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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Rutherfurd Hall

other names/site number Rutherfurd House, Villa Madonna, Allamuchy Farms

2. Location

street & number County Route 517 and Interstate Route 80 ☐ not for publication

city or town Allamuchy Township ☐ vicinity

state New Jersey code NJ county Warren code 041 zip code 07820

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** X **local**

Signature of certifying official/Title Date 6/2/11

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action 4/24/13

Rutherfurd Hall
Name of Property

Warren County, NJ
County and State

5. Classification

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

- [ ] private
- [X] public - Local
- [X] public - State
- [ ] public - Federal

Category of Property
(Check only one box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
2	1	buildings
		district
1		site
		structure
		object
3	1	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic: single family dwelling
Landscape: garden

Current Functions
(Enter categories from instructions.)

Education: education-related conference center

7. Description

Architectural Classification
(Enter categories from instructions.)

Tudor Revival

Materials
(Enter categories from instructions.)

foundation: Stone and brick
walls: Hollow tile and brick
roof: Slate
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The nominated property has an area of about 34.4 acres, consisting of a portion of the property historically owned by the Rutherfurd family north of Allamuchy Pond and a portion of the pond itself [Photo 21]. The pond and property around it are part of Allamuchy State Park and are thus under state ownership. The property also includes the Winthrop Rutherfurd mansion (1902-04), known as "Rutherfurd Hall," and a school building built in 1959 that abuts the west end of the mansion and was recently enlarged. A parcel of ten acres surrounding the Rutherfurd mansion and the school are owned by the Allamuchy School District (see section 10); this land is included within the acreage total above. The property also includes a hydroelectric powerhouse contemporary with the construction of the mansion and several ancillary features of the property. Rutherfurd Hall and the powerhouse are contributing buildings, the ruin of a greenhouse built by the Rutherfurds near the shore of the pond is a contributing site, and the school is a non-contributing building.

Narrative Description

The Rutherfurd property at Allamuchy originally consisted of more than 1,000 acres of prime farmland, forests, lakes and streams. It is located within the mineral rich Highlands Region of New Jersey. The nominated property has an area of 35.8 acres, consisting of Allamuchy Pond, frontage along County Route 517, and the site of the original mansion. [Photos 19 & 20] There are currently four structures on the property: Mountain Villa School [Photo 3](originally part of Villa Madonna), Rutherfurd Hall [Photo 13], the historic Rutherfurd powerhouse, and a ruined boathouse at the far end of the pond. The pond and property around it are part of Allamuchy State Park and are thus under state protection [Photo 21]. The parcel surrounding the mansion and school are owned by the Allamuchy School District.

Two of the buildings are contributing resources: the mansion and the powerhouse. Both were constructed by Winthrop Rutherfurd as part of his country estate from 1902-04. The attached Mountain Villa School is a 2008 renovation of a 1959 building added to the mansion by the Daughters of Devine [sic] Charity in 1959. It is a non-contributing building. The ruined boathouse is contributing site. The pond is a natural resource, but it served as the family's boating and swimming place during the period of significance (1902-1948).

Though located in a rural setting, the house and site are directly adjacent to Interstate Route 80, which bisected the Rutherfurd estate properties when it was constructed in the 1970s. Indeed, the highway occupies a portion of the property that was originally the site of Rutherfurd's kennels. Nearby hills are entirely forested, and the setting is otherwise very similar to the one that existed during the Rutherfurd residence years. Though not a part of this application, many trails, roads, buildings and fences associated with the old Rutherfurd properties are currently within the borders of Allamuchy State Park. [see attached maps]. It should be noted that the larger family property, Tranquility Farms, was in Rutherfurd stewardship from the early 18th century until the 1980s.

During the period of Rutherfurd family residence, from 1904 until 1948, the Winthrop Rutherfurd estate consisted of numerous buildings and structures spread over a large site, estimated at 200 acres (see Developmental History, below). Aerial photos show a boathouse and bathhouse along the shore of Allamuchy Pond. The hydroelectric powerhouse was in operation on the north end of the pond. There was a gamekeeper's cottage to the northwest of the pond, and roads connecting the pond with the "Deer Park" on the Tranquility Farms estate to the south. The kennels were located directly to the north of the mansion, on land that is now part of Interstate 80. A nine-hole golf course, tennis courts, and a vegetable garden were all adjacent to the kennel area, outside the property being nominated. In its heyday the site was a complete working country estate, with farming, leisure and sporting activities in a single, beautifully groomed landscape. Though there is at present no

evidence of a specific designer for the picturesque areas around the house or its larger surroundings, unquestionably the patrons wished to evoke the landscape tradition of Humphrey Repton and Capability Brown, a natural association for a family with long ties to the British Isles.

The Rutherfurd mansion is a Tudor-Revival brick and stone structure of approximately 18,000 square feet on three floors, with a full basement containing service rooms. [Historic Photos 01-08, Floor Plans.] The H-shaped main block measures approximately 116' x 36.' Attached on the west side is a service wing measuring 30' x 48.' The building has a five-bay center section flanked by gabled wings, each with a prominent bay window or oriel at its center. [Photo 10] The third, attic story, consists of dormers and balconies projecting from a steeply pitched slate roof.

The north elevation has flanking gabled projections with two-story bay windows. At the third floor the bays become balconies for the large guest rooms. Like most brick Tudor houses, the window trim consists of limestone surrounds for casement windows. The original wood windows are mostly gone, replaced by cheap vinyl clad units. The main and dormer gables have stone parapets and ball finials, all in good condition. Some of the brickwork shows water damage from leaking leaders. Three of the middle bays each end in a gabled dormer. At the center bay is a two-story, flat-roofed vestibule that was originally to be an open porch. Shortly after construction it was enclosed with an impressive wooden double door. The-ogee shaped door surround is limestone with typical cove moldings. Above the limestone hood is a stone cartouche inscribed with the family coat of arms. [Historic Photo 06]

The east elevation was originally the backdrop for an enclosed formal garden with a central fountain. Its impressive "piazza" or porch was enclosed with glass door and window panels during the mid-20th century, losing distinctive wooden transoms. The stone balustrade and brick piers above the porch were removed during the Villa Madonna period. All of the balcony balusters are rounded "double" types of carved limestone. The two upper bays are split by a prominent brick chimney, but are otherwise identical to those on the main facades. [Historic Photo 05]

The south elevation, facing the pond, is similar to the north on the upper levels. Four French doors occupy the ground floor center bays, providing light and views to the large "living hall" inside. Marks in the brick indicate that there was a canvas awning above these doors for shade during summer months. An odd asymmetry in the left-hand center bay occurs because the main staircase is behind—windows are at half-levels rather than in line with the other four sets. There are seven prominent brick chimneys, all visible from the south. [Historic Photos 01 and 07]

The service wing is half a level lower than the main block. Its minor decoration reflects the status of the occupants. [Historic Photo 03] Three bays long on the north and south, the wing appears to be only two stories in height, as the dormers are smaller and less prominent. Originally, as shown in the historic photo, the wing projected into a lower level service court that had its own entry drive and pedestrian access. A limestone stringcourse at the first floor level divided the main levels from the basement, and continued as a bounding wall for the south terrace. Today the lower service entrances are accessible via areaways only. [Photos 6-25]

The house contains approximately 50 rooms on four levels. [Photos 26-48] On the first floor were formal spaces for entertaining. Originally the entire center of the H consisted of a "living hall" that was open to the main staircase. Only a set of paneled columns separated the visitor from the large room upon entering the building. At each end are fireplaces with the coats of arms of the Rutherfurd and Morton families. On the right side of house, as one faces south, are the large dining room, the main staircase hall, a small gun room, and Mr. Rutherfurd's

office. These rooms lead to the service wing, which contained the usual group of kitchen, pantry and staff spaces. The left side is occupied by a large ballroom or living room, which had giant order pilasters with painted decoration, some visible today. This was converted by the sisters into a chapel, which blocked up the windows on the south end. The sisters also erected a wall between the living hall columns to create a hallway at the entrance to the house.

The second floor spaces were family bedrooms, bathrooms, and other accommodations for parents and children. The owner's suite, with separate bedrooms and baths for the master and mistress, occupies much of the east end of this floor. There is no indication of major renovations, so that the master bedrooms, baths, and closets are intact. The middle of the wing contains a night nursery, a day nursery, a bedchamber and an attached bath. The two large bedrooms on the west leg of the H are labeled "guest rooms" on the original plans. There is no indication of where the five children slept when in residence. The service wing has four maid's rooms on this floor.

The east side of the third floor had guest bedrooms, while the west is reserved for servant accommodations. Only three guest rooms and a bath are on the east end, and the center had a sewing room, cedar closet, and large storage room. Apparently the in-house staff was large, as there are six maid's rooms on the upper level, occupying both the service wing and the right leg of the H.

The basement had the usual array of mechanical and storage spaces, including a coal room, boiler room, wine cellar, larder, and other food storage spaces. Here, too, was the main kitchen, located under the butler's pantry and served by a large dumbwaiter. The house also had a passenger elevator to all levels. The hydronic heating system utilized both direct radiation and convection through large metal ducts in the basement. Fresh air came from the lower areaways, so there was also passive cooling during summer months. The main floor still has many large floor registers that connect to the old ductwork.

The wing containing the Mountain Villa School was originally used for convalescent care and contained guest rooms and medical facilities. It is approximately 190 feet long by 36 feet wide. [Photos 1-5] The original construction was brick veneer on a steel frame. Additions to this building were constructed in 2008-09. On the south end of the original wing the architects designed a bow-shaped dining hall [Photo 3] and auditorium to afford views of the pond. The Mountain Villa School does not adversely affect views of the mansion from the north or east, and screens the mansion from the west. It is built so that its lower story is at basement level *vis a vis* the mansion, and rises only two stories above the courtyard grade. Thus, when looking out at Allamuchy Pond from the large Living Hall, the school has only a minor affect on the right flank. In bulk the school building is lower and less wide than the adjacent house, thus also giving it a subservient character, much like a servant wing in a large house.

The innovative brick and stone power house on the pond is a small industrial building designed to handle the electrical loads from the entire estate. It is probably the only such building located on an original New Jersey estate property to survive into the 21st century. One and a half stories tall and built entirely of stone, the powerhouse fits naturally into the wooded area surrounding the creek flowing from Allamuchy Pond. Though it has lost part of its wooden roof framing, it can easily be restored using minimal repair and conservation techniques. Originally the building had two water turbines. [Photos 49-63] It may be possible to install a more efficient modern turbine in the place of the old ones, and retain the remaining original turbine for interpretation. Plans are to restore this building and use the hydropower generated from the turbines to generate the needed electricity for the mansion, allowing the site to once again be self sufficient in its energy production. In this way

the site will demonstrate the continued viability of historic energy production as a contribution to a sustainable environment.

The areas surrounding the house and pond have not been disturbed since the Rutherfurd period and are in prime condition for restoration.

Rutherfurd Hall
Name of Property

Warren County, 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.)

