

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *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 Propertyhistoric name Fernbrook Historic Districtother names/site number John Newbold House, New Warlaby Stock Farm**2. Location**street & number 142-150 Bordentown-Georgetown Road ☐ not for publicationcity or town Chesterfield Township ☐ vicinitystate New Jersey code NJ County Burlington zip code 08505**3. State/Federal Agency Certification**

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

Signature of certifying official/Title

Date

Deputy SHPO Assistant Commissioner for Natural & Historic Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

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

Fernbrook Historic District
Name of Property

Burlington County, New Jersey
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	
11	5	buildings
1	0	sites
6	1	structures
1	2	objects
19	8	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 dwelling
DOMESTIC/secondary structure
AGRICULTURAL/SUBSISTENCE/storage, animal facility,
agricultural outbuildings, agricultural fields
RECREATION AND CULTURE/outdoor recreation
INDUSTRY/PROCESSING/EXTRACTION/waterworks
LANDSCAPE/garden, forest, natural resources

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure, hotel
AGRICULTURAL/SUBSISTENCE/storage, animal facility,
agricultural outbuildings, agricultural fields
RECREATION AND CULTURE/outdoor recreation
INDUSTRY/PROCESSING/EXTRACTION/waterworks
LANDSCAPE/garden, forest, natural resources
COMMERCE/TRADE/specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

Federal
Shingle Style
Stick Style
Colonial Revival

Materials

(Enter categories from instructions)

foundation Brick, stone

walls Wood: shingle
Wood: weatherboard

roof Asphalt, metal

other

Narrative Description

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

8 Statement of Significance

Applicable National Register Criteria

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

- ☐ **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 continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1881-1937

Significant Dates

1881, 1897, 1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown (architect)

E.B. & B. Rogers (builder, 1881-2)

9. Major Bibliographical References

Bibliography

(cite the books, articles, and other sources used in preparing this form on 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 # _____

Primary location of additional data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Chesterfield Township Historical Society

Fernbrook Historic District
Name of Property

Burlington County, New Jersey
County and State

10. Geographical Data

Acreage of property 111 acres

Latitude / Longitude Coordinates

(Note to Preparers: NJ HPO will complete this portion of the Registration Form for all Preparers, based on the coordinates derived from the Site Map or District Map that HPO produces.)

1. Lat. 40.106562 Long. -74.685141
2. Lat. 40.106041 Long. -74.682696
3. Lat. 40.107631 Long. -74.682291
4. Lat. 40.107231 Long. -74.674526
5. Lat. 40.106095 Long. -74.672095
6. Lat. 40.104675 Long. -74.670043
7. Lat. 40.103828 Long. -74.671798
8. Lat. 40.102283 Long. -74.679173

(NJ HPO will place additional coordinates, if needed, on a continuation sheet for Section 10.)

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet for Section 10.)

Boundary Justification Statement

(Explain, on the section sheet following the Verbal Boundary Description, how the chosen boundaries meet the requirements for boundary selection and are the most appropriate boundaries for the nominated property or district.)

11. Form Prepared By

name/title Margaret Newman
organization With Clark Caton Hintz date December 13, 2019
street & number PO Box 222 telephone 609.273.7003
city or town Carversville state PA zip code 18913

Additional Documentation

(Submit the additional items with the completed form that are outlined in the "Standard Order of Presentation" that NJ HPO provides. Each page must contain the name of the nominated property or district, and the State and the county in which the property or district is located. Consult with NJ HPO if you have questions.)

Property Owner

(Either provide the name and address of the property owner here or provide the information separately to NJ HPO. Check with NJ HPO for other requirements. All owners' names and addresses must be provided, including public and non-profit owners, but their presence on the form, itself, is not required).

