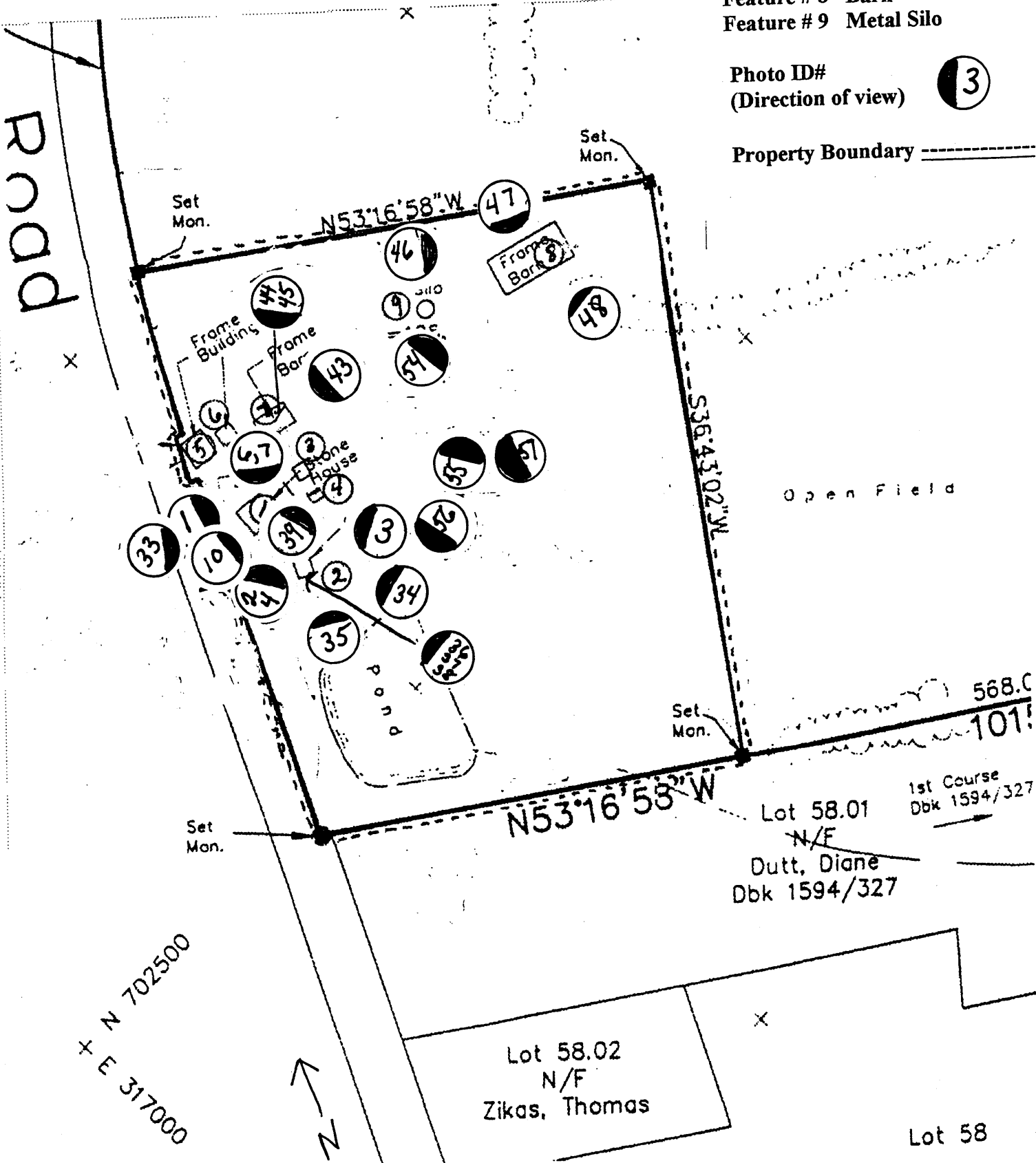
VAN NEST-HOFF-VANNATTA FARMSTEAD SITE LOCATION AND PHOTO IDENTIFICATION MAP

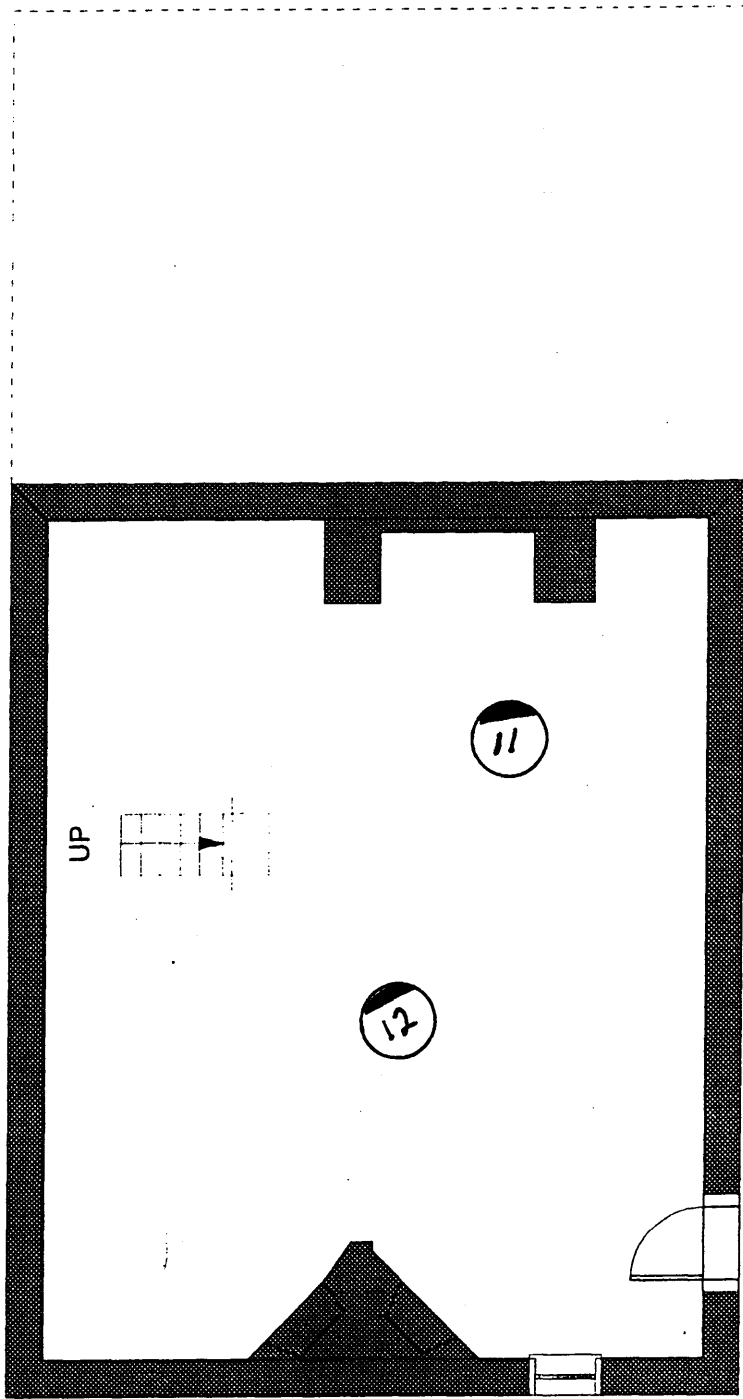
Warren County, NJ

- Feature Key**
- Feature # 1 House
 - Feature # 2 Out Kitchen
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 - Feature # 4 Privy
 - Feature # 5 Wagon House A
 - Feature # 6 Wagon House B
 - Feature # 7 Wagon House C
 - Feature # 8 Barn
 - Feature # 9 Metal Silo

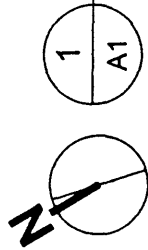
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(Direction of view)