- [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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture
Social History

Period of Significance
1902-1948

Significant Dates
1902-04, initial construction

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Warren & Wetmore, New York

Period of Significance (justification)

The period of significance spans from the first acquisition of the property by Winthrop Rutherfurd until the death of his second wife, Lucy Mercer Rutherfurd. This is the period of family residence at the property, after which it went into institutional use.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Rutherfurd Hall is one of the last surviving large country estates in New Jersey dating from the turn of the 19th to 20th centuries. As such, it represents a prime example of the country life movement that swept the nation following the Civil War, when wealthy Americans began to construct large houses on the most attractive and exclusive properties near major cities and in resort enclaves. The house was built for the family of Winthrop Chanler Rutherfurd (1862-1944), a scion of one of New York's wealthiest and most influential clans. Rutherfurd's ancestors included New Jersey's first Senator, John Rutherfurd (1760-1840), and members of the Livingston, Alexander, Morris, Stuyvesant, and Chanler clans—all significant landowners in New York, New Jersey and Connecticut. Winthrop married Alice Morton, daughter of Vice-President Levi P. Morton, in 1902, a match that prompted him to build a new country house near his family's ancestral estate, Tranquility Farms, in Allamuchy, New Jersey. His second wife, Lucy Mercer Rutherfurd, was the social secretary to Eleanor Roosevelt and a onetime mistress of Franklin Delano Roosevelt. The family contributed to the development of the area around Allamuchy for 300 years. Thus the property qualifies under Criterion A.

These country houses were symbols of class status, wealth, leisure, and conspicuous consumption. They were also primary expressions of America's taste in art, architecture, landscape design and leisure activities. The Rutherfurd house was designed by the noted New York architect, Whitney Warren (1864-1943), and constructed from 1902-1904 on land adjacent to Allamuchy Pond, several miles from Hackettstown and near the Musconetcong River. The estate included an early hydroelectric powerhouse drawing from the pond, a 9-hole golf course, kennels for Rutherfurd's Scotch terriers, gardens, a boathouse, and a swimming beach. It was close enough to Tranquility Farm, the family's game preserve and country seat, so that Winthrop could stage elaborate hunting parties at the two houses during the fall season. In this respect, among others, it is a significant historic property that documents the social history of the Progressive Era and Great Depression through the lives of several prominent families of the era. As an outstanding work of a noted American architect, and because of its landscape features, Rutherfurd Hall qualifies for the National Register under Criterion C.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See Attached Sheets.

Developmental history/additional historic context information (if appropriate)

Winthrop Rutherfurd assembled property from both his family estate, controlled by his older brother, Rutherfurd Stuyvesant, and from parcels purchased from nearby landowners. As early as 1893, Winthrop received his first piece of land from the Rutherfurd's Tranquility estate in Warren County, New Jersey.[1] The land parcel was on the east side of the road leading from Warrenville to the James Ayers corner at Allamuchy and to the Tills corner, being the same land willed to Lewis Morris Rutherfurd originally conveyed by John Rutherfurd. With this purchase, Winthrop Chanler Rutherfurd began what would be known as Allamuchy Farms. On August 14, 1901 he purchased an additional 2 acres of land from Elie L. Deremer for the sum of $800.00.[2] And on February 11, 1902, an additional eighty-seven acres of farmland were conveyed to him from his brother, Rutherfurd Stuyvesant.[3]

Following their marriage, Winthrop and Alice Rutherfurd began to expand their holdings with the plan to build a house and outbuildings at Allamuchy Farms.[4] The parcel contained 131 acres of land that began at the road leading to Allamuchy from Hackettstown (old Route 517) and between this road and Allamuchy Lake (Pond) beginning at the corner of John Till's farm, then across the lake to the wire fence of Deer Park and north to the corner of the public road leading from Allamuchy to Waterloo and to the south corner of the school house lot and the public road leading from Allamuchy to Hackettstown to the place of the beginning. This property was a portion of the land conveyed to Rutherfurd Stuyvesant by John Till in 1890.[5] The second deed, dated February 6, 1905 conveyed an additional 57 acres which began at the corner of Tranquility Farms formerly owned by Lewis M. Rutherfurd and the corner of Ayres farm running northeasterly to the public road leading from Allamuchy to Johnsonburg (Johnsonburg Road) north to a point in said road in the south east line of Lehigh and Hudson Railway Company to John Wilson's land then north to the swamp then back to the beginning of Ayres farm lately purchased by Rutherfurd Stuyvesant.[6]

Winthrop Chanler Rutherfurd died on March 19, 1944. On July 31, 1948, Lucy Rutherfurd died. After her death, the estate gifted the Rutherfurd country manor house together with 35.8 acres of land to The Congregation of the Daughters of Devine Charity.[7] (Nearly all of that land is included in the nominated property. For 56 years the property served as a convalescent facility for retired nuns. In 1959 the sisters constructed a wing adjacent to the mansion to provide expanded facilities. In 2007 the sisters sold the parcel to the State of New Jersey and the Allamuchy School District. **(for notes, see end of Registration Form)**

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

SEE 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 #_____
____recorded by Historic American Landscape Survey #_____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property approx. 34.4
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	515555	4529455	3	18	515880	4529155
2	18	515990	4529430	4	18	515415	4529120

American Estates and the Country Life Movement, 1890 to 1940

The Rutherfurd estate on Allamuchy Pond, unlike their ancestral home at Tranquility Farm, was constructed from new wealth, albeit associated with an old family. The decades around the turn of the 19th century witnessed a period of economic growth in America that has never been equaled. Members of the new plutocracy, who derived their capital from industry, banking and commerce after the Civil War, built lavish estates on large plots of land in the vicinity of cities like New York, Philadelphia and Boston. These country houses, as they were called, were places of conspicuous consumption and leisure made possible only by excess wealth in a capitalist marketplace.[1]

Between 1870 and 1900, America's gross domestic product increased fourfold, producing millionaires by the dozen. By 1914 it had doubled again. In 1892 the *New York Times* listed 4,027 men as millionaires; ten of these were estimated to be worth $10 million or more. By 1922 six of the ten richest men in the world were Americans. Moreover, a small percentage of the U.S. population controlled most of the wealth, with the top 1% possessing 50% of the nation's capital assets. America's top 60 families, its was estimated, were worth between $100 million and $2.5 billion on the eve of the Depression.[2]

The new American plutocracy that emerged so quickly during these decades had no secure sense of its place in the society at large. Unlike the Rutherfurds, who had inherited land and other assets from ancestors who were powerful before the Revolution, most of the new rich had no pedigree whatsoever. The families of Clarence Mackay (mining), Otto Kahn (banking), James B. Duke (tobacco), and Henry W. Poor (stocks and bonds) were unknown in society prior to their self-made bonanzas. An entire scaffold of respectability had to be built to support their claims to hegemony in American society. In addition to country clubs, the Social Register, leisure pursuits like sailing and polo, and urban gentlemen's clubs, the country house played a central role in establishing the newly wealthy as cultural leaders in the United States.

When America's elite families began building large estates during the 1880s, there were few established models to draw from, and all of these came from Europe. Americans first looked to the French chateaux, English manor houses, and Italian villas they had seen in their travels for ideas about how to live lavishly and display their new wealth. Architects, fresh from their studios at the Ecole des Beaux Arts in Paris, were happy to design houses in styles they had studied. Moreover, America's first professional landscape architects were attracted to historic gardens in Europe, where the landmarks in their art were being published in books and magazines like *Country Life*.

By 1900, when the Rutherfurds were looking for a suitable model for their new house, several established types were *de rigeur* for families of English ancestry. The most popular was the so-called Colonial Revival house, which generally adapted models from America's 18th century manor houses and plantations. A close second in popularity was the Tudor or Tudorbethan style, a hybrid of English country houses of the late middle ages and Renaissance. Other country house inspirations came from local traditions such as the Spanish missions of the southwest, the Louisiana river plantations, or the Dutch houses of the Hudson Valley.

The newly minted, but traditionally styled, American country houses of the *fin de siècle* were generally built on rural properties of perhaps 50 to 500 acres, usually located in the most picturesque of places near major cities. They supported leisure pursuits popular with the wealthy, and thus needed tennis courts, carriage barns, garages, garden buildings, swimming pools or beach cabanas, boat houses, docks, and even golf courses. Rutherfurd's

house had all of these outbuildings spread around the two estates. The bathing beach and boathouse were on Allamuchy Pond. There was a shooting box near the deer park. A golf course was constructed to the north of the main house, where there was also a greenhouse and vegetable garden. Most important for Winthrop Rutherfurd was his large kennel.

Thus, when the 1902 estate buildings were constructed in Allamuchy, the Rutherfurd family was following a significant social trend among America's wealthiest families, one that is often seen as a manifestation of the desire for country life in a rapidly urbanizing nation.

Winthrop Chanler Rutherfurd and His Ancestors

Winthrop Chanler Rutherfurd was born on February 4, 1862, the youngest son of Lewis Morris Rutherfurd and Margaret Chanler Stuyvesant Rutherfurd. He was said to have been one of the handsomest men in society during his youthful manhood. Edith Wharton admitted to using him as a model for the society men in several of her novels. As a gentleman of leisure, his life was largely uneventful, taken up with pursuits such as polo, hunting, golf, tennis, and the breeding of prize fox terriers. He married two women of note, and sired seven children. He was a devoted father and husband. His ancestors, however, were renowned and powerful members of one of America's most significant dynasties. The patriarch of that dynasty was Walter Rutherfurd, a Scotsman who came to the New World as a result of an army commission under George I of England.

Walter Rutherfurd was born on December 29th 1723. He was the sixth son of Sir John Rutherfurd of Edgerston (the family's home), Roxburgshire, Scotland, and his wife Elizabeth Cairncross. His father, Sir John, was knighted by Queen Anne in 1706. Walter entered the army at the age of fifteen. At the outbreak of the French and Indian War of 1766 he was ordered to America. He would subsequently attain the rank of Major of the sixty-second division of the Royal American Regiment. As payment for his long service to the British army he was rewarded in 1775 with 5000 acres of land in Tryon County, New York.

On December 21st 1758 he married Catherine Mary Alexander Parker, widow of Elisha Parker, of Perth Amboy. She was the daughter of James Alexander, one of the most eminent lawyers of the day. Walter Rutherfurd had ample means of his own, and his wife had a large estate in her own right. In 1769 Walter Rutherfurd and James Parker served on the commission that established the Northern boundary of New Jersey. This boundary was later disputed and settled by his son, John Rutherfurd. During his lifetime in America Walter Rutherfurd also amassed thousands of acres of land in New York and New Jersey, some of which was formerly in the hands of the Alexander family. Tending to the business of this large estate took much of his time.

On April 4, 1745, 13,500 acres in Northwestern New Jersey were deeded to his father-in-law, James Alexander (born in Scotland 1691) by King George II of Great Britain. The marriage of Walter Rutherfurd (1723-1804) and Catherine Alexander (1727-1801) in 1758 united two prominent families. It gave Rutherfurd access to a number of powerful colonial politicians, while providing him with access to more land and with it, more assets in an emerging economy. Unfortunately, relations between the colonies and the mother country were becoming increasingly tense as Rutherfurd began his tenure as an American landowner and country gentleman.

