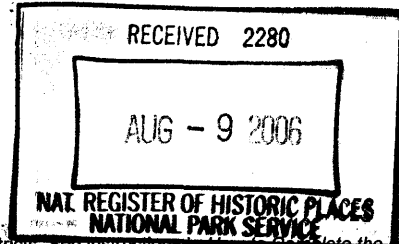


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



8/11

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cavalry Cottage

other names/site number General Grier Home

2. Location

street & number 100 Stafford Avenue  not for publication

city or town Stafford Township  vicinity

state New Jersey code NJ county Ocean code 029 zip code 08050

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.

*Amy Cradic*  
Signature of certifying official/Title

8/10/06  
Date

Amy Cradic, Assistant Commissioner 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 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

*Patricia Andrews*

9/22/2006

Cavalry Cottage  
Name of Property

Ocean Co., NJ  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
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 Dwelling

**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 masonry  
walls Clapboard  
roof Asphalt Shingles  
other Brick Chimney

**Narrative Description**

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

Cavalry Cottage  
Name of Property

Ocean Co., NJ  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria considerations

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

Property is:

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

#### Narrative Statement of Significance

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

### 9. Major Bibliographical References

#### Bibliography

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

#### Previous documentation on file (NPS):

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

#### Areas of Significance

(Enter categories from instructions)

Architecture  
Military  
Community Planning and Development

#### Period of Significance

c. 1760-1882

#### Significant Dates

c. 1760  
1882

#### Significant Person

(Complete if Criterion B is marked above)

Grier, Gen. William N. (1812-1885)

#### 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:

Stafford Township Historical Society Archives



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Cavalry Cottage

## NARRATIVE DESCRIPTION

## Summary

Cavalry Cottage, a 1½-story frame eighteenth-century cottage, is located at 100 Stafford Avenue in Manahawkin, Stafford Township, Ocean County, New Jersey. (photographs 1 and 3) Built c.1760, the original cottage was rectangular in plan with two rooms on the main level and a sleeping loft above. The structural framing of the cottage is very unusual: the one-and-one-half story height of its corner posts and the fact that the joists frame into posts, not the girts or plates, clearly suggest the builders worked in the Dutch framing tradition, yet the thinness of the joists (which do not resemble Dutch anchor beams at all), and the presence of narrow studs rather than thick posts suggests that the builders worked in the English tradition. In the nineteenth century, the sleeping loft was finished into two bedrooms and a one-story rear kitchen addition was constructed. The building is located on a small, slightly trapezoidal site measuring about 11,500 sq. ft. adjoining Stafford Avenue to the south (see site plan). The cottage is set back about 16 feet from the Stafford Avenue front property line, and at an angle to the street. On the east side, the entrance steps of the cottage go over the east property line by about a foot, while on the west and north (rear) sides the cottage is about 65 feet from the respective property lines at the closest points. From 1872 until the early-20th century, the property was bounded by a white picket fence along Stafford Avenue that the Stafford Land Improvement Company had put up during their upgrading of Stafford Avenue. The fence was removed in the mid-20th century, and the property boundaries are not articulated by fencing or landscaping. The entire site is more or less level with a gentle slope down towards the north. The property's front and side yards are devoid of any significant vegetation, except for the purple wisteria (*wisteria sinensis*) on the front porch. A small portion of the property is wooded at the rear.

## Chronology of Construction

The explanation of the evolution of Cavalry Cottage is necessarily based on analysis of the physical evidence of the building itself. Since no records of the exact date of construction of the building exist, the date of construction can only be approximated from the existing original building fabric and documentation of the settlement of the area to be ca.1760, broadly understood. This house was almost certainly built during the middle third of the 18th century. Originally constructed as a vernacular building during the colonial period, the building reflects an incremental process of additions and alterations over a span of almost 250 years.

The building has two distinct parts — the 1½-story main building and the one-story rear lean-to. The 1½-story portion of the house is original and features an unusual structural combination of Dutch and English framing techniques. However, the house's plan layout is quite typical of the colonial period with two small, equally-sized rooms placed laterally side by side, originally with a pair of corner fireplaces abutting each other at the north end of the partition wall. It is believed that the fireplace in the western room was used as the cooking fireplace, given its larger size. The age of the rear shed section cannot be definitely determined without removing some interior finishes to examine the structure. The change in slope from the main roof and the lack of brick paning suggests it is a later addition. Three mid-nineteenth-century doors are located in the shed section. These doors, along with a

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two-over-two window visible in historic photographs, suggest a c.1860 construction date. The original chimney from the corner fireplaces would have projected through the base of the roof slope, which would have been unusual but not unprecedented. It may have been, however, that the chimney was corbeled in the loft/attic space to pierce the roof closer to the ridge, which was a common eighteenth-century practice. The upper floor was originally a sleeping loft accessed by a ladder placed in Room 101.

The earliest set of alterations may have been made as early as the early-or-mid-19th century when the paired corner fireplaces and chimneys on the north wall of the two-story portion were demolished and new fireplaces were constructed in the middle of the partition wall between the two main rooms on the first floor. As a result, the door which had been originally located in the middle of this partition wall was relocated to the north end of the wall where the corner fireplaces had previously been located. The new fireplace configuration brought the new chimney centered through the ridge. A photograph dating to sometime after 1874 shows the cottage with the main two-story portion, the rear lean-to portion, and the second chimney location (in the center of the ridge of the main roof). In addition, the photograph also shows that the windows of the first floor had shutters and the windows of the second floor and rear lean-to portion were smaller than they currently are. The next set of major alterations was carried out by the Bennet family when they owned the cottage from 1883 to 1919. During this time, a porch was added on the front, the dormer with two windows was added on the south (front) side of the roof, the second chimney and fireplaces were demolished, a third much smaller chimney was constructed, and an enclosed staircase was constructed in the southwest corner of the parlor room adjacent to the main entrance. It is likely that the walls and ceilings were also covered with lath and plaster at this time.

A third set of major alterations appear to date from the second quarter of the 20th century, when rock wool insulation was installed as infill between the timber posts of the rear lean-to portion and the exterior clapboard was replaced. The window openings may also have been enlarged at this time and new sash installed. A railing was installed between the columns of the porch. In 1946, the lath and plaster were removed to re-expose the original walls and ceilings of the entire house. In the east parlor, the walls were coated with a latex paint. In the west parlor, some deteriorated brickwork was re-pointed. The Dutch door on the front entrance was purchased at an antique store in the late 1940s, cut in half horizontally and installed with antique hardware from that period. The toilet was installed in the short hallway between the west parlor (then in use as a master bedroom) and the pantry in the 1950s. At the same time, a sink was installed in the pantry/laundry room. Sometime around 1980, deteriorated lath and plaster in the kitchen were replaced on the north wall and ceiling with modern wood paneling.

### Exterior Form

Cavalry Cottage is a 1½-story, three-bay house with wood clapboard on the walls and a modern asphalt shingle roof (photograph 1). The cottage rests on a stone foundation, the exposed portions of which can be seen on the north elevation of the building. The building is very small in proportions, with the rectangular footprint of the building measuring only about 726 sq. ft., including the rear lean-to portion and the front porch.

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The original 1½-story exterior walls are braced timber posts infilled with brick paning and clad with wood clapboard. The four corner posts are 1½-story in height. The timber posts on the north and south walls are 6" thick and 12' high continuous up past the second floor joists and end in a top plate which supports the rafters of the roof. The floor joists are framed into the north and south wall posts, as in Dutch framing, but are disproportionately thin in comparison to typical Dutch anchor beams of the period, and the joinery at this intersection does not follow Dutch practice. The posts on the east and west walls are actually 3" thick studs and end at the second floor joists in the English building tradition. The added rear lean-to portion does not have brick paning. The paint on the clapboard has almost entirely weathered off and the clapboard has deteriorated at some locations on the east and north elevations. All of the clapboard on the building dates to the second quarter of the 20th century.

There have been two additions to the original two-room plan. The first, dating to the first half of the nineteenth century, is a one-story rear addition with a small kitchen and pantry. The second post-dates 1882 and was an addition of both a three-bay front porch and a front dormer. The shed-roofed dormer is centered on the front facade and provides one window in each of the two second floor bedrooms.

All of the windows of the building are currently boarded over. The main windows of the 1½-story portion of the building are in their original locations and frames, but the original window sash were replaced in the 19th century while those in the rear addition were replaced in the 20th century by six-over-six, double-hung sash with Colonial Revival muntins. The windows on the east and west elevations of the rear lean-to portion feature two-over-two, double-hung sash. The windows on the north elevation are both single-hung pocket windows, the one on the west being a four-light sash with Colonial Revival muntins, while the one on the east is a two-light sash with mid-20th century muntins. The dormer windows feature two-over-two, double-hung sash with plain muntins.

The roof over the 1½-story portion of the building is a steeply pitched gable roof, with the ridge running side-to-side. A shed roof extends along the entire rear of the building. The shed-roofed dormer was added on the front pitch of the original roof to make the sleeping loft of the upper floor more functional as two bedrooms. The structure of the roof, visible only through holes in the finished lath and plaster ceiling, is composed of pairs of white oak rafters spanning in the north-south direction, pegged at the ridge without a ridge beam, and resting on the respective north and south walls on timber plates. Over the rafters is original wood shingle lath and modern asphalt shingle roofing. The original chimney was located in the center of the north wall of the 1½-story portion of the building where the lean-to roof abuts the main roof. Subsequently, the original chimney was demolished and a new chimney was constructed in the center of the main ridge sometime during the mid-19th century. In the early-20th century, this double-flue chimney was subsequently replaced by the existing smaller chimney.

### South Elevation

The facade of the building faces Stafford Avenue. (photograph 3) This three-bay elevation is asymmetrical, with a door in the eastern bay, a window in the center bay, and a window in the western bay. The entrance porch consists of four plain wood posts, each flanked by a pair of very modest wood brackets, supporting a hipped porch roof. Neither the entrance door nor the front windows are original. The window opening adjacent to the door in the

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center bay probably dates to the construction of the porch. Both the windows on this elevation feature six-over-six, double-hung sash with Colonial Revival muntins. The entrance door is a six-panel Dutch door (cut in two from an old six-panel, single leaf door) that was salvaged from another site and installed here in the late 1940s. The door and window surrounds are plain.