Property Boundary





VANNATA HOUSE: CELLAR FLOOR PLAN



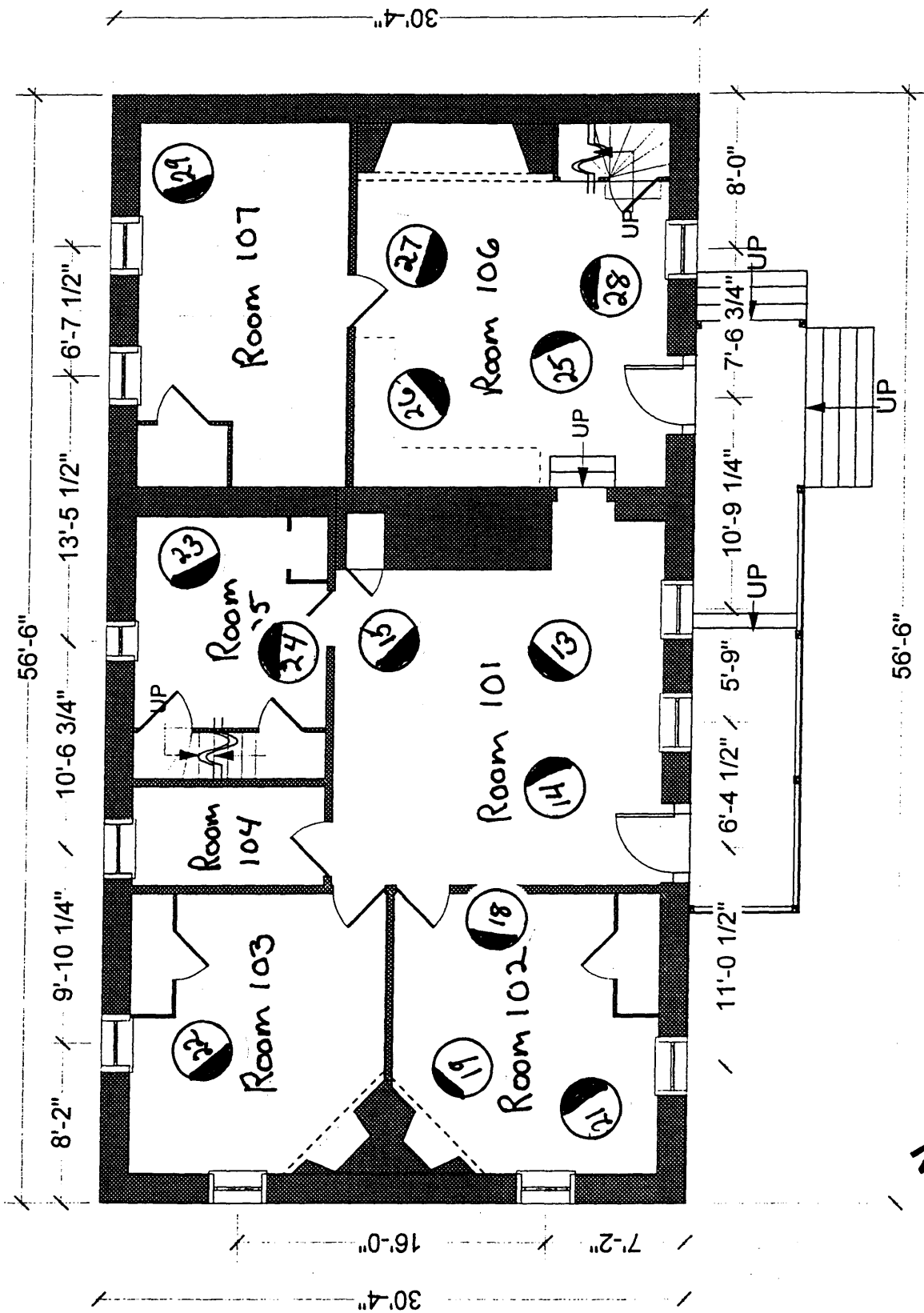
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(Direction of view)