Walter Rutherfurd's position at the approach of the revolution was fraught with ambiguity. To his friends in Scotland and England he denounced the conduct of the government toward America. His interests in America were extensive and with others he suffered the common wrongs. His wife's family all supported the American cause. Should he join them, there would be only one course of action--to enter the Continental army. His previous

military career had thoroughly fitted him for such a role, but he had fought for England for 20 years. He could not place himself in a position to fire on the King's flag. So he attempted the unsuccessful role of neutrality. The suspicions of his American brethren could not be allayed, so he was thrown in prison with James Parker by the patriots at Washington's headquarters in Morristown, New Jersey. His plea to General George Washington was unsuccessful as evident by the General's reply from Morristown on February 14, 1777. (Part of the Papers of George Washington, Volume: Revolutionary War Series, 8, page 340. National Archives, Washington DC).

As many did during these times, he packed his belonging and retreated to his extensive summer estate in Hunterdon County, New Jersey that he called "Edgerston" after his families' Scotland home. This portion of Hunterdon County was known at the time as Round Valley. An area outside of Trenton became refuge for patriotic families such as James Parker, John Stevens, Gov. William Livingston, and Lewis Morris (Signatory of the Declaration of Independence from New York). Catherine Alexander's brother William Alexander was Lord Stirling of the British Commissariat during the French and Indian War. During 1776-1783 he served the Continental Army as Major General (4th) command under General George Washington. Lord Sterling retreated to his estate in Basking Ridge.

As a wedding present Walter Rutherfurd gifted Tranquility Farms to his son John Rutherfurd (1760-1840). John Rutherfurd and his new bride, Helena Morris Rutherfurd (1762-1840), daughter of Mary Walton and Lewis Morris III, moved to Tranquility Farms in 1787. Tranquility Farms straddled Sussex and Warren Counties.

John Rutherfurd was a presidential elector in 1788; member of the NJ Assembly (1788-1789); US Senator (1791-1798) and President of the Board of Proprietors of East Jersey (1804-1840). He resigned from politics in 1798 and embarked on several important projects including developing the street grid of Manhattan north of 14th Street (1807-1811) and settling the New Jersey boundaries with New York and Pennsylvania. During this time he also attended to his fathers' vast estate, which took much of his time. In 1808, he moved his family to "Edgerton," his estate on the banks of the Passaic River. Walter Rutherfurd had sold his property in Hunterdon County and in ailing health spent his last days on the banks of the Passaic River at "Edgerton" with his son John. John continued to manage his father's vast land holdings, adding adjacent properties as available.[3] John Rutherfurd's son Robert Walter (1788-1852) was the first Rutherfurd to be born and die at Tranquility Farms. He married his first cousin Sabina Morris (1789-1857) in 1809. Sabina Morris was the daughter of Colonel Lewis Morris and Ann Elliot Morris.

Like his father, Robert Walter was presented with Tranquility Farms as a wedding present. The couple raised five children, John (1810-1871), Walter (1812-1868), Anna Elliott (1814-1830), Lewis Morris (1816-1892), and young Robert Walter, moving between their New York and New Jersey residences. Robert Walter truly loved Tranquility Farms. It was he who established the agricultural, game, and estate properties at the site. After the death of Robert Walter the property was passed to his sons' John Rutherfurd (1810-1871) and Lewis Morris Rutherfurd (1816-1892).

It was John Rutherfurd (1810-1871), grandson of John Rutherfurd (1760-1840) who took charge managing the family's land after his father, Robert Walter died at Tranquility on April 14, 1852. John Rutherfurd lived on the Rutherfurd property at Vernon in Sussex County, New Jersey. In 1855, he married Charlotte Livingston. They had five children: John, Helena, Livingston, Arthur Elliott, and Lewis Morris.

Charlotte Livingston Rutherfurd became the Executrix of John Rutherfurd's estate after his death in 1871. On May 8, 1876 and January 7, 1878, Charlotte conveyed John's portion of Tranquility Farms to his brother, Lewis Morris Rutherfurd for the sum of $10,250.00 and $29,000.00 respectively.[4]

Lewis Morris Rutherfurd (1816-1892) graduated from Williams College in Massachusetts in 1834. He passed the bar and began practicing law in 1837 with William H. Seward (future Secretary of State under President Abraham Lincoln) in Auburn, New York. He later practiced in New York City with Peter Augustus Jay and then with the Hon. Hamilton Fish, New York's ex-governor. On July 22, 1841 he married the accomplished Margaret Chanler Stuyvesant (niece and adopted daughter of Peter Gerard Stuyvesant and Lewis' aunt, Helena Rutherfurd Stuyvesant) at St Mark's Church in New York City. This union lasted nearly half a century. They had seven children, two whom died in infancy.

Lewis Morris Rutherfurd abandoned his study of law in 1849 and dedicated his life to science, particularly astronomy. He began the publication of scientific articles in *The American Journal of Science* in January 1863, writing on the spectra of the stars, moon and sun. This was the first published work on the star spectra after the revelations of Bunsen and Kirchhoff and the first attempt to classify the stars according to their spectra. He performed pioneering work in spectral analysis and experimented with the celestial photography. He invented instruments to further his work, including the micrometer for measuring photographs, a machine for producing improved ruled diffraction gratings, and the first telescope designed specifically for astrophotography. He produced a superb collection of photographs of the sun, moon, and planets as well as the stars and star clusters. In 1862, he began making spectroscopic studies using diffraction grading. He discovered distinct categories of spectral classes of stars. He served as trustee of Columbia University from 1858 until 1884, and donated his photographs to the University. "The Rutherfurd Crater" on the moon is named after him. Some of this work was done at Tranquility Farms, where clear night skies were perfect for astrophotography.

Lewis and Margaret's first son, Stuyvesant Rutherfurd (1842-1907) would eventually change his name to Rutherfurd Stuyvesant in order to transmit the Stuyvesant fortune under the provision of Peter Gerard Stuyvesant's will in 1847. At the age of 29, young Rutherfurd Stuyvesant would become a leading developer in New York City. He inherited his father's estate, Tranquillity Farm, at Lewis's death. His brother, Winthrop, was a frequent visitor but had no claim to the land until after his marriage. He began to acquire land for his own estate as early as 1900.

Their sister, Margaret Rutherfurd (1854-1916), married Henry White, a US Ambassador. Lewis Morris Rutherfurd Jr. (1859-1901) initiated the family's breeding of fox terrier dogs with his brother Winthrop. They owned the famous Rutherfurd Kennels located on Allamuchy Farms in Allamuchy, New Jersey. Their dogs became champion competitors in the Westminster Kennel Club. In 1907, 1908 and 1909 the smooth fox terrier "Warren Remedy" won best in show for three consecutive years. This feat has never been duplicated.

Though Winthrop had once been a suitor to Consuela Vanderbilt, her family stopped the romance so that she could marry an English peer. Winthrop remained a prime bachelor among the Four Hundred, and soon found a suitable bride. On January 13, 1902 the engagement announcement of Winthrop to Alice Morton was entered on the Society pages of the *New York Times*. The *Times* also printed an announcement of their wedding in the Society Pages on February 18, 1902 as follows:

> MISS MORTON IS MARRIED
> Winthrop Rutherfurd and Alice Morton were married at noon in Grace Church. The wedding was extremely

simple. As it was lent, there was no floral arrangement, no bridesmaids nor maid of honor. Invitations to the church were limited to intimate friends and relatives. There was no reception at the Morton residence after the ceremony, but an informal breakfast for the bridal party was given.

The ushers were Winthrop Chanler, Egerton Winthrop, Jr., William R Travers, J. Borden Harriman, and Herman Duryea. Whitney Warren, who was to have been an usher, could not act on account of the recent death of his niece, Miss Beatrice Goelet.

The choristers advanced from the chancel down the nave and met the bride and her father. The processional was an arrangement of Barnby's "O Perfect Love" and after the betrothal service the solo "The Voice Which Breathed O'er Eden" was sung. The ceremony was performed by the Reverend Dr. William Huntington, rector of the church, and Bishop Potter was in the chancel.

Soon after their wedding Winthrop and Alice began planning the construction of a country home in Allamuchy. Winthrop purchased additional land from his brother, Rutherfurd Stuyvesant in 1903 and 1904. Winthrop and Alice commissioned Warren and Wetmore of New York City to build an 18,000 square foot brick home overlooking Allamuchy Pond. The house was completed in 1904. Alice Morton Rutherfurd oversaw details of the house as it was constructed. Two coats of arms were carefully carved above the living hall fireplace, one the Crest of the Morton family and the other the Rutherfurd family. The cartouche above the front door frames the Rutherfurd family coat of arms: "NEC SORTE NEC FATO" --Latin for "Not by Chance nor Fate."

Winthrop and Alice had six children: Lewis Morton Rutherfurd (1903-1920), Winthrop Rutherfurd (1904-1988), John (1910-1987), Hugo (1911-2006), Guy (still living), and Alice (1913-1953). Tragically, Alice Morton Rutherfurd died from appendicitis on June 19, 1917, at the age of 38. The youngest of her five children was 2 at the time, and the eldest still a teenager. Her husband was hardly prepared to raise a large family by himself.

Sometime in 1919 Winthrop Rutherfurd met Lucy Page Mercer (1891-1948) at the H Street home of Edith and Willie Eustis, mutual friends of the Rutherfurds and the Roosevelts. She later came to stay at Winthrop's Washington home, perhaps initially as a kind of informal governess for his children. Whatever their early relationship, they eventually became engaged. Their wedding took place on February 11, 1920 at the home of Lucy's sister, Violetta, in Washington. Shortly before, Winthrop had watched his eldest son, Lewis, die of pneumonia at the age of sixteen.

Though known only to a very few in the Roosevelt circle for many years, Lucy Mercer had become romantically involved with Franklin Delano Roosevelt shortly after being hired by Eleanor Roosevelt as her social secretary in 1913. Though Mrs. Roosevelt discovered the affair in 1918 and asked for a divorce, she and her husband reached an agreement to remain married in order to preserve his political ambitions. Recent research has indicated that Lucy and Franklin remained in close contact until his death in 1945, even during her marriage to Winthrop Rutherfurd.

Following her marriage, Lucy Rutherfurd relished the role of mother and wife to one of America's richest men. Her stepson, Guy, remembered her fondly in later years: "She was never a stepmother. I never considered her anything but my mother. She was a fantastic woman, beautiful and very loving. We all got along very well." On December 11, 1931 Winthrop and Lucy presented Alice Rutherfurd at the Waldorf-Astoria in New York City. Barbara Rutherfurd (1922-2005) was the only child born to Winthrop and Lucy Rutherfurd.