## West Elevation

The west elevation is 1½-story, two-bays, and asymmetrical. (photographs 2 and 4) The eighteenth-century front section displays a 1½-story gable end wall with one window each on the first and second floors. (photograph 7) The window frames and locations are original; the double-hung, six-over-six sash were installed in the late-19th century. The northern bay is a single-story with a shed roof connecting to the main roof. In a late-19th century photograph of the cottage, the window in this bay appears to be smaller than the windows in the main building and more square than rectangular in shape. In the second quarter of the 20th century, a larger window matching the size of the windows of the main building was installed in its place with four-over-four, double-hung sash. The window surrounds are plain. A small three-light, top-hung basement window that is currently boarded over is located at the northern end of this elevation.

## North Elevation

This rear elevation includes the unfenestrated rear roof slope of the main section and the symmetrical single-story, two-bay elevation of the rear addition. (photograph 5) The western window on this elevation is a single-hung pocket window with a four-light, single-hung pocket sash and Colonial Revival muntins. The eastern window features a mid-20th century, two-light, single-hung pocket sash. The window surrounds are plain. A small three-light, top-hung basement window that is currently boarded over is located at the western end of this elevation.

## East Elevation

The east side elevation mirrors the west elevation except for a side door to the rear addition in the northern bay. (photograph 6) The entrance door, which is a single-leaf door with four recessed panels was salvaged from another site and installed here in the late 1940s. Two stone steps access this entrance door. The double-hung, six-over-six window sash date to the late-19th century. The door and window surrounds are plain.

## Interior — Room 101 — East Parlor

This room, 12' x 15'-6" in plan, is in the eighteenth-century, front portion of the cottage. (photograph 8) This parlor retains all of its original features and finishes, with the exceptions of a missing corner cupboard and fireplace/chimney alterations. The construction of the north, south, and east walls of this room is typical of the exterior wall construction with 1½-story timber posts on the bearing walls and thinner studs on the gable end (east) wall. There is a diagonal brace at each corner and brick paning between posts and studs). (photograph 9) In this



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room the brick paning was painted in the mid-20th century. The west wall, which is a partition wall between this room and Room 102, is a 1" thick vertical-board partition wall. The joists of the ceiling span in the north-south direction and are connected to the studs with mortise-and-tenon joints on the north and south walls. The bottom sides of the joists show evidence (in nail holes and staining) of a previous lath and plaster ceiling that was installed c.1900 and removed in 1946. The existing ceiling of the first floor is the exposed underside of the second floor's flooring boards, spanning in the east-west direction with tongue-and-groove joinery.

This room also features two of the oldest surviving doors of the cottage — the door to the kitchen in the rear and the door in the board partition to Room 102. (photograph 13) The kitchen door is a vertical board-and-batten door that has at least three separate sets of indentations and holes from previous strap and butt hinges suggesting it has been moved or rehung with new hardware in the same location. The adjoining parlor door also is vertical board-and-batten. Evidence indicates that this door is in the third doorway location along the same partition wall. In the original design of the house there was a large corner fireplace located in the northwest corner of the room and abutting with another corner fireplace in Room 102. (photograph 12) Evidence of this fireplace still exists in the form of a diagonal joist below the floor, diagonal joints in the floor boards and variations in the whitewash of the north wall in the area that would have been partially behind the fireplace. At the time that this fireplace existed, the door leading to Room 102 was located near the center of the partition wall. Evidence of this location still exists where replacement vertical boards of the partition can be seen and some part of the original door trim still survives. When the original fireplace and chimney were demolished, probably in the early-or-mid-19th century, a new fireplace and chimney were installed at the original location of this door near the center of the partition wall between the rooms, and the door was moved to its current location. Both the original doors have plain stained trim with numerous holes and indentations from previous nails and fixtures. In the mid-20th century, the second fireplace and chimney were demolished and replaced with the extant smaller chimney in Room 102. A patch in the vertical boards on the partition wall reveals the location of the second fireplace.

Originally, a corner cupboard occupied the southeast corner. The floorboards there have a diagonal joint line coinciding with what would have been the face of the cupboard. The wall that was once covered by the original corner cupboard shows that the brick at the cupboard's previous location has never been white-washed or painted. A nineteenth-century stair in the southwest corner of the room leads to the second floor. (photograph 22) Originally, the upper floor was a sleeping loft and was probably accessed by a ladder from the first floor. The stair was added, most likely during the first fireplace alterations.

The main entrance door to the house opens into this room from the porch. (photograph 11) There was always a door at this location but the existing Dutch door was installed from another site in the mid-20th century. The existing door features three recessed panels in the upper half and two in the lower half. In addition, there are two doors related to the staircase. There is a small vertical-board door to a closet beneath the staircase and another vertical-board door on the second step of the staircase set flush with the staircase wall. Although these doors (and the stair walls) date to the late-19th century, they were constructed with re-used wide random-width boards. There are two windows in this room, one on the east wall and one on the south wall adjacent to the door. The window on the south wall does not appear in the the late-19th century photograph of the cottage, which suggests that it is a later

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addition, but it matches the the other windows in this part of the cottage. It appears that all the windows of this portion of the cottage were replaced in the late-19th century or early-20th century with six-over-six sash and Colonial Revival muntins maintaining the original trim. (photograph 10)

The floor is made up of wide unfinished floor boards with varying widths of 8" to 11". The plain wood baseboard is about 6" in height with a top bead. At some locations on the walls there are leftover pieces of a 3" wide wood chair rail that at one time may have existed along the entire perimeter of the room.

### Room 102 — West Parlor

This room, 9' x 15'-6" in plan, is the west parlor in the eighteenth-century portion of the cottage. (photograph 14) The construction of the north, south, and west walls of this room is typical of the exterior wall construction (timber posts with a diagonal brace at the corners and brick paning between the posts and studs). (photograph 17) The east wall is the 1" thick vertical-board partition wall shared with Room 101. The joists of the ceiling span in the north-south direction and are connected to the studs with mortise-and-tenon joints on the north and south walls. The bottom sides of the joists show evidence of a lath and plaster ceiling that has been removed. The ceiling of the first floor is currently the exposed underside of the second floor's floor boards, spanning in the east-west direction, with tongue-and-groove joinery.

In the early-20th century, the second fireplace and chimney were also demolished and replaced with a smaller chimney which exists today. (photograph 15) A misaligned patchwork of the vertical boards and the outline of an old mantel shelf on the partition wall indicates where the second fireplace was located. (photograph 16)

In addition to the board-and-batten door to Room 101, there is another board-and-batten door on the north wall leading into the short hall between this room and Room 104. (the pantry) There are two windows in the west parlor, one on the west wall and one on the south wall. The window locations, sizes, and frames are original to the building. The original windows of the house would have been either six-over-six, nine-over-nine, or twelve-over-twelve, but it appears that all the windows of this portion of the house were replaced in the late-19th or early-20th century with six-over-six sash with Colonial Revival muntins. (photograph 18)

The floor is made up of wide unfinished floor boards with varying widths of 8" to 11". The plain wood baseboard is about 6" in height with a bead molding at the top. At some locations on the walls there are leftover pieces or marks of a 3" wide wood chair rail that at one time may have existed around the entire room. In the southeast corner of the room, there is some evidence of previous trim along the edges of the partition wall. On the beam over the west wall there are varying adze marks made to provide a better surface for the added plaster.

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### Room 103 — Passage

This short passage between Room 102 and Room 104 is not original to the rear shed. It was created as a result of the addition of the basement and the stairs leading to it from the kitchen. Room 103 is a small, closet-like space with one door each on the north and south walls. The door from the pantry/laundry room (Room 104) is a paneled door with five raised panels while the door from Room 102 is a braced vertical-board door. Both doors are painted red and feature plain trim. The walls and ceiling are plastered and painted. The floor is made up of 3" wide unfinished floor boards. The plain wood baseboard is about 6" in height. A toilet was installed in this space in the 1950s. (photograph 19)

### Room 104 — Pantry/Laundry

This small pantry room in the northwest corner of the rear shed is about 8'x6' in size. The door from the kitchen features four recessed panels. On the south wall there is another four-panel door to Room 103. There is one window on the north wall and a second on the west wall. The window on the north wall is shorter than the other windows of the building because of the lower height of the roof at this location. Both the doors and windows feature plain trim.

The ceiling is sloped along the north wall to conform to the slope of the shed roof at that location. The west and north walls are external walls of the building constructed with timber posts infilled with batt insulation and finished with lath and plaster. The east and south walls are lath-and-plaster partition walls. The ceiling and the walls of this room are plastered and painted. The floor is made up of 3" wide unfinished floor boards. The plain wood baseboard throughout the room is about 6" in height.

### Room 105 — Kitchen

This kitchen is 13'-6"x9' in size. On the east wall is a four-panel exterior door. On the west wall are two doors that lead to the pantry and the basement stairs. (photographs 20 and 21) Both doors are identical with four recessed panels. On the south wall is a fourth doorway, leading into the East Parlor (Room 101) with an original board-and-batten door. There are two windows in this room, one on the north wall and the other on the east wall. All the doors and windows feature plain trim.

The ceiling is sloped along the north wall to follow the roof. The exterior walls are covered with modern wood paneling. The south wall of this room, the partition between this room and the parlor, is 4½" thick and is constructed of braced timber posts infilled with brick paning. The west wall is a lath-and-plaster partition wall. The floor is made up of 3" wide unfinished floor boards. The plain wood baseboard throughout out the room is about 6" in height. Until the 1950s sink installation, there was a hand pump that was used to draw water from the ground.