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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. The proper completion of this form and the related requirements is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

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

Direct questions regarding the proper completion of this form or questions about related matters to the Registration Section, New Jersey Historic Preservation Office, Mail code 501-04B, PO Box 420, Trenton, NJ 08625-0420.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 1

Description Narrative

Summary Paragraph

The Fernbrook Historic District is a 111-acre property that comprises the core and the northwesterly fields of “Fernbrook,” the farm estate of Charles Morgan (1881-97) and John L. Kuser (1897-1937) situated northeast of Bacon’s Run and straddling Fern Brook in Chesterfield Township, Burlington County, New Jersey. Originally a 500-acre family farm in the middle of the 18th century, Fernbrook is now a 230-acre working farm with a nursery, an environmental education center and a CSA (Community Supported Agriculture) known as Fernbrook Farms (about half of that acreage is non-contributing and has been excluded). The 111-acre nominated portion of the property is the portion that possesses integrity from the period of significance. Fernbrook includes 19 contributing resources--11 buildings, 1 site, 6 structures and 1 object. The contributing buildings are the original 18th century farmhouse (now an inn), several 19th century residences, and numerous 19th century agricultural outbuildings. The Colonial Revival garden is a contributing site while the contributing structures include the tank house, silo, stone brick, arched culvert, pump house ruins and concrete dam. A fountain has been classified a contributing object. The 8 non-contributing resources are 5 buildings that were constructed after the period of significance and other modern amenities that have been added to the great lawn as resources for wedding guests.

Setting

Established by John Newbold in the 1760s who called it the Miller's, Fernbrook was a family farm until 1881 when a wealthy New Yorker, Charles Morgan, purchased 290 acres and turned it into a gentleman farm where he raised premium cattle. Morgan enhanced the farm with a large mansion and decorative gardens, winding drives, broad lawns and woodlands. The Kusers moved to the property in 1897, formally buying it in 1899. They continued the farming operation, constructed most of the extant resources; they expanded the decorative landscapes, adding more trees and formal gardens, and they dammed the river to create a pond for recreation, including fishing and skating. This pond was accessed by pathways and rustic bridges. Most of the buildings and features date from the Kuser period of ownership; they can be identified by their brick foundations and wood shingle cladding. The property became a dairy farm in the mid-20th century and then a nursery in the 1970s. In 1996, the Kusers permanently protected 230 acres of the farm under the New Jersey Farmland Preservation Act and added a wedding venue, environmental education, and a CSA to the farm’s portfolio of uses. Fernbrook’s core and northwestern fields still strongly evoke a turn-of-the-century gentleman’s farm.

Located on Bordentown-Georgetown Road at the intersection of White Pine Road, Fernbrook occupies a rural part of Chesterfield Township set among large agricultural fields and forested areas. Standing on the west side of the road, Fernbrook has three types of landscape: woodlands, the human landscape and the agricultural fields. The woodlands stand on the western and northern perimeters of the property lining Bacon’s Run which flows along the west and Fern Brook at the north. The woods along Bacon’s Run are wilder and have been increased as a buffer to development.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 2

While today the north woods seem wild, they are the result of careful planning by John L. Kuser, an avid nature lover. Kuser planted “thousands” of white pines¹; additional mature deciduous and coniferous trees have grown up around them. He dammed Fern Brook to create Kuser Pond for recreation including swimming, fishing and skating (Photos 1-4). There was once a bathhouse and warming house located near the pond. Stone from the chimney of the fireplace of the warming house are all that remain (Photo 2). The dam remains but has been breached and is deteriorated (Photos 3, 4); a marshy vestige of the pond remains. To the southeast of the pond, Fern Brook continued to flow. Kuser installed a culvert, a fountain with bench and a bridge over Fern Brook. He also built stone steps down to these features (Photos 57-60). Today, these north woods are traversed by trails and used by campers and farm visitors (Photo 5).

The landscaped estate stands to the south of the north woods, ringed by a circular drive. It features a broad center great lawn with mature tree groupings, decorative gardens and ancillary landscape structures (Photos 6-8). Three architectural groupings frame this cultivated landscape. The farm complex includes two houses, agricultural outbuildings and the barnyard; these anchor the northwest. The Tankhouse complex—a second grouping of 19th-21st century buildings—stands to the southwest. At the southeastern end of the estate, the Gatehouse Complex forms a third architectural complex along Bordentown-Georgetown Road.

The agricultural fields form the third type of landscape (Photos 9, 10). These ring the property, bordering the woods and the estate.