Winthrop and Lucy spent winter months at the family estate, Ridgeley Hall, in Aiken, South Carolina. They always returned to Allamuchy Farms to escape the trappings of the city during warmer weather. A photo album in the possession of the family documents the seasonal rituals of the family at their beloved estate. The five boys were handsome and assured, and their sisters somewhat pampered. Fishing, boating, golf, hunting, and riding occupied their time at the estate. Their father was often photographed with his prize terriers at his side. Winthrop Rutherfurd died on March 19, 1944.

Several sources document the close relationship between Lucy Rutherfurd and Franklin Delano Roosevelt during his final years. Suffering from severe hypertension and arteriosclerosis, the president turned to Mrs. Rutherfurd for solace on numerous occasions. He saw her at his Hyde Park estate, at the White House, and at his southern spa in Warm Springs, Georgia, among other places. Only once, on September 1, 1944, did he visit her in Allamuchy.

Arriving aboard his private train early in the morning, the president and his entourage proceeded in a large motorcade from the Allamuchy depot to the estate. He took the Rutherfurd children on a "joy ride" in his Ford, toured the grounds, and had a formal luncheon prepared by the Rutherfurd Hall staff. Hardly a private affair, Lucy had her stepchildren and in-laws on hand to meet the president, and he was with his cousin, Daisy Suckley, who recorded the day in her journal. Roosevelt left late in the afternoon and met Eleanor at the station in Hyde Park.

On March 30, Lucy met Roosevelt at Warm Springs where he was to pose for a portrait by her friend, Madame Shoumatoff. On April 12, 1945, FDR died at Warms Springs during one of their sittings. Lucy Rutherfurd was present at his death.[5]

Lucy Mercer Rutherfurd died on July 31, 1948. After her death, Winthrop's estate gifted the Rutherfurd country manor house together with 35.8 acres of land to The Congregation of the Daughters of Devine Charity[6]

Warren & Wetmore, Architects

To design his country house, Winthrop Rutherfurd hired an architect from his own social sphere, and one who could rightly claim to be his equal among the elite of New York society. Whitney Warren (1864-1943) was New York's most flamboyant architectural *bon vivant*, a man who was at home amongst the Four Hundred, who seemed always on the guest list of the latest fancy dress ball. Indeed, he was at the famous ball given by James Hazen Hyde at Sherry's in 1905, dressed as a French aristocrat from the time of Louis XV, even designing the menus and stationery.

Warren grew up in New York City, in his family's Madison Avenue townhouse, as one of eight children of George Henry Warren (1823-1892) and Mary Caroline Whitney Phoenix (1832-1901). His father's wealth came from the Troy iron industry; his mother's from two of New York's prominent merchants, Stephen Whitney and J. Phillips Phoenix. As a result of these family connections, the Warrens were present at the formation of the Social Register: Ward McAllister's exclusive Patriarch's Club and Mrs. Caroline Astor's Four Hundred, during the 1880s.

Only two years junior to Winthrop Chanler Rutherfurd, Warren grew up going to the same debutante parties, Newport summer events, and private school socials as his future client. It is difficult to imagine that they did not know one another as boys. Their social season would have followed the pattern set by McAllister and Caroline

Astor: winter in Europe, summer in Newport, October in New York city, late fall in the country house, January in Manhattan for the annual balls and opera. During the late 1870s the young men were compelled to attend parties and dances as a part of the elaborate courtship rituals of America's upper class. While Rutherfurd courted the likes of Consuela Vanderbilt and Alice Morton, Warren found his ideal woman in Charlotte Tooker. They were married in New York in 1884.[7]

When it came time for college, Warren elected to attend Columbia University, which had just started an architecture program in 1881. Though he began studies in the class of 1886, the impatient young man found its instruction too technical for his artistic bent, and left for Paris in 1884 to pursue his education at the Ecole des Beaux Arts. In 1887 he joined the atelier of Honoré Daumet, a popular patron with American students, and stayed in Paris for ten years.

While Warren was in Europe his future partner, Charles Wetmore (1866-1941) was pursuing a career in the law. He attended both Harvard College and Harvard Law School, entering in 1885 and leaving in 1892. Wetmore was drawn to real estate and architecture. After leaving school he remained active around Harvard and developed several Cambridge properties, reaping handsome profits. He even designed a building, Westmorly Hall (1902) that served as a Harvard club and dormitory. After law school he moved to New York and practiced as a trial lawyer for a few years. Partial deafness made that career impossible, so Warren turned to architecture as a second career in his forties.

Perhaps it was Wetmore's varied skills in real estate and law that led to a partnership with Whitney Warren in 1898. The latter had spent his years after Paris as a draftsman in the offices of McKim, Mead and White, America's premier architectural firm. He found early work as a result of his friendship with Stanford White, who liked to mentor the younger men in his office while introducing them to social life in New York City. Like Wetmore, Warren had been fortunate to build a major project while still a young man. He won a competition for the Newport Country Club in 1894 and saw his work built by a group of men who at the center of America's rising upper class. When Warren found Charles Wetmore, they had business acumen and design experience in equal measure. The partnership was immediately successful. The social connections of both principles led to numerous commissions for the elite families of New York.

Today, the firm is known for its association with two of New York's most beloved buildings: the New York Yacht Club (1899-1901) and Grand Central Station (1903-1913). Both are considered to be among the high water marks of Beaux Arts classicism in the United States. However, the firm maintained a varied practice for more than three decades, building in locales such as Hawaii, Colorado, and Louvain, Belgium in addition to the Eastern Seaboard of the U.S.

Warren & Wetmore were particularly noted for buildings associated with transportation, leisure activities, and tourism. As Americans became more mobile as a result of increased income and leisure time, they began to travel farther afield from home for vacations. Partially as a result of their success at the Grand Central Terminal, the architects designed railroad stations in Detroit, Houston, Winnipeg and along the New York Central lines around the city. Their hotel designs were innovative and far-ranging: the Broadmoor in Colorado Springs, the Shelburne in Atlantic City, the Royal Hawaiian in Honolulu, the Biltmore in New York, The Homestead in Hot Springs, and the Ritz-Carlton in Montreal are only a few of their splendid creations. There were also impressive office buildings, retail stores, country clubs, libraries, banks, and apartment houses in and around Manhattan.

Significantly, Warren & Wetmore remained closely tied with elite families such as the Rutherfurds. When called upon to design a residence, whether in town or in the country, they did so with style and grace. Elegant townhouses, such as one for James A. Burden on 91st Street (1902) were equal in distinction to large country houses such as Eagle's Nest (1928), the William K. Vanderbilt, Jr. house in Centerport, Long Island. When Whitney Warren retired in 1931, the firm continued without its most talented partner under Wetmore and others before closing its doors in the 1950s.[8]

The Architecture of Rutherfurd House

Whitney Warren designed Rutherfurd House in a variant of the Tudor or Tudorbethan style that was popular with American oligarchs, particularly those whose families came to the New World from the British Isles.[9] The Rutherfurds were Scottish, and thus Winthrop may have desired a manor house reminiscent of his roots. That his house was an elaborate fiction did not concern him. For his architect, that fiction was fodder for art.

Warren designed his first country houses in classical, Beaux Arts idioms that he learned during his years in Paris. At Tuck's Eden (c. 1900) in Tuxedo Park, classical elements were combined with Shingle Style features. Ivy Hall (c. 1904), the Joseph Stevens house in Jericho, Long Island, was a straightforward essay in the Georgian idiom. The distinguishing thread in all of the early houses was the plan, always handled with flare and discipline characteristic of a French-trained architect. When it came time to work in another style, Warren maintained this highly rigorous method for organizing spaces in a symmetrical "parti."

The plan of the Rutherfurd house takes aspects of the Beaux Arts means of handling space and melds them with the layout of a typical English house of the Tudor Period. The central entrance pavilion admits the visitor to a "Great Hall," here called the living hall, with a staircase on the right and doors to a living room on the left. Such a space was common in both English houses of the late medieval period and some colonial variants in America.[10] The H-shaped plan, also characteristic of English houses, was filled out with particularly modern rooms—a dining room and office to the right, and a large living room and "piazza" or porch, to the left. These rooms, and the service wing on the ground floor, were large enough to accommodate large house parties during the hunting season in the fall. The reason that Winthrop maintained a place in Allamuchy, rather than building on Long Island, was that his brother continued the old family tradition of shooting in a deer or game park on the Tranquility Farm land above Allamuchy Pond. One of the first floor rooms was a "gun room."

The second and third floors of the house contained bedroom and bathroom suites for family and houseguests. Winthrop's six children from his first marriage, and one from his second, were participants in the sporting and leisure pursuits on the estate. These included swimming in the pond, boating, hunting and fishing, riding on equestrian trails, golf on the 9-hole course north of the house, and enjoying the company of his prized smooth haired fox terriers at the nearby kennels. Photographs in family albums show the joy that children, and later grandchildren, shared with the patriarch during their frequent visits from 1905 until 1944.[11]

Winthrop and Alice Rutherfurd maintained separate sleeping quarters in the eastern portion of the second floor, divided by a bath and dressing suite. There was a day nursery for young children, and bedrooms in the central block that were not specifically assigned to one child or another. As this was a weekend or seasonal residence, the space assigned for sleeping was not lavishly appointed or large.

The Rutherfurds had a full staff of both indoor and outdoor servants to support these activities and maintain the buildings and grounds on the 1000-acre property. A game warden managed the deer park year round. There was a

trainer and master of the kennels, and groundskeeper for the golf course. Gardeners helped Alice Rutherfurd shape the grounds on the model of an English country house of the 18th century. The house servants, judging by the number of bedrooms, numbered 10—9 maids and a butler. Indeed, a substantial portion of the third floor, and the service wing of the second, was reserved for staff quarters. The family treated their house servants better than most owners, providing large bedrooms and a servants' dining room.[12]

Warren's design for the exterior of the house was highly restrained, an uncharacteristic trait considering his ebullient New York Yacht Club and other works. This reserve may have been Winthrop Rutherfurd's stipulation, for old money families were often shocked at the gaudy houses of nouveaux riches tycoons, and wished to distinguish their residences by their restraint. The building was constructed of red brick, limestone and wood, along the model of English estates such as Knole or Ham House. Stone details closely follow these precedents, but there is little flair in the decoration. The proportions of the masses and window openings suggest the work of a modern architect, and the structure of the house bears this out.

In keeping with current building technology in 1900, Rutherfurd Hall was constructed of a fireproof material called hollow tile or tile block. Originally used as fireproofing around steel columns and girders, clay tile emerged as a popular bearing wall alternative to brick and stone in the late 19th century. Combined with steel reinforcing bars and mortar, hollow tile could be used for both walls and floors to create a solid, fireproof envelope. Warren elected to use the material only for the walls. Both the floors and the roof were framed with dimensional lumber. The structure was rigid and strong—enough to support a heavy slate roof. The foundation was made of reinforced concrete, another modern material that has continued in use to this day. Family memories of Winthrop Rutherfurd indicate that he was very concerned with durability and fire resistance, as one of his houses in Aiken, S.C. burned to the ground.[13]

The house also had a number of technological features that were on the cusp of changing the modern residence. It was entirely electrified, and all the lighting fixtures were designed for the new Edison filament lamps that were coming into vogue in 1900. In addition, all the electric power came from a hydroelectric station located off the pond, where a dam took advantage of flow into a small stream. A large coal fired boiler heated steam for the numerous radiators throughout the house. There was also a passive cooling system that supplied air to all the rooms via ducts in the cellar, linked to areaways that stayed relatively cold in warm weather. The kitchen had a large coal stove, a dumbwaiter, and an adjacent elevator for carrying wine from the large room in the basement of the east wing. All of the service rooms were located on the lower level, but had an access at grade through an areaway on the southwest side of the house. The architects designed a building that was highly efficient for entertaining large groups of weekend guests.