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### Room 201 — East Bedroom

The stair from the first floor in Room 101 leads into this 12'x 15'-6" bedroom that was originally part of a sleeping loft. Adjoining the stair on this floor is a plain wood railing with four horizontal members of varying sizes and a simple newel. (photograph 23) There are two windows in this room. One is in the gable end on the east wall, which is the original location for the window, but the original sash have been replaced with six-over-six sash featuring Colonial Revival muntins. (photograph 27) The other window is in the dormer on the south side, which was a late-19th century addition that features a two-over-two sash with plain muntins. (photographs 24 and 26) There is one door in this room; the vertical board door opens to the other bedroom on this floor. (photograph 28) The north, south, and east walls of this room are of the typical exterior wall construction found elsewhere in building with timber posts and brick paning infill. The timber posts of the north and south walls continue up to the roof on this floor from the first floor and these walls are only finished with paint. The east wall, however, is clad with lath and plaster and then painted. (photograph 25) The west wall is a lath-and-plaster partition wall located over the joist and partition wall below. The ceiling is lath and plaster following the profile of the pitched roof. The floor is made up of unfinished floor boards with varying widths of 6" to 9". The beaded wood baseboard along the east and west walls is about 6" in height.

### Room 202 — West Bedroom

This 9'x 15'-6" bedroom was originally part of the sleeping loft. (photographs 29, 30, and 31) The room's finishes and features exactly mirror those of the eastern bedroom, but without the stairway. In addition, the brick chimney continues up from Room 102 below and exits through the roof. A metal pie plate covers the opening for a previous heating stove. (photograph 32)

### Basement — Room 001

A flight of stairs from the kitchen on the first floor leads down to the partial basement, a small 10'x8'-9" utilitarian space in the northwest corner of the cottage. The basement was not part of the original configuration of the house; it currently houses a boiler and some service pipes. There are two windows in this space, one on the west wall and one on the north wall. The window on the west wall features a three-light, awning sash. The sash on the north window is missing. Both window openings are currently boarded up. The foundation walls are constructed of uncoursed stone masonry, parged and painted.

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Cavalry Cottage**STATEMENT OF SIGNIFICANCE****Summary**

Cavalry Cottage, the oldest building still standing in Manahawkin, is estimated to have been built c.1760 as a vernacular dwelling. The one-and-one-half story height of its corner posts and the fact that the joists frame into posts, not the girts or plates, clearly suggest the builders were familiar with the Dutch framing tradition and were comfortable in using some of its elements. However, the thinness of the joists (which do not resemble Dutch anchor beams at all), and the presence of narrow studs rather than thick posts suggests that the builders chiefly worked in the English housewrighting tradition. Few other houses in New Jersey are known that clearly present such contrasting construction practices. Furthermore, these structural details are intact and exposed to view, embodying the distinctive characteristics of this method and construction and providing significance under criterion C in the area of architecture. Cavalry Cottage is also significant under criterion B in the area of community development and planning as the residence of Brig. Gen. William N. Grier who lived here from 1872 to 1873, and together with his son-in-law George W. Campbell, Jr., started the Stafford Land Improvement Company and undertook the expansion of Stafford Avenue, improved the infrastructure of the village of Manahawkin, and promoted residential development in Stafford Township. The property is also locally significant under Criterion B in the area of military history for Grier's prominent role in the Mexican, Indian, and Civil wars.

**History****Stafford Township and Manahawkin**

Stafford Township, part of Ocean County, is today 45.9 square miles of a low-lying area comprised mainly of sandy soil, wetlands, and pine forests. Most of the older villages of this township were developed along the present Route 9.<sup>1</sup> Stafford was originally inhabited by native Americans, with Manahawkin being one of their settlement locations. The name "Manahawkin" is likely a corruption of the Lenape dialect, "mënahôking" which means 'place where the land slopes.'<sup>2</sup> The first English settlers came to the Manahawkin vicinity during the early part of the 18th century. At that time, the Stafford area was a remote part of Shrewsbury Township in Monmouth County.<sup>3</sup> James Haywood, Perry Paul, and Luke Courtney were three of the first settlers. They hailed from Staffordshire, England and bought tracts of land in this area before they sailed from England.<sup>4</sup> These men and their families settled in Manahawkin in 1743, and it is believed that the name of Stafford Township was influenced by the birthplace of these men. On March 3, 1749 a patent was created setting off Stafford Township from Shrewsbury.<sup>5</sup> As early as 1775, there were about twenty farms in the Manahawkin area.<sup>6</sup> It is assumed that Cavalry Cottage had been constructed by this time, ca.1760.

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In the late eighteenth century, Manahawkin witnessed the rise of a new local trade besides farming and fishing. Vast cedar swamps in the area came to be recognized as a profitable natural resource of high quality for building construction, and the cedar was marketed as far north as New York.<sup>7</sup> The small town, with only forty houses, two churches, two stores, and two taverns had as many as four saw mills. During the early-19th century, a stage coach was operating from Toms River to Tuckerton, stopping at a tavern in Manahawkin.<sup>8</sup> By the mid-19th century, the cedar swamps were depleted and trade was slowing down. In 1866, a rail line under the name of "Barnegat Railway Company" was started from Manchester to Toms River and was later extended to Tuckerton, passing through Manahawkin.<sup>9</sup> By 1870, there was growing interest in the development of Beach Haven and other bay areas for summer resorts; this led to the extension of the railroad to the islands in the bay. The railroad gave a boost to the resort business on the beaches and led to land speculation in the surrounding areas. It was during this time, in 1872, that retired Brig. Gen. William N. Grier came to Manahawkin to live with his daughter Anna Grier Campbell and son-in-law George W. Campbell, Jr.

**Brevet Brigadier-General, William Nicholson Grier, United States Army**

William N. Grier was born on July 11, 1812 in Northumberland, Pennsylvania. His parents were of Scottish-Irish lineage and they lived and died in Northumberland.<sup>10</sup> Grier's father was a Presbyterian minister and a seminary teacher.<sup>11</sup> Grier was part of a large family of siblings, the eldest of whom, Robert C. Grier, served as a Justice of the United States Supreme Court.<sup>12</sup> Their father died when William was only a boy and his eldest brother took over the responsibility of the family. It was his brother who obtained a directive from then-President Andrew Jackson to enroll William at the United States Military Academy in West Point on September 1, 1831.<sup>13</sup> William's academic record at West Point was average but he was noted for his soldierly bearing and was well respected in the academy. He graduated from West Point in 1835. He was assigned to the 1st Dragoons and stationed on frontier duty in the Choctaw nation from 1839 to 1840.<sup>14</sup> Subsequently, he taught Infantry and Cavalry Tactics at West Point for a year before being sent on frontier duty again to various forts in the west during the next two years.

On July 13, 1842, he married Virginia Hoar in Fort Leavenworth, Kansas. Virginia was born on January 8, 1825 in Baltimore, Maryland. The Grier's only child, Anna, was born on December 11, 1846 in Iowa. On April 23, 1846, William Grier was appointed captain and assigned duty in the Mexican War.<sup>15</sup> He was breveted to the rank of Major for gallantry in action and meritorious service in the battle of Santa Cruz de Rosales on March 16, 1848. By 1849, he was again on frontier duty at Fernandez de Taos and on November 17, 1849 he was wounded in the battle of Too-koo-jurre.<sup>16</sup> He spent the next two years on the Pacific coast and in the northwest serving in expeditions against the Indians on the Santa Fe trail and Oregon Trail and was later sent to Fort Walla-Walla in Washington Territory where he again engaged in the chase and eventual capture of Indians who were carrying out looting and killing in the vicinity.<sup>17</sup> When Fort Sumter was attacked in April 1861, Grier had the choice to stay with the United States Army or join the Confederates. He decided to stay with the Army and was sent on duty to Washington, D.C. in October as the acting Inspector-General of the Army of the Potomac, commanding the 1st Cavalry (which was originally the 1st Dragoons) regiment.<sup>18</sup> During the next two years, he continued to command the 1st Cavalry in the Virginia Peninsular campaign. He was present at the siege of Yorktown, and he was breveted to the rank of Colonel for gallantry in action in the battle of Williamsburg on May 5, 1862, where he was also wounded.<sup>19</sup>

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In an account written by Grier in 1866, he mentioned that after he received a saber wound in the battle of Williamsburg, his physical condition began to deteriorate. He suffered from severe dysentery but continued with the cavalry against the recommendation of his surgeon. In spite of his condition, he participated in the battle of Gaines Mills and James River in June of 1862. By August, however, his condition had deteriorated to such an extent that he was unable to ride his horse anymore and had to be sent from the field. Between September 1862 and February 1863 he served on court martial duty in St. Louis, Missouri and later he served as superintendent of volunteer recruiting service and as chief mustering and disbursing officer, first in Ohio, then in Iowa from March 1863 to June 1865,<sup>20</sup> and finally in Pennsylvania from June 1865 to April 1866.<sup>21</sup> Throughout that time, he continued to suffer from chronic dysentery, typhoid, chills and fever.

By March 1865, the Civil War was nearing its end and Grier's health was improving. On March 13, 1865, he was breveted to the rank of Brigadier General for faithful service in the United States Army. Grier again wanted to lead the cavalry but the army was no longer in need of as many officers as it had been during the war. At this time, Gen. Grant (who later became President Grant) recalled a particular instance of kindness shown towards him by Grier, when Grier was teaching at West Point and Grant was a cadet. On Grant's recommendation, Grier was awarded the rank of Colonel of the 3rd Cavalry on August 31, 1866.<sup>22</sup> From 1867 to 1870, Grier was the Commander of Fort Union in New Mexico. Soon afterward, Grier's health again started to decline and he was hospitalized in San Francisco. He requested to be put on the retired list on December 15, 1870.<sup>23</sup> After retirement, he moved to New Jersey, but he was used to his traveling lifestyle and therefore never really settled down in one particular place. Sometime in early 1872, he came to live with his only child, Anna Grier Campbell, the wife of George W. Campbell, Jr.<sup>24</sup>

### George W. Campbell, Jr.

During the nineteenth century, the Campbells were a very prominent and established family from Millburn in Essex County. They owned several businesses in Millburn, as well as in other parts of New Jersey and New York. Two generations before, Samuel Campbell had first come to New Jersey from Scotland in 1756. He had worked hard to establish his family in the paper manufacturing business, and the Campbells came to own several mills in and around Millburn. His grandson, George W. Campbell Jr. was born in Orange County, NY, where he spent his childhood. His father was an extremely enterprising business man. He was an agent for a railroad company and, at the same time, he had a successful linseed oil manufacturing company that at one point ranked among the best in the country. He also delved into the real estate and insurance businesses and was elected director of The National City Bank.