From Bordentown-Georgetown Road, just south of the corner of White Pine Road, a single-lane driveway is the north entrance into the estate, now the public ingress. It extends westerly to a looped gravel drive. The driveway is flanked by large, post-1914, brick posts and low, curving brick walls with concrete caps. The posts are topped by spherical concrete finials (Photo 11). From this entrance, the drive winds west through thick woods which open to broad lawns to the south and agricultural fields to the north. The drive wraps around the Farm Complex which includes the 18th century house (now an inn) and crowns at the 19th-century barnyard. It loops east past the Tankhouse Complex (Photo 12) which includes late 19th-early 20th century architectural features, decorative gardens and the great lawn (Photo 6-8, 13) through a wooded section, ending with the Gatehouse Complex including the 19th-century gatehouse and 20th-century garages. This south entrance to Fernbrook, along Bordentown-Georgetown Road, is flanked by small, rough stone piers connected by a low stone wall to larger stone piers that flank the entrance. An incised stone plaque with “FERNBROOK” adorns the northern pier. This Craftsman-inspired stone entrance, once the original entrance to the 19th-century gentleman’s farm, was added by the Kusers, probably near the end of the 19th century (Photo 11). Across Bordentown-Georgetown Road from the south entrance is another Fernbrook farm lane, now overgrown, but which historically was a part of the farm (see Map 3). During the period of significance, the Bordentown-Georgetown Road was a narrow gravel road (see Historic Photo 21) and this lane connected the farm to a house occupied by staff of Fernbrook. One matching rough stone pier and remnants of a second remain, and according to the Kuser family, a windmill used to stand on this side of the property.

¹ “Wild Life Thrives on Kuser Farm, Near Bordentown, Where the Dwellers of the Woods are Cared For” *Trenton Evening Times* (March 29, 1912).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 3

The long drive is noted on an 1876 map. This could be the extant northern side of the drive as earlier agricultural buildings stood where the Farm Store now stands. This drive became circular at the end of the 19th century to provide access to all the other buildings on the property. While the loop to the barn and barn yard has changed somewhat since Fernbrook became public, for the most part, the drive and its branches remain as they have been since the 1930s.²

THE FARM COMPLEX

1. The John Newbold House, ca. 1761, contributing

Built ca. 1761, the John Newbold House is the original house of the 500-acre estate. John was deeded this land from his father, Michael Newbold, in 1760.³ Presumably, soon thereafter, he had the house built.

Based on physical evidence, the original house was likely the western three bays of the present center block of the house. It was 2 ½ stories with a sidehall plan, stacked parlors and a center chimney. In 1791, it is likely that the eastern two bays of the main block were constructed, giving it the five-bay plan it has today. At this time, the house was redone in the Federal style; many of these features remain extant today. After 1914, the Kuser family added several additions to each side of the main block and upgraded the entire house in the Colonial Revival style (Photos 15-18)

The John Newbold House is a 2 ½ story, five-bay, center hall, clapboard-clad frame house on a brick foundation. It has an early 20th-century slate-shingled gable roof above a simple cornice and deep overhang. The south elevation windows are nine-over-nine, double hung sash with paneled shutters on the first floor topped by crescent moons and louvered shutters on the second. An arched tri-part Palladian window graces the second-story center hall. Four gabled dormers with broken pediments rise from the roof supported by plain pilasters; they contain arched windows (Photo 15). The center entrance, accessed by brick steps, has a six-panel door with a surround with fluted pilasters flanking sidelights supporting a rectangular transom topped by a denticulated pediment (Photo 16). The dormers, Palladian window and door surround are Colonial Revival features, added by the Kusers after 1914.

A two-story, one-bay flat roofed addition with brick steps stands to the west with paired, paneled and lighted doors. Above this, the second story has a pair of nine-light casement windows with louvered shutters. Corner pilasters grace the upper story. The footprint of the second story is the extent of the original addition constructed by John Kuser after 1914 and completed around 1918. The first story was extended before 1949, likely in the late 1930s or early 1940s after Walter Kuser took over the house from his father (Photo 17).