In keeping with the reserved décor on the exterior, Rutherfurd's house was furnished with reproductions and antiques from the Queen Anne and Georgian periods. The living hall and dining room had stone mantelpieces crowned with the family coat of arms. Oak paneling covered the walls of the hall, dining room, office, and gunroom, and continued up the stair to the second floor. The living room on the east side had a lighter flavor in keeping with the adjacent piazza or porch. All of the rooms were formal but comfortably furnished. The family would have nothing of the gilded pretense of Newport or Lenox, Massachusetts. Winthrop may also have intended to contrast his house with the baronial splendor of his brother's nearby residence, which was full of armor, game trophy heads and heraldry. As noted above, the Morton and Rutherfurd family coats of arms face each other above the mantelpieces in the living hall.

NOTES

[1] For a treatment of this period, see Mark Alan Hewitt, *The Architect and the American Country House 1890-1940* (New Haven, Yale Univ. Press: 1990).

[2] Hewitt: 10.

[3] On John Rutherfurd, see Rutherfurd, Livingston, *Family Records and Events*. New York: The DeVinne Press, 1894; The New Jersey Historical Society Manuscript Group 308, Estate of John Rutherfurd (1760-1840. Manuscript Group 484, Rutherfurd-Ely, Manuscript Group 869, John Rutherfurd (1810-1871) Account Book; Biographical Directory of United States Congress 1774 – Present " Rutherfurd, John (1760 – 1840) Senate Years of Service: 1791-1795: 1795-1798."

[4] This interest was conveyed by the deeds recorded in book 105, pages 223-225 and book 100 pages 627-629 in Warren County, New Jersey. The parcels of land included 395 and 619 acres of land and the reversionary interest in one-quarter acre granted to the Presbyterian Church.

[5] Joseph E. Persico, *Franklin & Lucy: Mrs. Rutherfurd and the other Remarkable Women in Roosevelt's Life* (New York: Random House: 2008): 294-340.

[6] This transfer was conveyed by deed recorded on July 7, 1950 in book of deeds #348 page 95, in the County of Warren, New Jersey.

[7] Peter Penoyer and Ann Walker, *The Architecture of Warren and Wetmore* (New York, Norton: 2006): 10-11.

[8] Penoyer and Walker, 12-21. See also Dennis McFadden, "Warren and Wetmore," in A. Placek, Ed., *Macmillan Dictionary of Architects*, Volume 4 (New York, Macmillan: 1982)" 377.

[9] For a discussion of the most popular house styles, see Henry H. Saylor, *Architectural Styles for Country Houses* (New York, McBride, Nast: 1912): 57-67 on the Tudor House. The best scholarly treatment is Gavin Townsend, "The Tudor House in America 1890-1930, unpublished Ph.D. dissertation, Univ. of Calif. At Santa Barbara, 1986.

[10] On English houses, see Nathaniel Lloyd, *A History of the English House* (London, The Architectural Press: 1931): 361-369 on the great hall.

[11] Family photo album in possession of Linda Rutherfurd, daughter of Winthrop Jr., shown to the author in February, 2010.

[12] As shown on original plans of the house, dated November 7, 1903, by Warren & Wetmore, in the collection of the Allamuchy School District.

[13] See Frederick Squires, *The Hollow Tile House* (New York, Comstock: 1913); also Hewitt, op. cit.: 118-123.

Verbal Boundary Description

The nominated property (see the accompanying site plan) consists of the entirety of the parcel known as Block 901, Lot 22 of the Allamuchy Township tax map, plus a portion of the abutting Lot 23 that can be described as follows: Beginning at a corner of the easterly line of Lot 22 where it crosses an old gravel drive (as shown on the site plan included in this nomination); thence

1) along the line of Lot 22 South 25 degrees 41' 24" west 220.24 feet to the edge of Allamuchy Pond; thence
2) still along Lot 22 South 21 degrees 12' 36" east 100 feet to a point in Allamuchy Pond that is a corner of Lot 22; thence
3) along a line of convenience through Lot 23 [see the line marked "Boundary Extension"] North 35 degrees 43'53" east 760 feet more or less to a point where a line running North 70 degrees 27' 14" west intersects a corner of Lot 22 lying situated South 19 degrees 31'46" west from the northeasternmost corner of Lot 22; thence
4) North 70 degrees, 27' 14" west to the aforesaid corner of Lot 22; thence
5) along the line of Lot 22 South 74 degrees 43' 44" west 64.62 feet; thence
6) South 40 degrees 58'39" west 424.39 feet to the point of beginning

Lot 22 consists of 32.07 acres, which includes a lot of 10.0 acres conveyed to the Allamuchy Township Board of Education and shown as an exception on the site plan but is included as part of the nominated property. The additional portion of Lot 23 described above encompasses an additional 2.3 acres more or less, yielding a combined total of approximately 34.4 acres for the nominated property.

The Boundary Justification should logically then read as follows:

The boundaries correspond to the parcel owned by the school, and a sufficient portion of the area around the mansion to convey a sense of its historic setting facing the Allamuchy Pond. The boundary through the pond represents a line of convenience that corresponds to the limits of Lot 22. County Route 517 provides a strong visual edge to the west, and the Interstate Route 80 right-of-way provides a strong edge to the north. The added portion of Lot 23 ensures that the Rutherfurd's hydroelectric power plant and its immediate setting is included within the nominated property.

Boundary Justification

The boundaries correspond to the parcel owned by the school, and the area around the pond now owned by the State of New Jersey.

11. Form Prepared By

name/title Mark Alan Hewitt, FAIA, with Richard Crawn and Mary Reneau

organization Mark Alan Hewitt Architects date May 2011, revised Feb. 2013

street & number 114 Claremont Road telephone 908-630-9416

city or town Bernardsville state NJ zip code 07924

e-mail mahewitt@mindspring.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

Rutherfurd Hall
Name of Property

Warren County, NJ
County and State

- **Continuation Sheets**
- **Additional items:**

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Rutherfurd Hall
City or Vicinity: Allamuchy
County: Warren State: New Jersey
Photographers: Charles Fineran, Mark Hewitt, and anonymous (historic photos).
Date Photographed: April, 2010
Description of Photograph(s) and number:
48 contemporary views. 8 historic photographs. 15 photos of historic power house.
(See attached list.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Allamuchy School District (mansion and school wing); State of New Jersey (Allamuchy Pond)

street & number PO Box B telephone 908-852-2139

city or town Allamuchy state NJ zip code 07820

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Notes

[1] This deed, dated November 9th 1893, was recorded in the Warren County Book of Deeds #151, page 10.
[2] Book of Deeds of Warren County #170 page 269.
[3] Book of deeds #176 pages 8-10 of Warren County, New Jersey.
[4] The first of two deeds are in the Warren County book of deeds #174, page 50-52, dated February 18, 1903.
[5] Deeds dated August 29, 1890 in the book of deeds #143, page 615 and page 618 recorded in the Clerk's office of Warren County, New Jersey.
[6] This land was recorded in the book of deeds #178, pages 25-26.
[7] This transfer was conveyed by deed recorded on July 7, 1950 in book of deeds #348 page 95, in the County of Warren, New Jersey.