When George was a teenager, his family moved to Millburn, Essex County. George was part of a large family with eight other siblings. He had varied interests and was extremely enterprising from a very young age, much like his father and grandfather. In 1870, at the age of 22, he already had his own Real Estate and Insurance brokerage firm and was one of the trustees of St. Stephen's Parochial School in Millburn. He married Anna Grier soon after and moved to Stafford Township in 1872. George W. Campbell, Jr. came to Stafford Township with the aim of prospering in the real estate business in a town that he saw as a tourist destination because of its proximity to the

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ocean and the development of the railroad. There he started the Stafford Land Improvement Company in partnership with his father-in-law, William Grier.

### The Stafford Land Improvement Company

In 1872, the company purchased numerous lots of land around Stafford Avenue including a large lot of 50 acres of land from Zipporah Crane which was located to the north of Stafford Avenue.<sup>25</sup> It was this lot which included the property on which Cavalry Cottage now stands at 100 Stafford Avenue. The original property that surrounded the house had been a large farm plot and the house was used as a farm house. The original course of Stafford Avenue ran parallel to the facade of the cottage.<sup>26</sup> On December 24, 1872 the property was transferred to the name of Anna Grier Campbell.<sup>27</sup> At the same time on December 20th a small portion of land at the rear of the 100 Stafford Avenue property was sold by Samuel Crane to Anna Grier Campbell for \$13.80.<sup>28</sup> When the Stafford Land Improvement Company widened Stafford Avenue in 1872, they changed its course to align it more westerly. This resulted in the loss of part of the front yard of Cavalry Cottage, and as a result, the front of the cottage today is not parallel to Stafford Avenue.<sup>29</sup> In 1874, the Stafford Land Improvement Company donated a large plot of land, including part of the property to the east of Cavalry Cottage, for a new Methodist Church on Stafford Avenue, creating the current eastern boundaries of the nominated parcel.

William Grier and George W. Campbell Jr. were prominent figures in Manahawkin for the short period of time they lived there. They accomplished a great deal for the benefit of this small town and its residents. As principals of the Stafford Land Improvement Company, William Grier and George Campbell were responsible for the development of infrastructure for the town, including the railroad depot.<sup>30</sup> William Grier and George Campbell were also directors of the Stafford Mutual Insurance Company. In February 1873, William Grier left for Florida. He returned to Cavalry Cottage in June 1873. After the property was sold, William Grier moved to Carlisle in Cumberland County, Pennsylvania. He died on July 8, 1885 at the age of 73 in Napa Springs, California.<sup>31</sup>

### Post-Grier Ownership

The Cavalry Cottage property was sold by Anna Grier Campbell to James L. Bennett on Nov 22, 1883 for a sum of \$370.<sup>32</sup> James Bennett died on March 3, 1902 and the property was willed to his wife Sarah J. Bennett, his daughter Louisa Eberson, and son-in-law Roland F. Eberson. On December 5, 1919 they sold the property to Randall Thompson and his wife Lizzie Thompson.<sup>33</sup> The Thompsons in turn sold the property to William C. Malsbury and his wife Lydia Malsbury on January 5, 1923.<sup>34</sup> The property was seized by the Sheriff of Ocean County, Sylvester B. Mathias from the Malsburys and on September 20, 1945. Sonja Mesterton bought the property at the following Sheriff's sale on November 10, 1945.<sup>35</sup> The Mestertons used the property as summer home until Sonja Mesterton moved there permanently after her retirement sometime in the 1960s. The Mestertons owned the property for almost 50 years. The cottage had been vacant for nine years when Robert Mesterton inherited it upon the death of his mother Sonja Mesterton in 1990. Robert Mesterton subsequently sold the property to Stafford Township on May 16, 2003 for a sum of \$49,900.<sup>36</sup> The Township and the Stafford Township Historical Society are now working to restore the building for future generations.



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12. Ibid.
13. Ibid.
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18. Thomas P. Farner, "Grier and the Army of the Potomac" *The Sand Paper*, November 12, 2003, n.p., from the collections of the Stafford Township Historical Society.
19. Thomas P. Farner, "Cavalry to the Rescue" *The Sand Paper*, November 19, 2003, n.p., from the collections of the Stafford Township Historical Society.
20. Ingalls, p.28.
21. Farner, "The Man Behind Cavalry Cottage."
22. Thoms P. Farner, "Dashing Military Career Winds Down," *The Sand Paper*, December 10, 2003, n.p., from the collections of the Stafford Township Historical Society.

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23. Farner, "The Man Behind Cavalry Cottage."
  24. Ingalls, p.28.
  25. Deed, Zipporah C. Crane to Stafford Land Company, Ocean County Deed Register 67, p. 76, June 29, 1872.
  26. Robert Mesterton, phone interview by Anahita Mantri, December 28, 2004.
  27. Deed, Zipporah C. Crane to Stafford Land Company, Ocean County Deed Register 67, p. 76. June 29, 1872.
  28. Deed, Samuel Crane to Anna Grier Campbell, Ocean County Deed Register 68, p. 300. December 20, 1872.
  29. Mesterton.
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  31. "Manahawken," *The New Jersey Courier*, August, 1872, n.p., from the collections of the Stafford Township Historical Society.
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  33. Deed, Sarah J. Bennett to Randall Thompson and his wife Lizzie Thompson, Ocean County Deed Register 590, p.209, December 5, 1919.
  34. Deed, Randall Thompson and his wife Lizzie Thompson to William Malsbury and wife Lydia Malsbury, Ocean County Deed Register 592, p. 272, January 5, 1923.
  35. Deed, Ocean County Sheriff to Sonja Mesterton, Ocean County Deed Register 1193, p. 432, November 10, 1945.
  36. Deed, Robert Mesterton to Stafford Township, Ocean County Deed Register 11434, p. 834, May 16, 2003.

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### **VERBAL BOUNDARY DESCRIPTION**

Cavalry Cottage, located at 100 Stafford Avenue, occupies Block no. 235, Lot no. 30.

### **BOUNDARY JUSTIFICATION**

The boundary includes the entire site historically associated with Cavalry Cottage that remains in common ownership.

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2. "Topographical map of Ocean Co., NJ from Recent and Actual Surveys" under the direction of F. W. Beers. Published by Beers, Comstock and Cline, 1872.
3. "Topographical map of Ocean Co., NJ from Recent and Actual Surveys" under the direction of F. W. Beers. Published by Beers, Comstock and Cline, 1872. (Detail).
4. "Map of Property belonging to G. W. Campbell Jr. Manahawkin, Ocean County, NJ. To be sold June 25, 1872 by A. D. Mellick Jr. & Bro. Auctioneers", 1872.
5. "Manahawkin" Woolman & Rose, 1878.
6. GIS Aerial Map, Stafford Township, from the collection of Stafford Township Online, November 2004.

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**PHOTOGRAPHS**

The following information applies to all photographs:

1. Cavalry Cottage
2. Ocean County, New Jersey
3. Anahita Mantri, Photographer
4. November, 2004
5. Negatives held by: Westfield Architects & Preservation Consultants  
425 White Horse Pike  
Haddon Heights, NJ 08035-1706  
Tel: 856-547-0465

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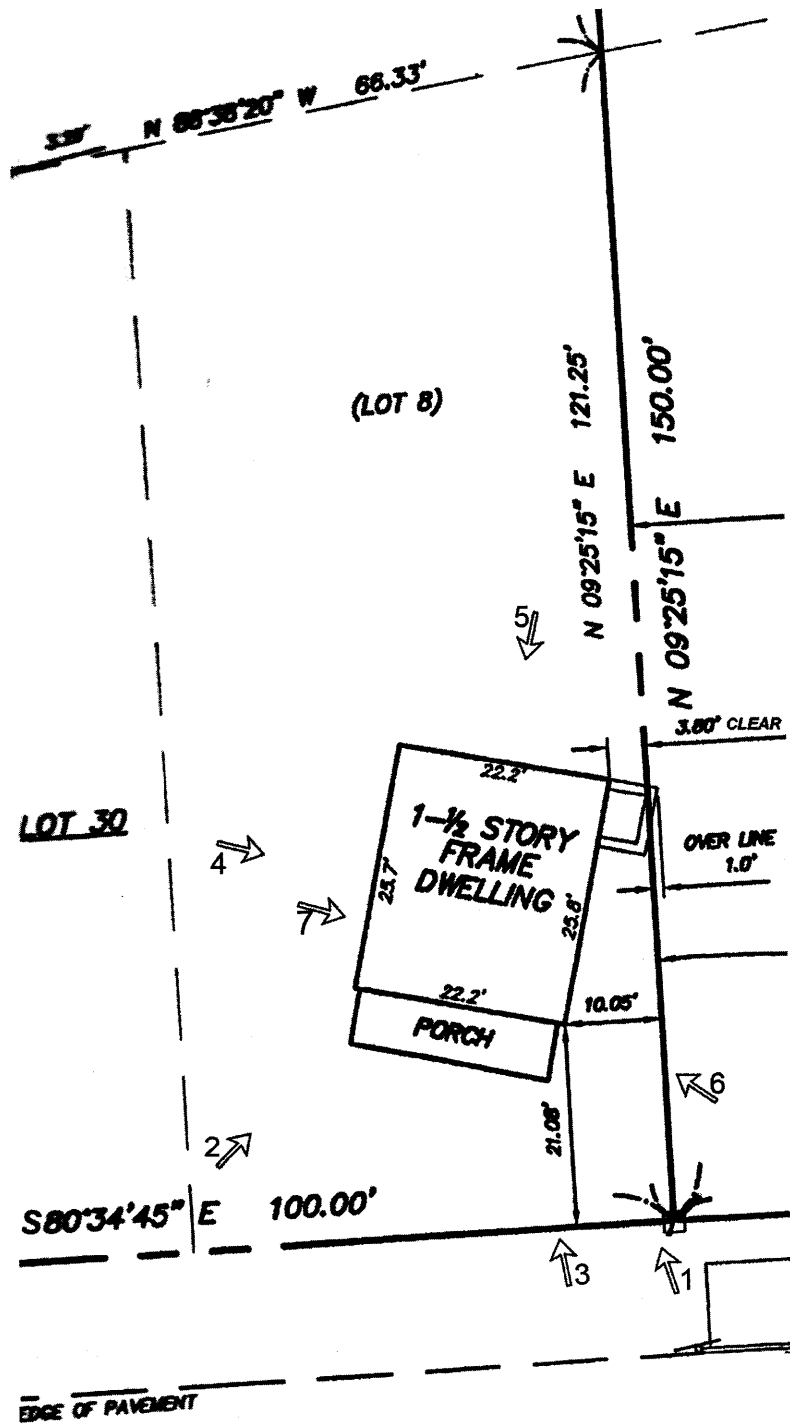
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- 7. Photo 31 of 32
  