A larger two-story gable addition stands to the east of the main block, added by Kuser in two different campaigns. In the first, ca. 1914, a one-story flat-roof 19th century addition, likely a kitchen, was torn down and a two story, three-bay section was appended to the main block with a one-story, flat-roofed section to the east. This section had a semi-enclosed porch (Historic Photo 28). Soon after, by 1918-19, this section was reworked. Its footprint was enlarged and a second story was added. The gable roof of the two-story section was extended to cover the second

² Historic Aerials, 142 Bordentown Georgetown Road, Chesterfield NJ (1931-1970), <https://www.historicaerials.com/viewer>

³ Burlington County Deed Books Liber L, folio 364; Liber S, folio 102

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 4

story while on the south and north elevations, the second story was enclosed with extended gambrel roofs. At the first floor, the eastern end had a lattice-enclosed porch under the gambrels. This porch was enclosed in the last quarter of the 20th century (Photo 18).

The south elevation of this wing contains three, unevenly-spaced nine-over-nine double hung sash windows with paneled shutters topped by crescent moons at the first floor. At the second story, two, nine-over-nine double hung sash with louvered shutters flank a smaller nine-light fixed window with louvered shutters. To the east, the painted shingle gambrel roof is punched by a recessed shed dormer with three, fifteen-light casement windows. A bank of eight-light modern casement windows wraps around the southern corner of the first floor (Photo 18).

The east elevation of the John Newbold House includes the east elevation of the main block and the east elevation of the ca. 1918 addition. The east gable end of the main block likely dates to ca. 1791 and contains the southern-most bay of shuttered, nine-over-nine, double hung sash windows at the first and second floors. This is topped by the upper gable end that has a full cornice return (likely original to 1791) with asphalt shingles. Above this, half lunettes anchor a fanlight at the peak of the gable.

The gambrel end of the 1918 addition has strips of modern eight-light casement windows enclosing a pair of paneled doors. Mimicking the earlier house, these stand below a full cornice return. Above this, three, nine-over-nine double hung sash with louvered shutters pierce the upper gambrel end. These are topped by lunette windows below a fan-light window in the peak of the gambrel (Photo 18).

The north elevation of the John Newbold House, like the south, is made up of several sections—the 18th century main block at the center flanked by Colonial Revival additions (Photo 17). At the eastern end, the 1918 addition extends beyond the plane of the rest of the house. At the second story, the painted shingle gambrel roof is punched by a recessed shed dormer with three fifteen-light casement windows; this matches the south. Below this, stands a door to the east and a small, six-over-six double hung sash to the west. The 1914 wing contains three, unevenly spaced nine-over-nine sash on the first floor and two on the second. The shutters have been removed. A historic photograph confirms that the north wall of the 1914 section has been brought forward; originally, there was a deeper space at the juncture with the 18th century main block (Historic Photo 35). It is unclear when this change occurred.

The first floor of the north elevation of the main block of the John Newbold House has a center six-panel door with a Colonial Revival door surround with a heavy hood supported by brackets and plain pilasters. Above this sits a Palladian window at the center of the second floor. The rest of the windows are a mix of modern single-light casements and historic nine-over-nine double hung sash. Four Colonial Revival dormers adorn the roof; they match those on the south. Most of the features on this elevation date to the 1914 remodeling by the Kusers.

To the west, the addition that was constructed in 1914 has been modified. The upper story with its four, eight-light casements and end pilaster is original to its 1914 construction. Below is a multi-light pair of casement windows with caming reminiscent of stained glass. This window dates to the late 1930s or early 1940s when Walter Kuser extended this addition (Photo 17).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 5

The west elevation is dominated by the Walter Kuser ground floor addition that extended the wall to the west, adding multi-light casement windows and an exterior chimney on the ground floor. Above, at the second story, a small open porch was added. This was enclosed later in the 20th century and the 25-light, modern, fixed sash of the west elevation was added. A fire escape provides access from the attic rooms; this was installed in the early 2000s, to accommodate the house's current use as an inn (Photo 17).