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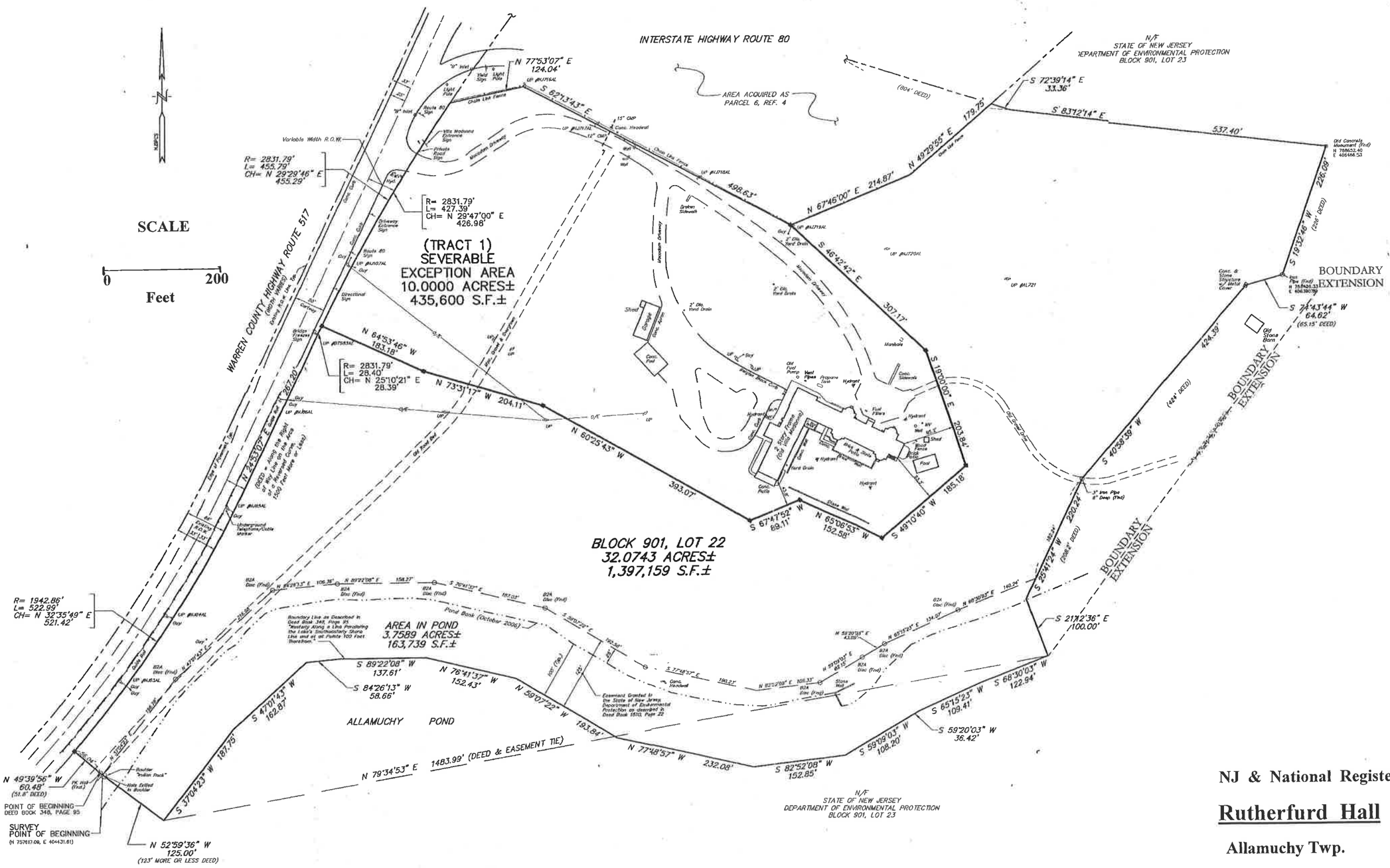
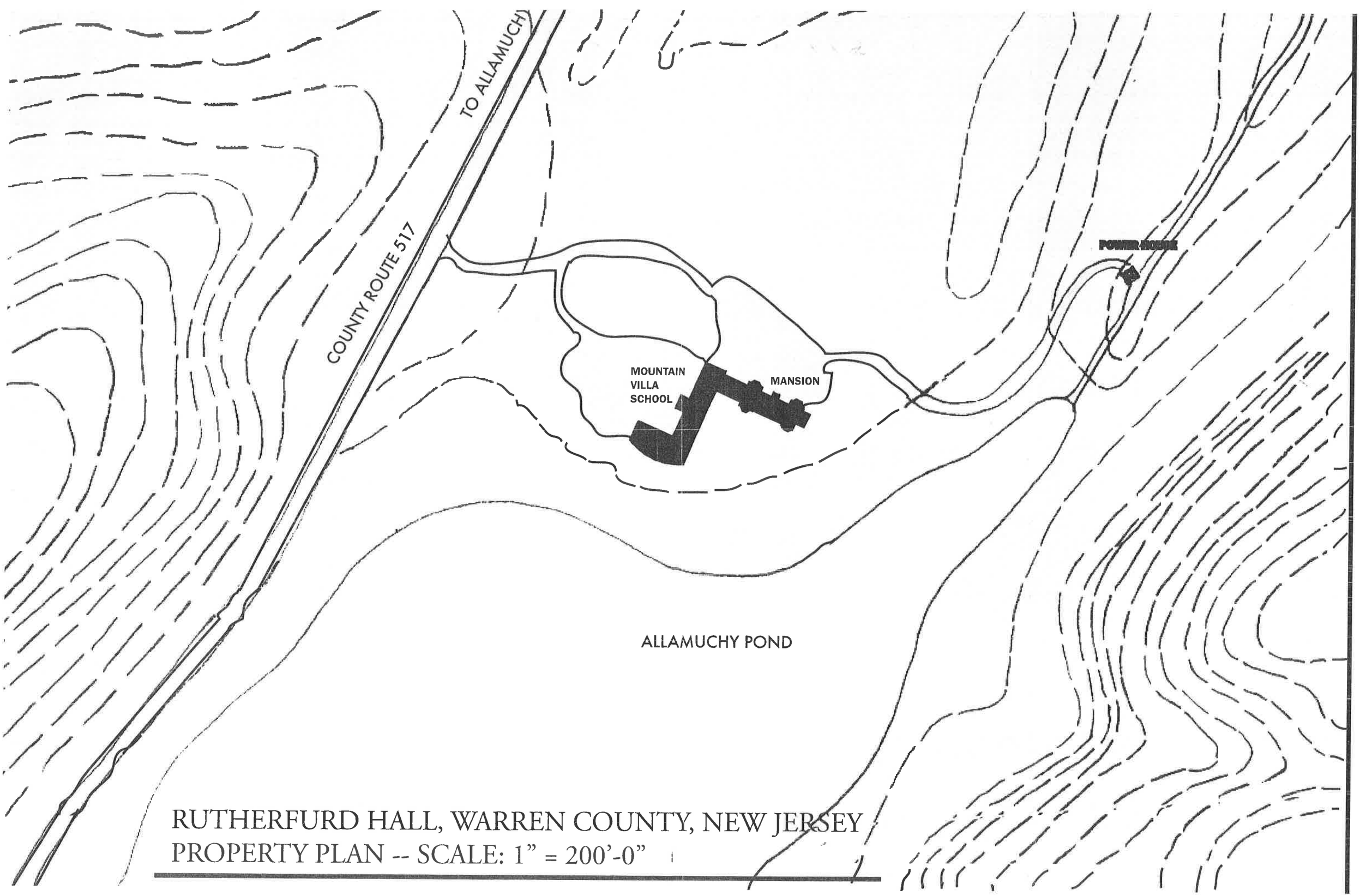


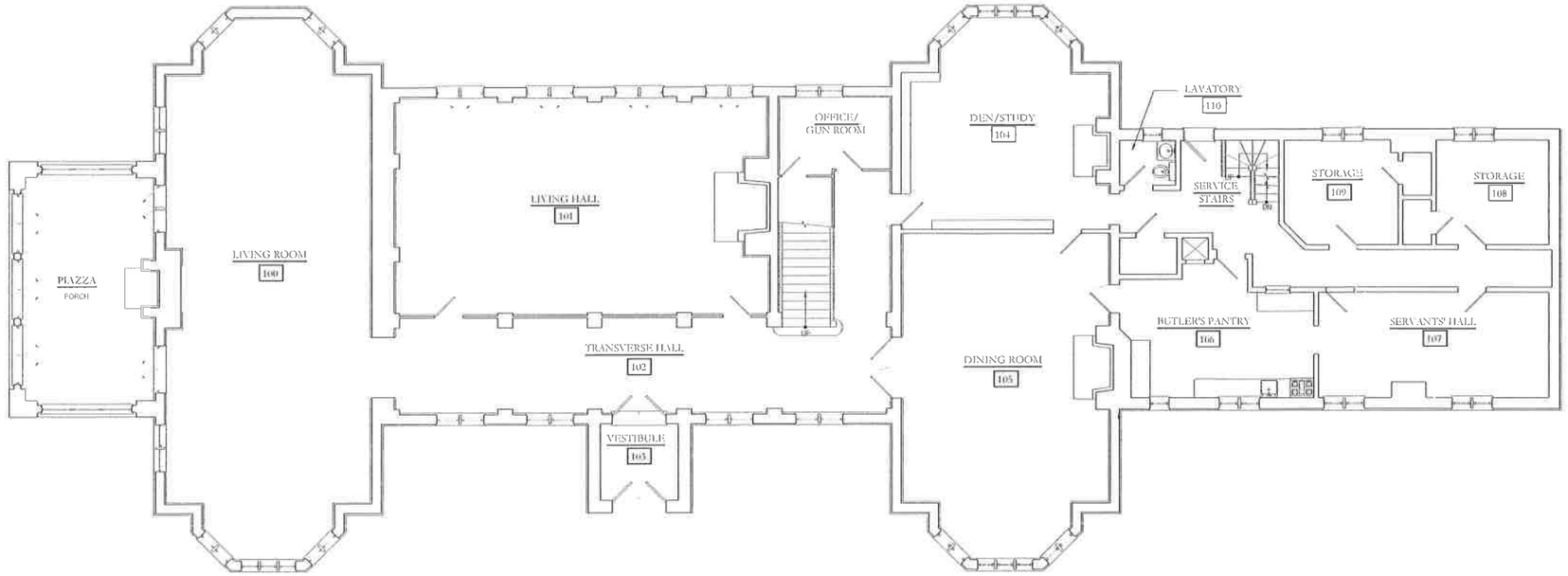
NJ & National Registers of Historic Places

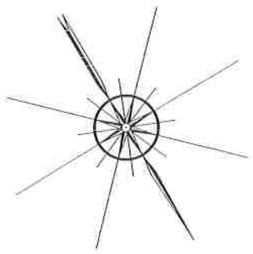
Rutherfurd Hall - Site Map

Allamuchy Twp. Warren Co. NJ



RUTHERFURD HALL, WARREN COUNTY, NEW JERSEY
PROPERTY PLAN -- SCALE: 1" = 200'-0"





FIRST FLOOR PLAN - EXISTING CONDITIONS

NATIONAL REGISTER
NOMINATION DRAWINGS

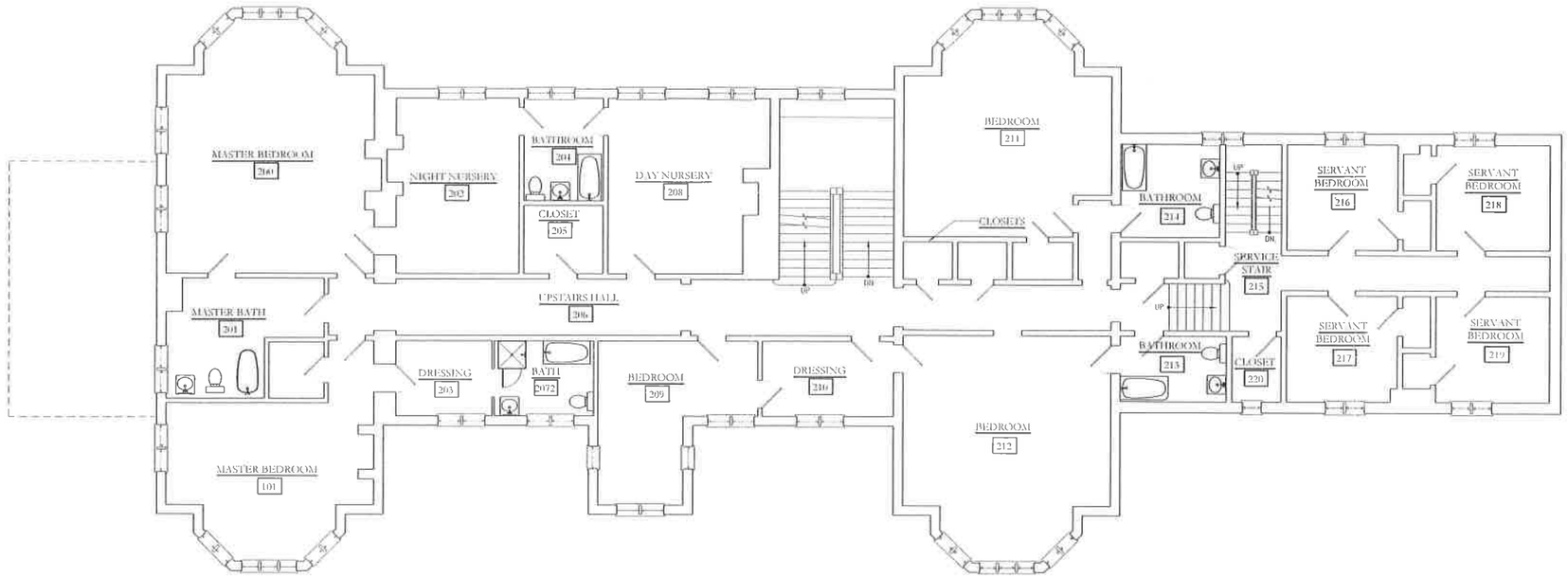
RUTHERFURD HALL

ROUTE 80 AND ROUTE 517, ALLAMUCHY, NEW JERSEY

MARK ALAN HEWITT
Architects

30 NOVEMBER 2010

NJ Warren Co.