3

Van Nest- Hoff-Vannatta Farmstead
Warren County, NJ



1 VANNATA HOUSE: FIRST FLOOR PLAN

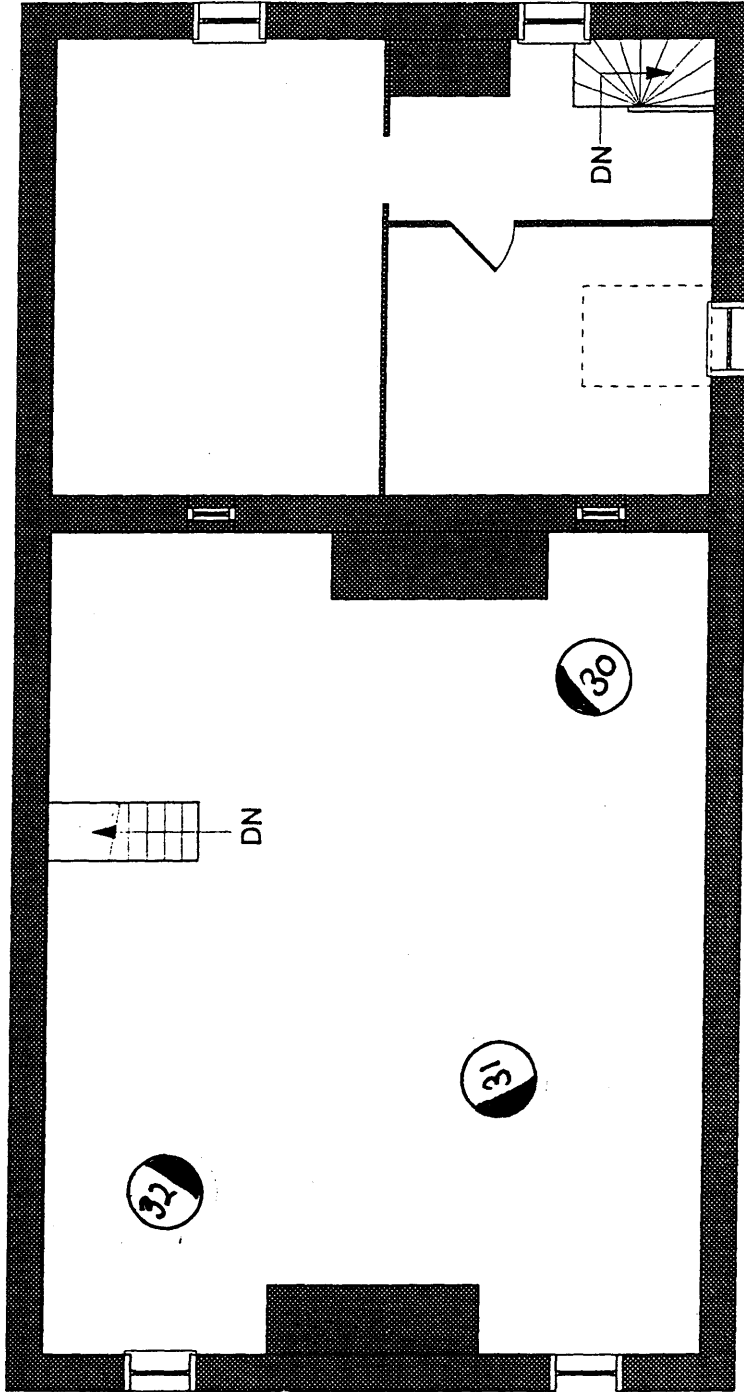
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(Direction of view)

3

Van Nest- Hoff-Vannatta Farmstead
Warren County, NJ



1 VANNATA HOUSE: ATTIC FLOOR PLAN

Scale: 1/8" = 1'-0"

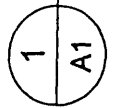


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Van Nest- Hoff-Vannatta Farmstead
Warren County, NJ