- 6. View of the early 20th century chimney, facing east.
- 7. Photo 32 of 32



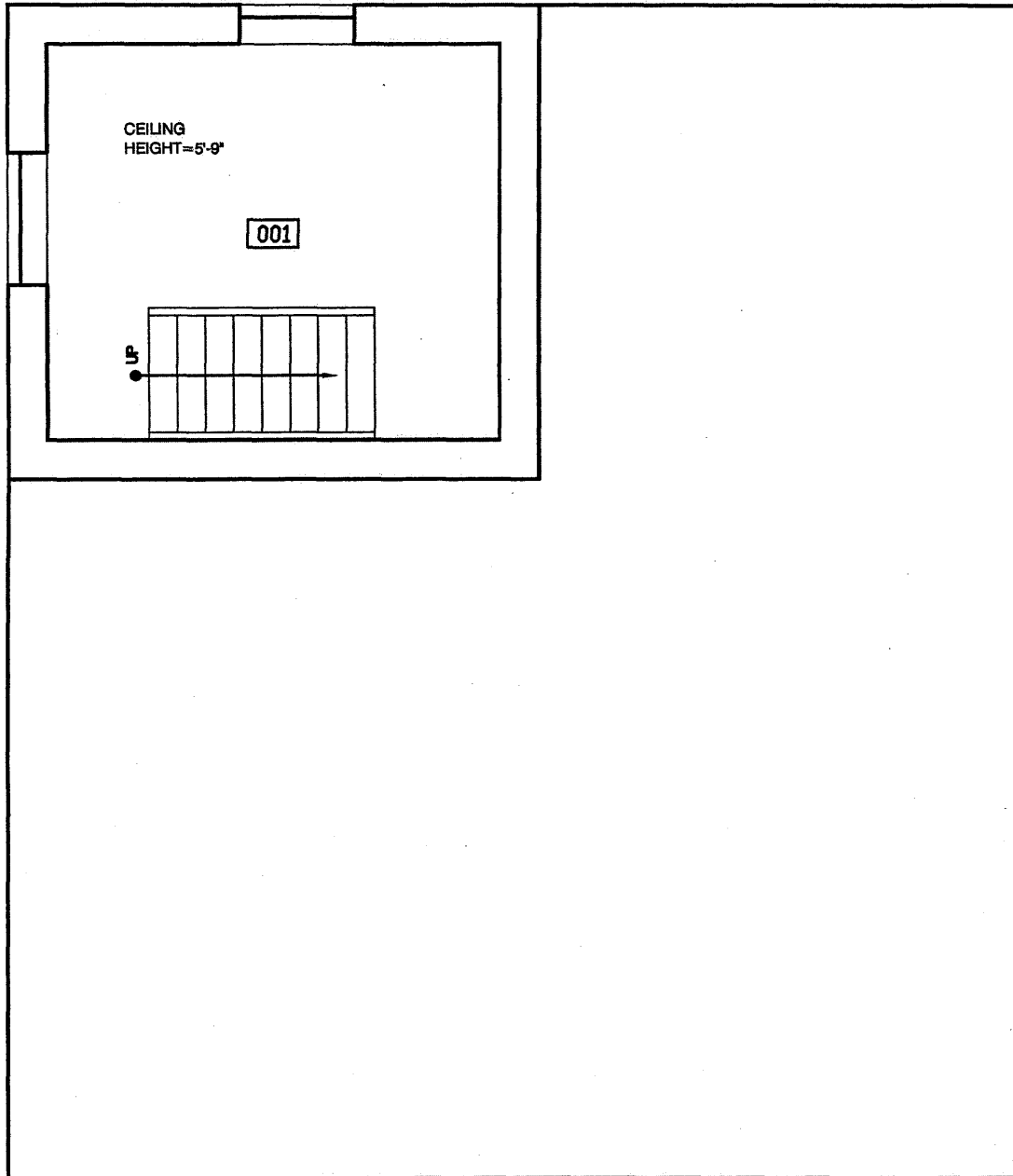
Cavalry Cottage, Ocean County, NJ



**SITE PLAN SHOWING PHOTO VIEWS**  
N.T.S.

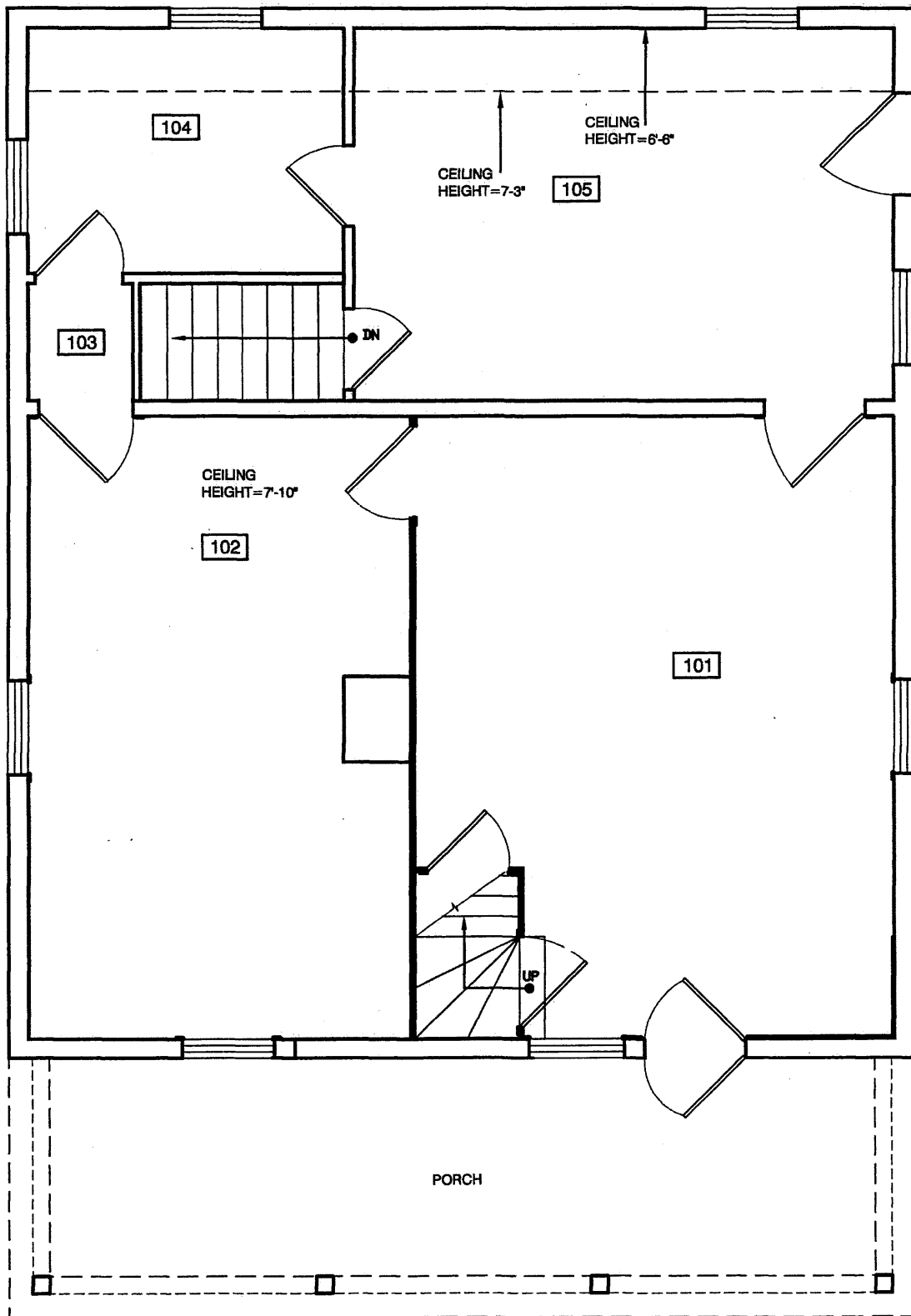
Cavalry Cottage, Ocean County, NJ





**BASEMENT PLAN**  
N.T.S.

Cavalry Cottage, Ocean County, NJ