The Federal-style John Newbold House has stacked parlors with a center hall. Federal features that remain from the 18th century include the baseboards, chair rails and wood flooring throughout the house and the stair, including the turned balusters, simple rounded handrail and newel post (Photo 21). The four extant mantels are a mix of original Federal and Colonial Revival reproductions. All have elaborate, multi-tiered crown moldings over multi-planed architraves. In the southwest parlor, the projecting center panel of the architrave is decorated with an incised oval. The flanking panels contain ovals in relief and are framed by elaborately carved ends, mirroring the crown molding above. Plain eared pilasters support the architrave. According to Kuser Family tradition, this mantel is a reproduction of the original Federal mantel. 18th century built-in arched cabinets frame the fireplace (Photo 19).

In the northwest parlor mantel, the same crown molding tops a more elaborate architrave. Three-tiered moldings grace the top and bottom of the five-panel architrave. The center projecting panel features a large horizontal incised oval with projecting center and incised fans in the upper corners. This is flanked by recessed panels with plain ovals. The projecting outer panels enclose the architrave with incised vertical ovals atop the combed pilasters (Photo 20).

In the northeast parlor, now a dining room, the crown molding tops an astragal molding of incised circles over a reeded architrave with projecting center panel. Reeded pilasters below a bed molding with matching incised circles support the architrave. An 18th century built-in corner cabinet with multi-light arched glass doors stands in the northwest corner. The southeast parlor, now the billiards room, also has a fireplace; the plain over and under mantel date to the Colonial Revival period.

Standing to the east, the 1914 wings are now a modern catering kitchen installed after 2000 and offices. The west wing, added in 1914 and enlarged by Walter Kuser ca. 1940, has an Arts and Crafts feel. With its rustic square columns, multi-light, casement windows and unadorned fireplace, its open informality recalls the Arts and Crafts movement (Photo 22).

While the second floor of the east wings contain offices, the rest of the second and upper stories are occupied by a series of bedrooms with a mix of 18th-century Federal and 20th-century Colonial Revival details.

2. The Barn, ca. 1897, contributing

To the northwest of the John Newbold House stands the agricultural complex. Anchored on the west by a large two-story Shingle Style dairy barn (Photos 23-25) flanking outbuildings create a semi-enclosed barn yard (Photos 28-31). The large barn, likely built by John Kuser in 1897 (but also could date to ca. 1881 when Charles Morgan raised English cattle), was originally a three-part structure, 2/3 of which remains. Originally, the buildings formed a large U-shaped plan and there was a wall at the east end, creating an enclosed barnyard for the cattle. The north section remains;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 6

shortly after World War II, the southern section was demolished and the existing concrete block and shingle machine shed was constructed.

The imposing dairy barn has a dominant standing seam metal gambrel roof with central cross gambrel with deep eaves. It is shingle-clad and stands on a brick foundation. The east façade, within the barnyard, and the rear, west elevation match (Photos 23, 24). An arched six-over-six double hung sash originally graced the upper gambrel end; the upper sash is no longer extant and the lower is missing its glass. This stands above the original entrances. Adorned by a decorative shingle arch stand a pair of oversized original tongue and groove doors with cross bucks. On the east facade, these doors are used infrequently; modern portable wood exterior stairs are in front them. They provide access to the open upper story, now used for old equipment and furniture storage but originally used for hay and grain storage. Flanking this central gambrel bay are single story wings punched with a mix of man-doors and windows topped by the slope of the gambrel roof. The windows are mostly modern replacements including vinyl casements on the south and fixed-lights on the north. The doors are modern replacements including some garage doors and a plywood door. A historic nine-light tongue and groove door remains at the northern end of the east façade.

Matching tongue and groove and cross buck doors are placed at either side of the south gambrel. They flank three windows: one is 20-lights, another 9-light and the third is missing its sash. An open loading door at the second-floor floor height and a window in the upper gambrel end also grace the south gambrel end (Photo 25). The north gambrel end is plain with no window or door openings.

Now the environmental center with classroom space, the interior of the barn has been altered, modernized and broken up into smaller rooms. However, evidence of its use for dairy cows in the mid-20th century remain in the center bay including sloped and curbed concrete floor and cow stanchions. Round, steel columns support the exposed wood structure (Photo 26). The large open second floor hayloft with exposed framing and hay trolley track is original and remains completely intact (Photo 27).