SECOND FLOOR PLAN - EXISTING CONDITIONS

SCALE OF 0 5 10 20 30 FEET

NATIONAL REGISTER
NOMINATION DRAWINGS

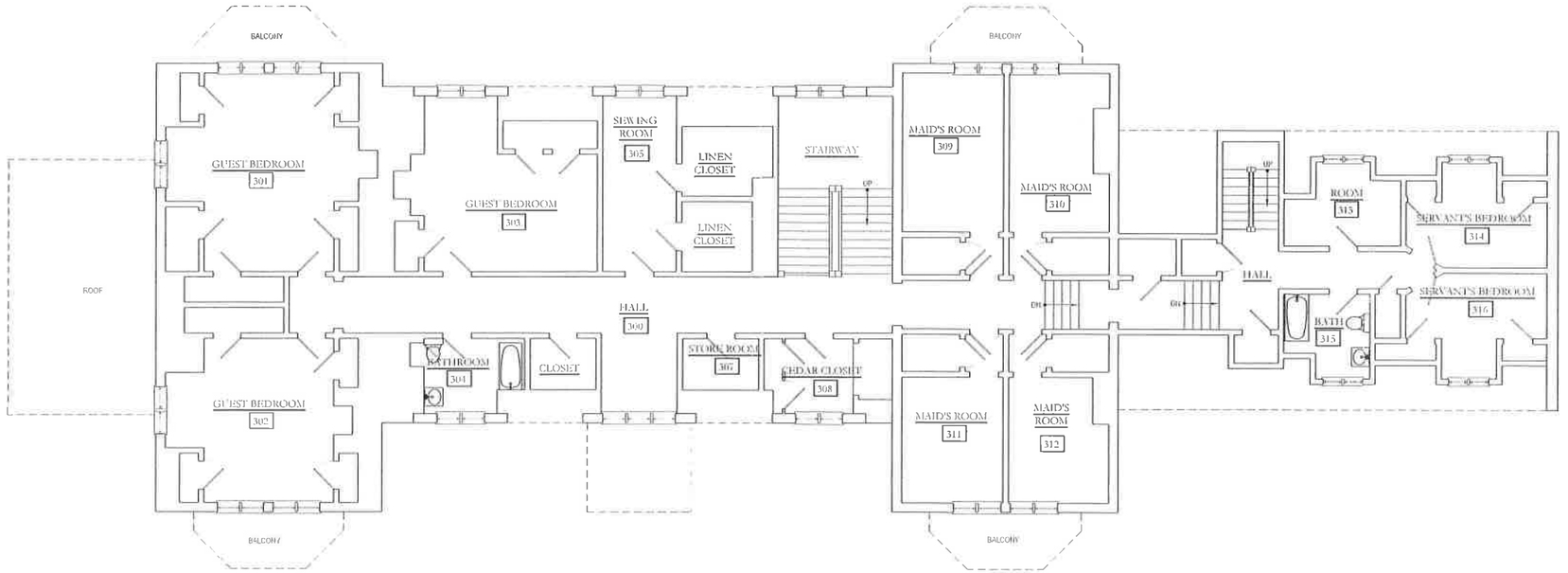
RUTHERFURD HALL

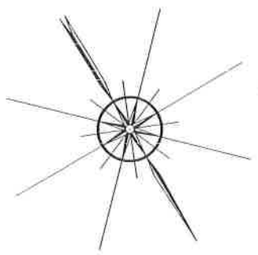
ROUTE 80 AND ROUTE 517, ALLAMUCHY, NEW JERSEY

MARK ALAN HEWITT
Architects

30 NOVEMBER 2010

NJ Warren Co.





THIRD FLOOR PLAN - EXISTING CONDITIONS

NATIONAL REGISTER
NOMINATION DRAWINGS

RUTHERFURD HALL

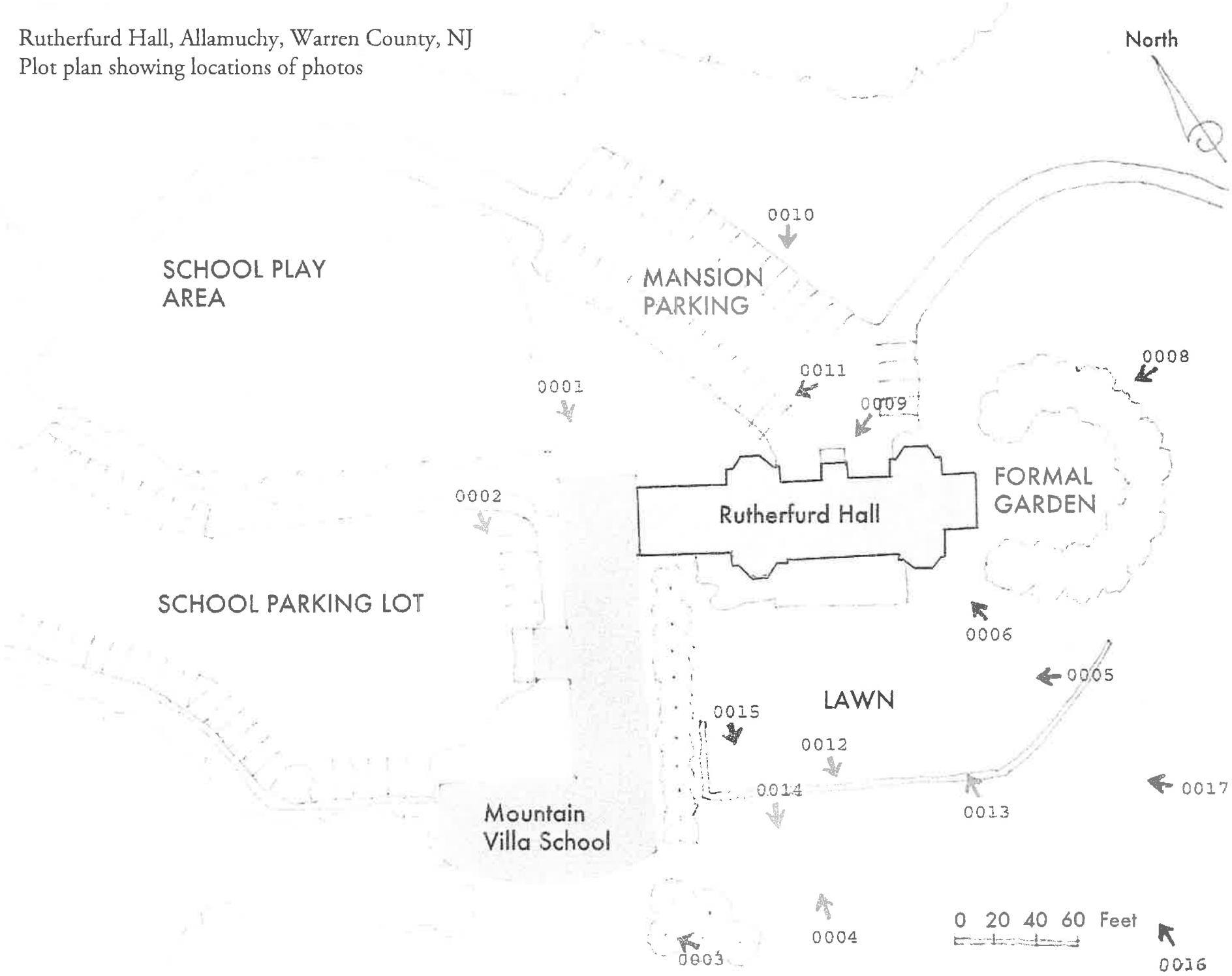
ROUTE 80 AND ROUTE 517, ALLAMUCHY, NEW JERSEY

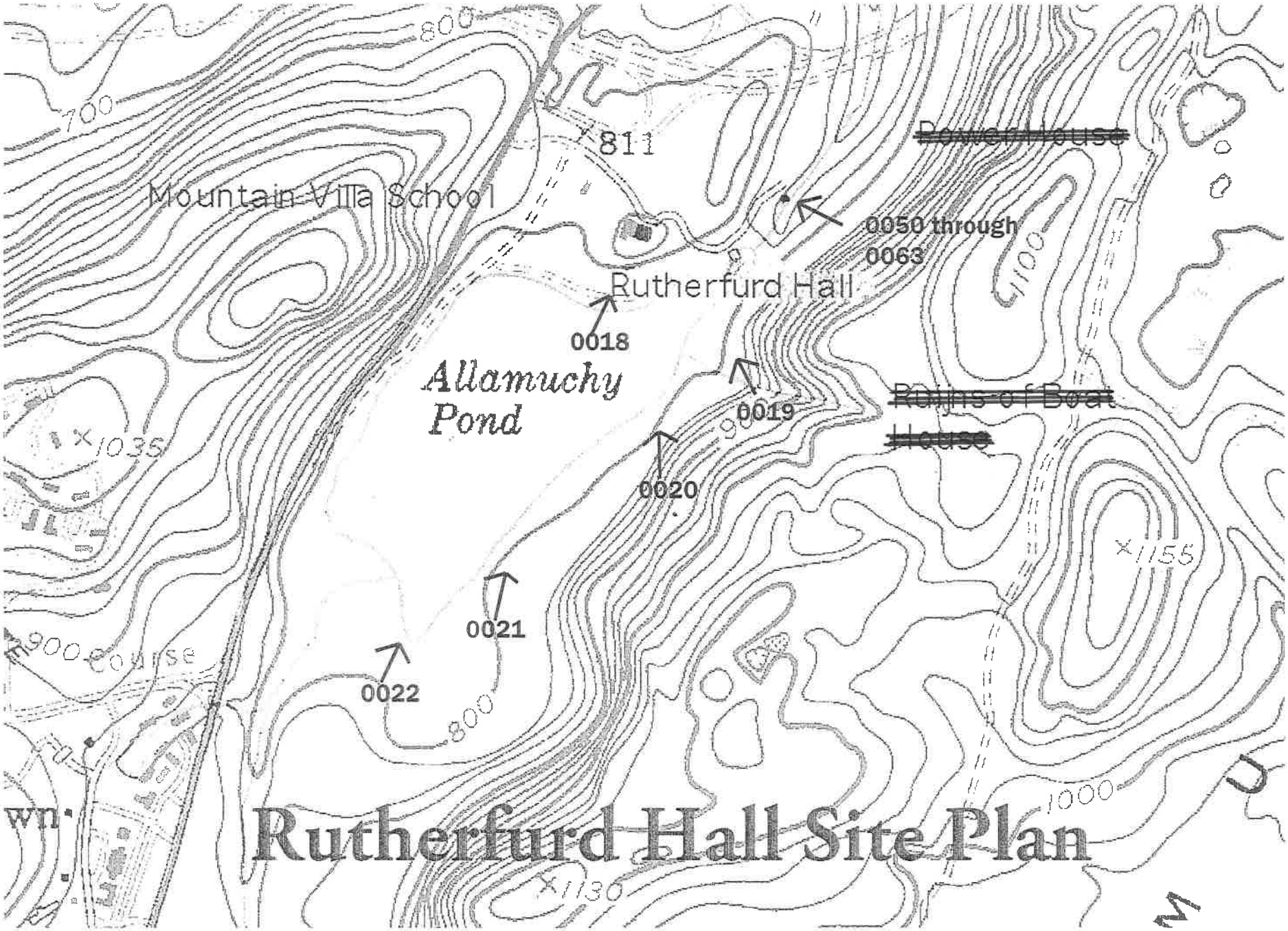
MARK ALAN HEWITT
Architects

30 NOVEMBER 2010

NJ Warren Co.