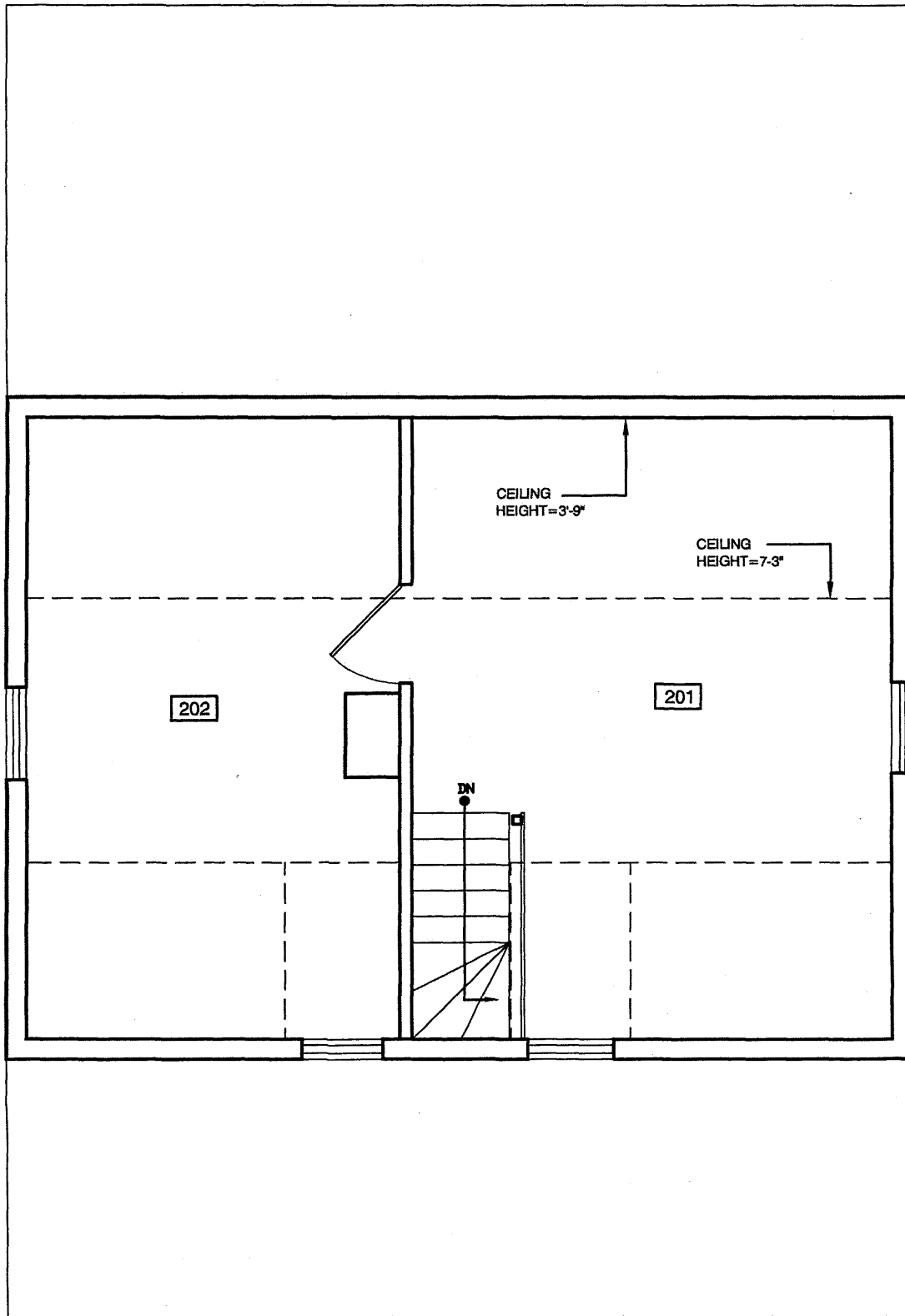


# FIRST FLOOR PLAN

N.T.S.

Cavalry Cottage, Ocean County, NJ



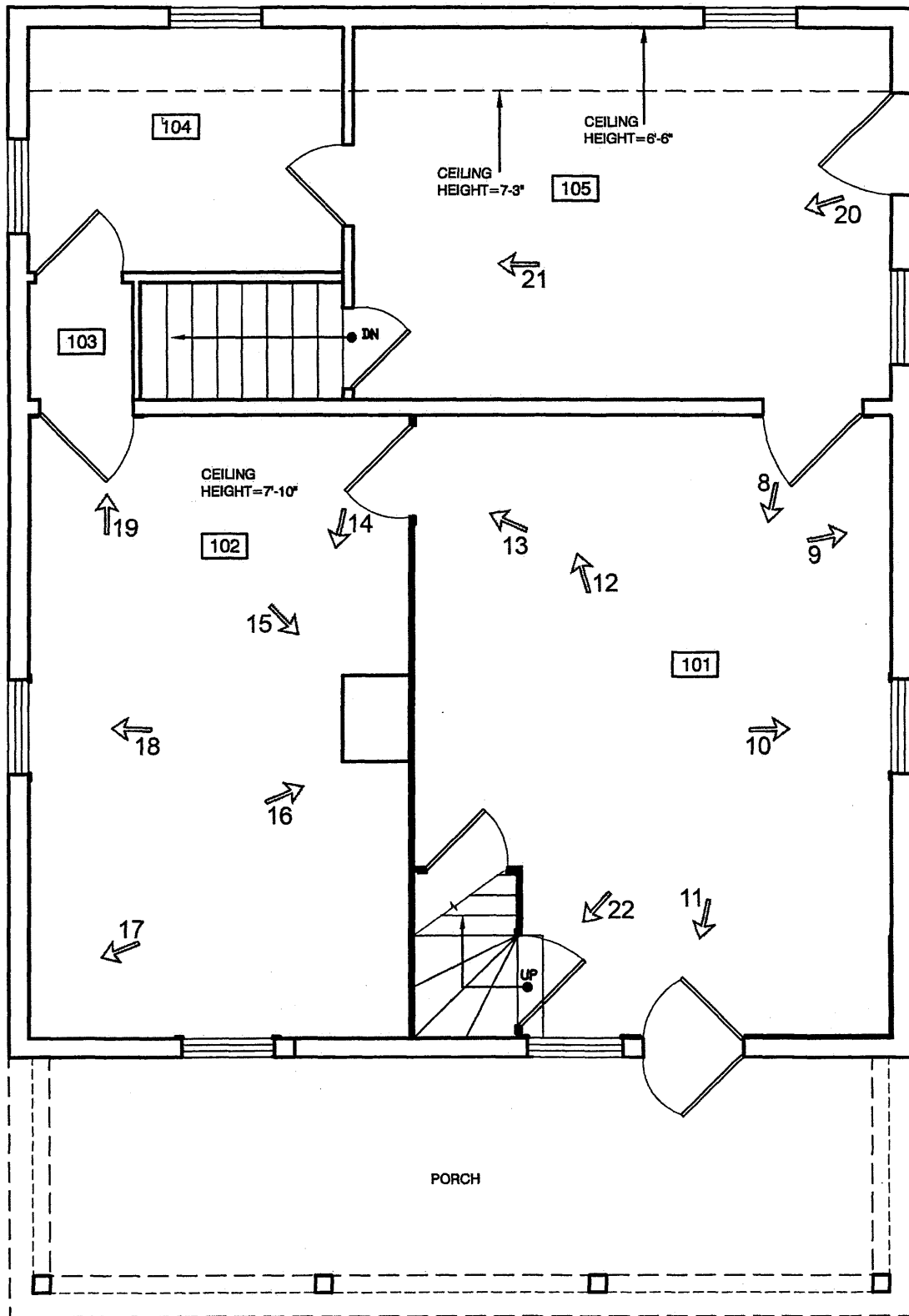


**SECOND FLOOR PLAN**

N.T.S.

Cavalry Cottage, Ocean County, NJ





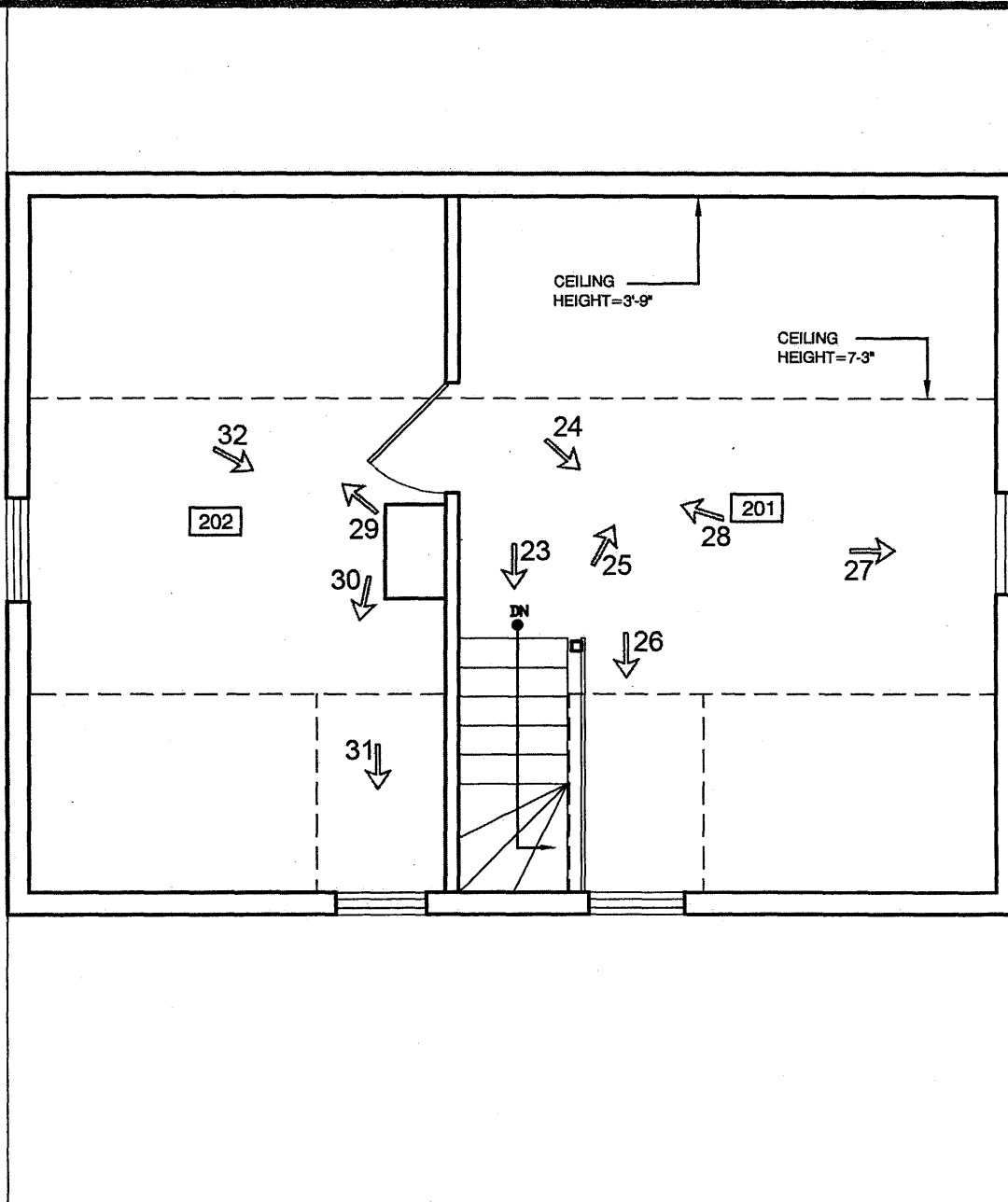
**FIRST FLOOR PLAN  
SHOWING PHOTO VIEWS**

N.T.S.

Cavalry Cottage, Ocean County, NJ







**SECOND FLOOR PLAN  
SHOWING PHOTO VIEWS**

N.T.S.

Cavalry Cottage, Ocean County, NJ





**MAP OF PROPERTY.**

*belonging to*

**G. W. CAMPBELL, JR.**

AT

**MANNAHAWKIN, Ocean County, N.J.**

To be sold June 25. 1872.

BY

*A. D. Mellick, Jr. & Bro.*

*Auctioneers*

*No. 6 Pine St.,  
New York.*

Stafford Lake

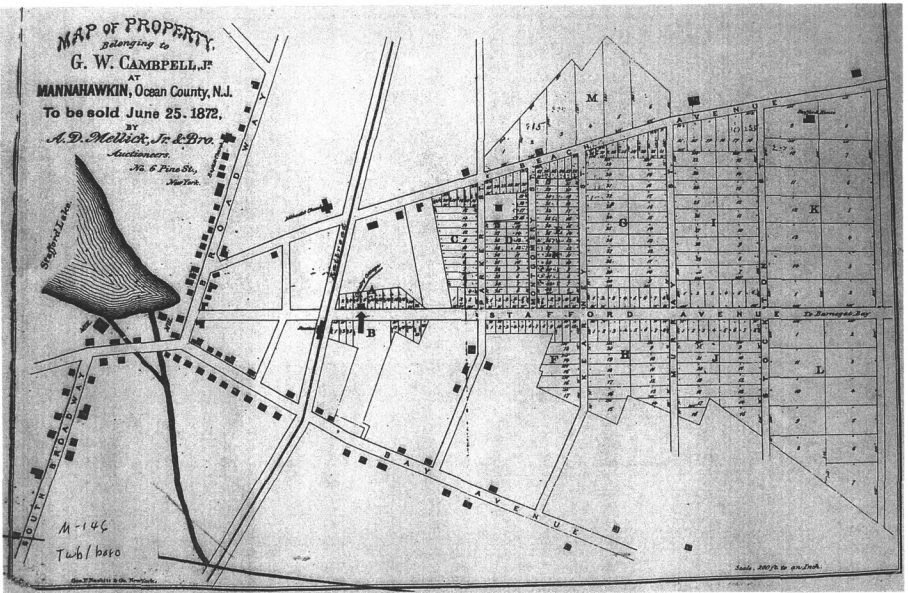
SOUTH BROADWAY

M-146

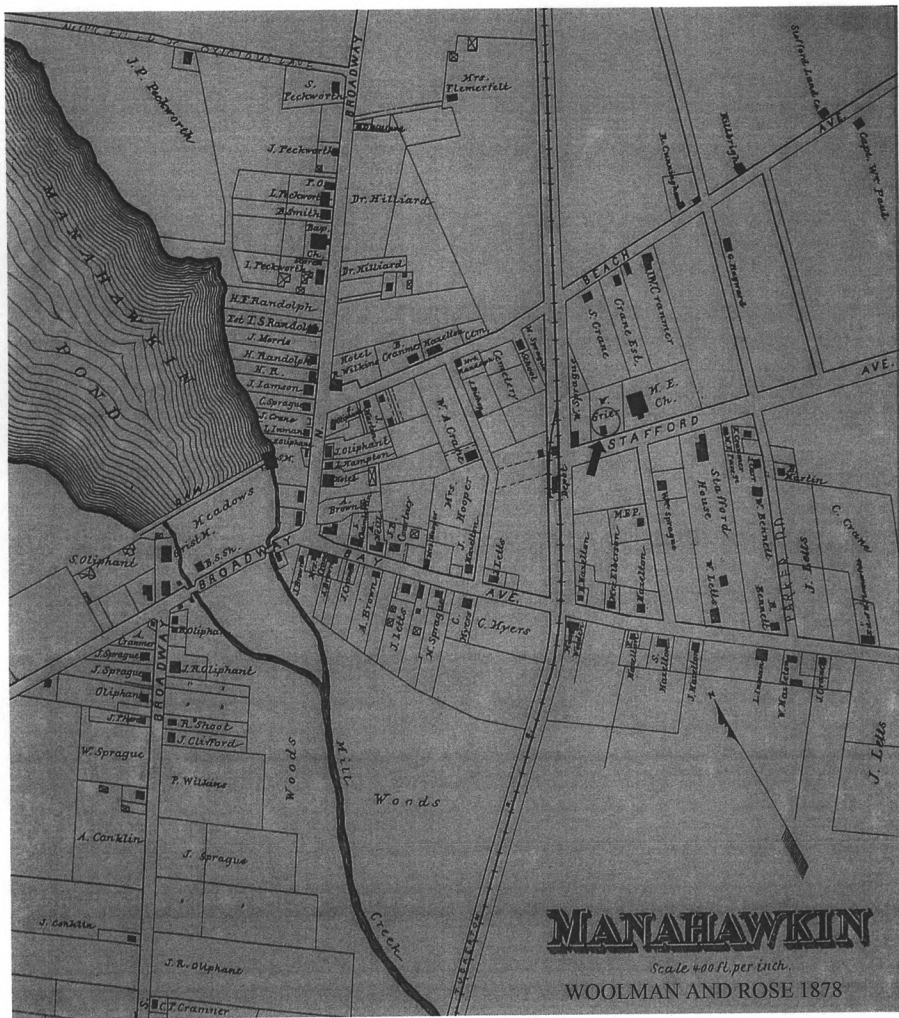
Twb/bers

Geo. W. Mellick & Co. New York.

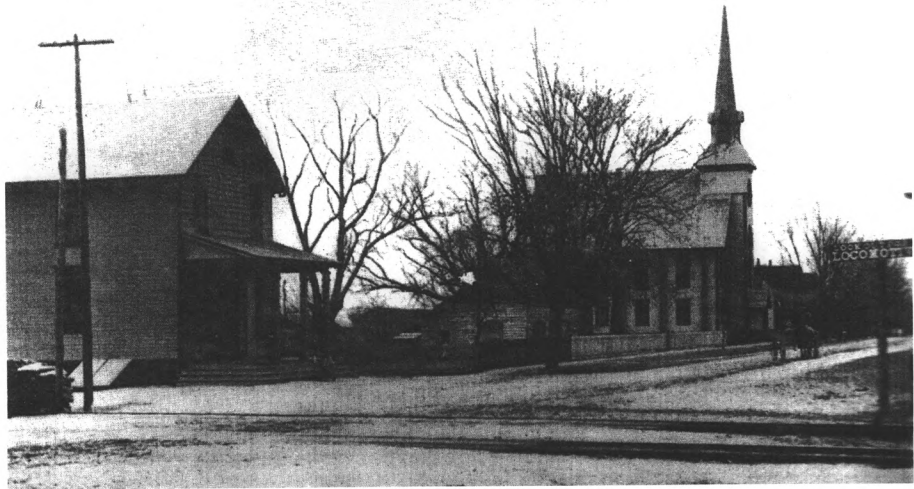
Sale, 200 ft. to sea level.



Cavalry Cottage, Ocean County, NJ

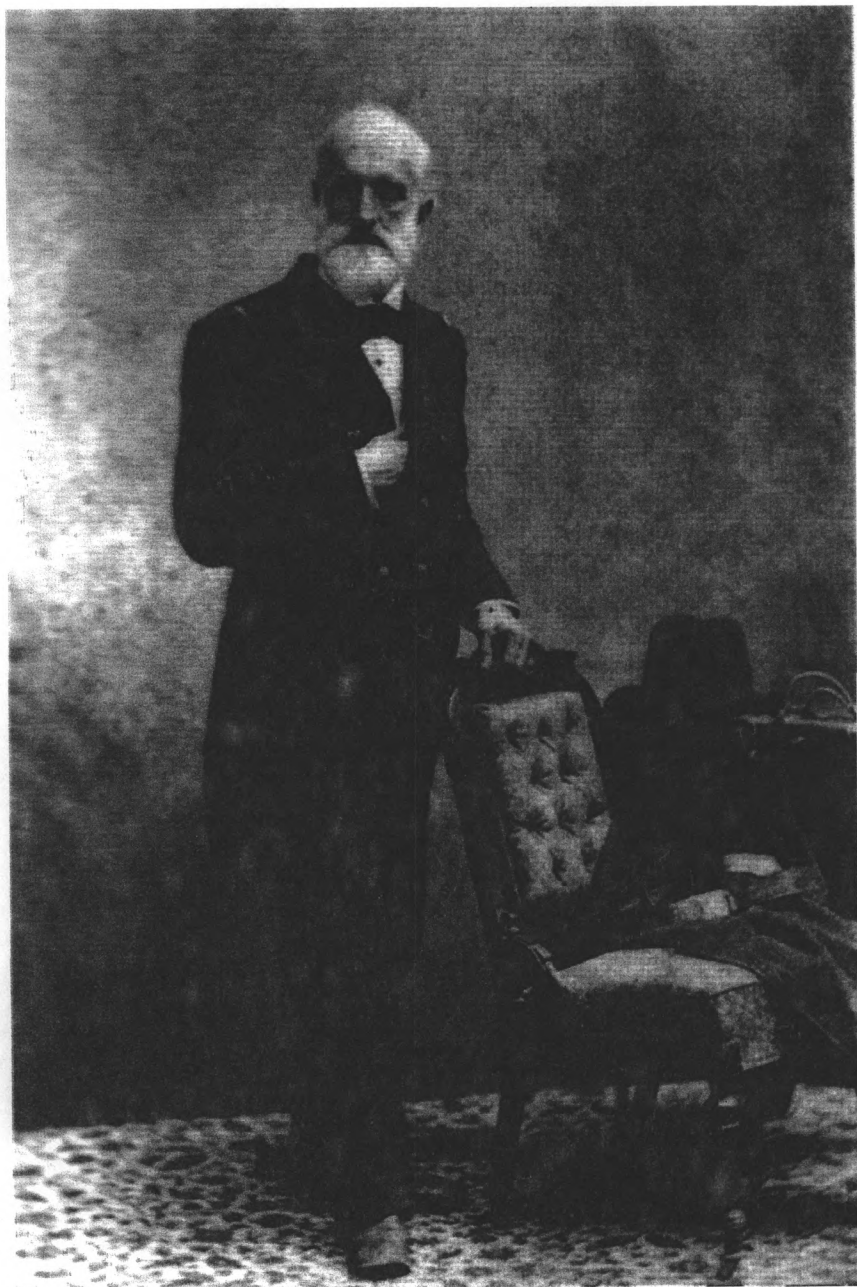


Cavalry Cottage, Ocean County, NJ



Photograph, late-19th century  
(after 1872)

Cavalry Cottage, Ocean County, NJ



Photograph, William Grier, c.1872

Cavalry Cottage, Ocean County, NJ



Stafford Avenue, Manahawkin, N, J.