Rutherfurd Hall, Allamuchy, Warren County, NJ
Plot plan showing locations of photos





Rutherfurd Hall, Allamuchy, Warren County, NJ - Site photo locations

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Rutherfurd Hall
Name of Property
Warren County, New Jersey
County and State
Name of multiple listing (if applicable)

Section number Photos Page 1

LIST OF CURRENT PHOTOGRAPHS
Photos by Charles Fineran and Mark Hewitt, April 2010

NJ_WarrenCo_RutherfurdHall0001.tif: School wing from north
NJ_WarrenCo_RutherfurdHall0002.tif: School wing from northwest
NJ_WarrenCo_RutherfurdHall0003.tif: School wing from southeast
NJ_WarrenCo_RutherfurdHall0004.tif: School and house from south
NJ_WarrenCo_RutherfurdHall0005.tif: School wing from east
NJ_WarrenCo_RutherfurdHall0006.tif: Piazza/porch from south
NJ_WarrenCo_RutherfurdHall0007.tif: East façade of mansion
NJ_WarrenCo_RutherfurdHall0008.tif: Mansion from northwest
NJ_WarrenCo_RutherfurdHall0009.tif: Close view of entry porch
NJ_WarrenCo_RutherfurdHall0010.tif: Mansion north facade
NJ_WarrenCo_RutherfurdHall0011.tif: Parking lot looking west
NJ_WarrenCo_RutherfurdHall0012.tif: View of pond from south terrace
NJ_WarrenCo_RutherfurdHall0013.tif: Mansion south facade
NJ_WarrenCo_RutherfurdHall0014.tif: South terrace and pond
NJ_WarrenCo_RutherfurdHall0015.tif: View from terrace looking SE
NJ_WarrenCo_RutherfurdHall0016.tif: Terrace "ha-ha"
NJ_WarrenCo_RutherfurdHall0017.tif: Oblique view of wall
NJ_WarrenCo_RutherfurdHall0018.tif: Overall view of school and mansion from south
NJ_WarrenCo_RutherfurdHall0019.tif: View of buildings from lake trail
NJ_WarrenCo_RutherfurdHall0020.tif: View of buildings from lake trail
NJ_WarrenCo_RutherfurdHall0021.tif: Distant view from lake trail
NJ_WarrenCo_RutherfurdHall0022.tif: Lake trail, south end
NJ_WarrenCo_RutherfurdHall0023.tif: View from south side of pond
NJ_WarrenCo_RutherfurdHall0024.tif: Boiler room and fresh air duct
NJ_WarrenCo_RutherfurdHall0025.tif: Boiler room
NJ_WarrenCo_RutherfurdHall0026.tif: Old upper kitchen
NJ_WarrenCo_RutherfurdHall0027.tif: Office looking south
NJ_WarrenCo_RutherfurdHall0028.tif: Office looking west
NJ_WarrenCo_RutherfurdHall0029.tif: Dining room mantle
[number 30 inadvertently skipped in the photo sequence]
NJ_WarrenCo_RutherfurdHall0031.tif: Dining room looking toward hall
NJ_WarrenCo_RutherfurdHall0032.tif: Main stair and hall, first floor
NJ_WarrenCo_RutherfurdHall0033.tif: Living hall looking west
NJ_WarrenCo_RutherfurdHall0034.tif: Living hall looking south
NJ_WarrenCo_RutherfurdHall0035.tif: Living room/chapel looking south
NJ_WarrenCo_RutherfurdHall0036.tif: Hall looking west from living room
NJ_WarrenCo_RutherfurdHall0037.tif: Outer vestibule doors
NJ_WarrenCo_RutherfurdHall0038.tif: Living room/chapel looking north
NJ_WarrenCo_RutherfurdHall0039.tif: Upper stairway, second floor
NJ_WarrenCo_RutherfurdHall0040.tif: Second floor landing and hall
NJ_WarrenCo_RutherfurdHall0041.tif: Former master bedroom
NJ_WarrenCo_RutherfurdHall0042.tif: Former master bathroom

NJ_WarrenCo_RutherfurdHall0043.tif: Former master bedroom
NJ_WarrenCo_RutherfurdHall0044.tif: Former master closet
NJ_WarrenCo_RutherfurdHall0045.tif: New kitchen area, first floor
NJ_WarrenCo_RutherfurdHall0046.tif: Dumbwaiter in kitchen
NJ_WarrenCo_RutherfurdHall0047.tif: First floor service hallway
NJ_WarrenCo_RutherfurdHall0048.tif: Service stair to basement
NJ_WarrenCo_RutherfurdHall0049.tif: Creek leading to Powerhouse
NJ_WarrenCo_RutherfurdHall0050.tif: Powerhouse exterior
NJ_WarrenCo_RutherfurdHall0051.tif: Powerhouse exterior
NJ_WarrenCo_RutherfurdHall0052.tif: Powerhouse exterior
NJ_WarrenCo_RutherfurdHall0053.tif: Powerhouse exterior
NJ_WarrenCo_RutherfurdHall0054.tif: Powerhouse exterior
NJ_WarrenCo_RutherfurdHall0055.tif: Powerhouse interior
NJ_WarrenCo_RutherfurdHall0056.tif: Powerhouse interior
NJ_WarrenCo_RutherfurdHall0057.tif: Powerhouse interior
NJ_WarrenCo_RutherfurdHall0058.tif: Powerhouse interior
NJ_WarrenCo_RutherfurdHall0059.tif: Powerhouse interior
NJ_WarrenCo_RutherfurdHall0060.tif: Powerhouse interior
NJ_WarrenCo_RutherfurdHall0061.tif: Powerhouse site
NJ_WarrenCo_RutherfurdHall0062.tif: Powerhouse site
NJ_WarrenCo_RutherfurdHall0063.tif: Powerhouse site

LIST OF HISTORIC PHOTOGRAPHS
Avery Architectural Drawings Collection
Columbia University
Stamped "ORDING", circa 1907

3484_01	View of south façade and original service wing.
3484_02	Oblique view of entrance from the northeast.
3484_03	View of lower service yard and west façade.
3484_04	View of fence, approach road, façade.
3484_05	Head on view of east façade and piazza.
3484_06	Oblique view of entrance tower.
3484_07	Distant view of south façade.
3484_08	Distant view of north façade.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

TRANQUILITY QUADRANGLE
NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)

(FLANDERSVILLE) 6065 II SW

(NEWTON EAST) 6065 II SW

NEWTON (JUNC. U.S. 206) 7 MI.

1.5 MI. TO N.J. 94

6066 III SE (NEWTON WEST)

SPRINGDALE (JUNC. U.S. 206) 1.9 MI.

NEWTON (JUNC. N.J. 94) 4.7 MI.
SPRINGDALE 1.7 MI.

KNOWLTON 1.2 MI.
STANHOPE 1.3 MI.

BLAIRSTOWN 4.9 MI.
MARKSBORO 1.7 MI.

HOPE 4.4 MI.

ANDOVER (JUNC. U.S. 206) 0.8 MI.

0.7 MI. TO U.S. 206

1.7 MI. TO U.S. 206

2 MI. TO U.S. 46

(BLAIRSTOWN) 6065 IV NW

(STANHOPE) 6065 I NW

(WASHINGTON) 6065 IV SW

(CHESTER) 6065 I SW

1.3 MI. TO U.S. 46

HACKETTSTOWN (JUNC. U.S. 46) 1.5 MI.

(HACKETTSTOWN) 6065 IV SE

HACKETTSTOWN (JUNC. U.S. 46) 2 MI.

2.1 MI. TO U.S. 46

74°52'30" 41°00' 74°45'

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750 000 FEET

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4525000m. N.

511000m. E.

519000m. E.

TRENTON
Yellow Frame
Huntsburg
Krech
Cem
SUSSEX CO
WARREN CO
Brook
Grass Pond
High Rocks
Mud Pond
BM 796
BM 589
BM 609
BM 874
BM 622
ANDOVER
GREEN
Andover
Brighton
Huntsville
Gaging Sta
Turtle Pond
BM 654
Gravel Pit
RIVER
BORO
ERIE LACKAWANNA
ROAD
Greendell
Pequest
HUDSON
FRELINGHUYSEN
Francis Lake
DARK MOON
Bear
Johnsonburg
Trinca Landing Field
Buckmire Pond
AND
Tranquility
LEHIGH
Lake Tranquility
Cranberry Lake
Cranberry Lake
Cem
Tranquility Ch
Quaker Church
Bear Cr.
Brook
River
Trout
Gravel Pit
MOUNTAIN
BYRAM
ALLAMUCHY
Township Sch
Allamuchy
Long Bridge
UNDER CONSTRUCTION
Bear Swamp
Villa Madonna
Allamuchy Pond
Swimming Pool
Golf Course
PRIVATE
Weirtown
Alphano
Deer Park Pond
Stuyvesant
Frenches Pond
Mt Allamuchy Camp
Waterloo
Waterloo Lakes
CANAL
ABANDONED
RIVER
MORRIS CO
SUSSEX CO
WARREN CO
SAXTON LAKE
MUSCONETCONG
DELAWARE
LACKAWANNA
Saxton Falls
Gaging Sta
BM 563
BM 732
Ninety Five Mile Tree Lookout Tower
MOUNT OLIVE
INDEPENDENCE
Petersburg
KETCHUM
Hackettstown
STATE
PARK
STEPHENS
TOWN
BDY
CANAL
Budd Lake
BUDD LAKE 0.9 MI.

Mapped by the Army Map Service
Edited and published by the Geological Survey

Control by USGS, USC&GS, and New Jersey Geodetic Survey

Topography from aerial photographs by stereophotogrammetric methods. Aerial photographs taken 1942. Field check 1943
Culture revised by the Geological Survey 1954

Polyconic projection. 1927 North American datum
10,000-foot grid based on New Jersey coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1971. This information not field checked

MN GN
10½° 187 MILS
0°07' 2 MILS
UTM GRID AND 1971 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

NEW JERSEY
QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road

Interstate Route U. S. Route State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D.C.—1974

TRANQUILITY, N. J.
N4052.5—W7445/7.5

1954
PHOTOREVISED 1971
AMS 6065 IV NE—SERIES V822

RUTHERFURD HALL
ZONE = 18

	Easting	Northing
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2.	515990	4529430
3.	515880	4529155
4.	515415	4529120

25

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E+S SHEET METAL
BEER
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M-001

M- 109

WHITE
Water Softe

FIRE
FIRE
FIRE

M- 103

FIRE EXIT