Postcard, 1914

Cavalry Cottage, Ocean County, NJ



Sketch, c.1940s

Cavalry Cottage, Ocean County, NJ





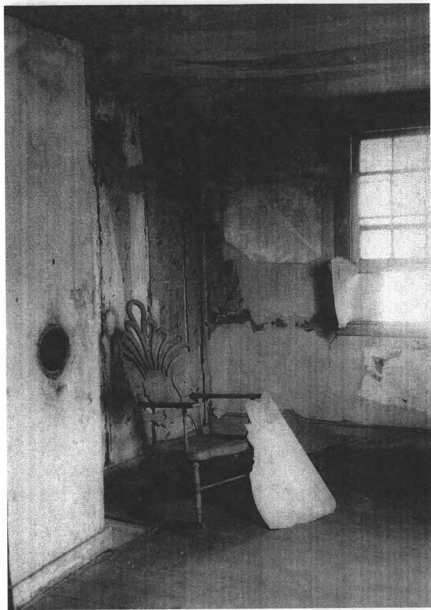
Photograph, 1945

Cavalry Cottage, Ocean County, NJ

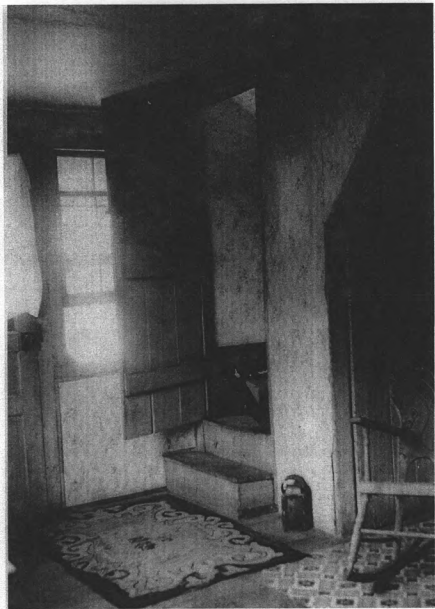


Photograph, 1945

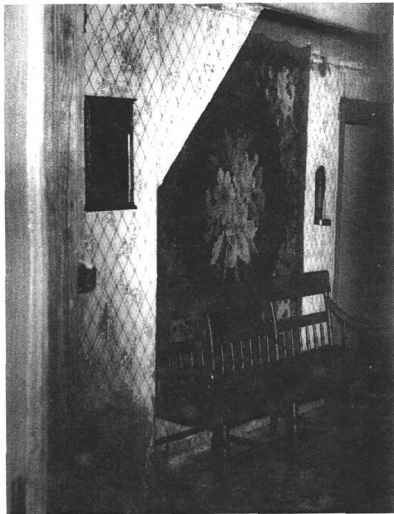
Cavalry Cottage, Ocean County, NJ



Photographs, 1945



Cavalry Cottage, Ocean County, NJ



Photographs, 1945



Cavalry Cottage, Ocean County, NJ



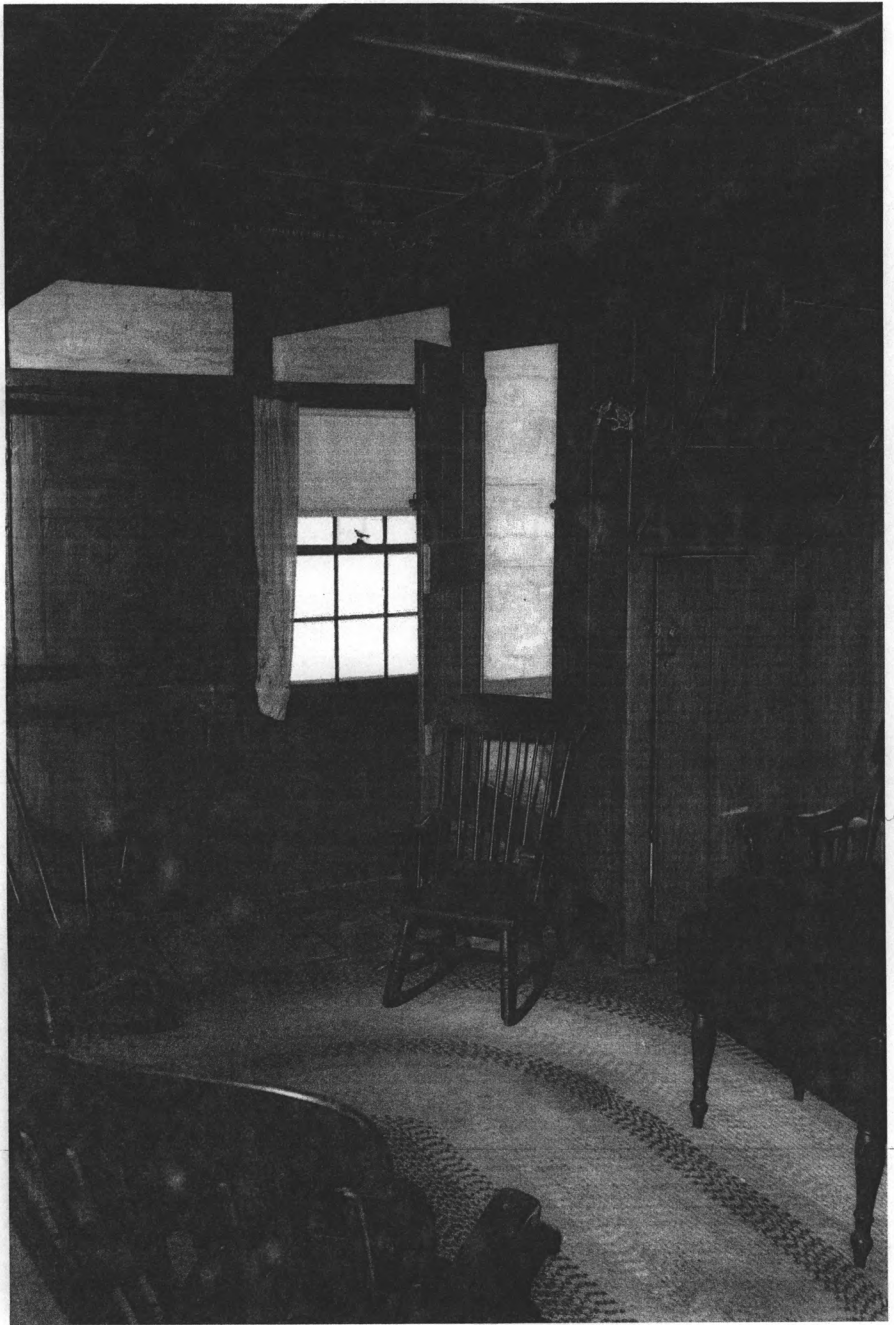
Photograph, 1950

Cavalry Cottage, Ocean County, NJ



Photograph, 1950

Cavalry Cottage, Ocean County, NJ



Photograph, 1950

Cavalry Cottage, Ocean County, NJ



Photograph, c.1960

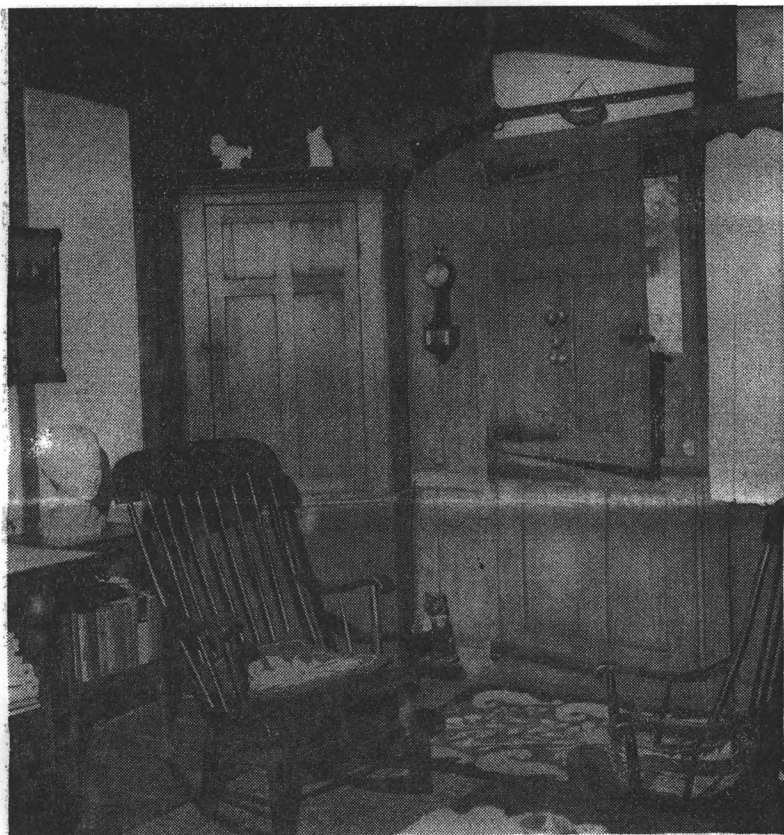
Cavalry Cottage, Ocean County, NJ





Photograph, c.1960

Cavalry Cottage, Ocean County, NJ



The Dutch door in Cavalry Cottage was "traded" by Mrs. Mesterton for the glass topped door in the house when she bought it. All hardware—hinges and latches—had been removed. Mrs. Mesterton found replacements on trips to Vermont. She sculptured the head of a young girl on table at left.



Photograph, late 20th century

Cavalry Cottage, Ocean County, NJ