3. Wagon Shed, ca. 1897, contributing

The northern side of the barnyard is anchored by a wagon shed, built contemporaneously with the barn, likely in 1897 (Photo 28). The slate gable roof with open eaves and exposed rafter tails abuts the northern end of the barn, confirming they were built together. The wagon shed is eight bays long. The western six bays are open and are used for storage; a recently installed board fence encloses these openings. The 19th century open framing, including rough timber columns and girders, as well as hewn and rough sawn joists and rafters, has been supplemented over the years by metal lally columns; some original tongue and groove and cross buck partitions remain (Photo 29). The eastern two bays of the wagon shed have been enclosed with concrete block to form a garage; this was done in the 1930s or 40s by Walter Kuser to house his cars. A modern, metal man-door provides access to the seventh bay from the south. The east elevation of the wagon shed has a shingled upper gable over an open end that provides access to a garage-like space where golf carts and other small vehicles are stored. The north elevation has two bays of concrete block. The remainder of the wall is sheathed in wood shingles. This elevation is obscured by trees when viewed from the Newbold House.

4. The Machine Shop, ca. 1943, non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 7

The southern side of the barnyard is enclosed by a long, utilitarian, one-and-a-half-story concrete block and shingle-clad building topped by a metal gable roof with exposed rafter tails (Photo 30). Built in 1943, this building replaced an earlier frame building that matched the wagon shed. It was the same length as the wagon shed and was connected to it by a shingle-clad wall. This enclosed the barn yard for farm animals. The existing building was constructed when Fernbrook became a dairy farm; the original wall was removed at this time.

The shingled sections of the north façade are marked by asymmetrical fenestration of six-over-six double hung sash and two man-doors. The concrete block sections are parged (Photo 31). The east gable is constructed of parged concrete block. The south elevation has an unadorned concrete block east section and a center shingle-clad section fenestrated with three, six-over-six sash with a paneled man door to the east. The upper ½ story contains four multi-light awning windows. The west end consists of concrete block punched by a single metal casement window. The west gable end is clad with asbestos shingles with a 20-light sash in its upper gable end. Originally a machine shop, this building now houses rest rooms and classroom spaces.

To the west of this building is a connected one-story frame shed with a low sloped metal gable roof. It is clad in variety of wood materials including wood shingles and horizontal and vertical planks. It dates to the 1940s; it was used to process milk for the dairy farm.

5. Brick Silo, ca. 1910, contributing

Behind the barn stands an early 20th-century round, brick silo. With its wide circumference and a height of about 25 feet (it is only as tall as the barn), it has a relatively squat appearance. Plain brick rises about 2/3 of the structure and then bevels inward. Above this, six projecting brick pilasters interrupt the expanse of brick. These are purely decorative as they end before they reach the top of the tower, capped by metal flashing. A conical wood-shingle clad roof tops the silo. Two wood shingle clad gable dormers punch the roof at the north and south. There is an opening at the south of the silo; it runs the full height of the silo. It is anchored by wood with metal rods that served as reinforcing rods and also as a ladder for access to the silage (Photos 32-34).

The silo was added by Kuser, probably in the 2nd decade of the 20th century. This date is surmised for several reasons. Its placement outside the barn means it was built later than the earliest silos which were constructed within the confines of the barn. Its brick construction also gives it a later date; the earliest silos, those built at the end of the 19th century, were of wood. Wood was replaced by masonry because masonry is more resilient, rot resistant, and fireproof. This silo's round construction also gives it a 20th century date. 19th and early 20th century silos tended to be square or rectangular. However, the design evolved when it was determined that corners promoted rot. Finally, its continuous door slit puts its construction after 1915. Limited door openings indicate an earlier date but as silo design evolved, a continuous opening was advocated to allow for easier manipulation of the silage.⁴

⁴ Loran Berg, "The Farmers' Tower: The Development of the Tower Silo" *Historia* (Eastern Illinois University, 2011), 38-48, <https://www.eiu.edu/historia/2011Berg.pdf>; Allen Brett, Harvey Whipple, *Concrete-Cement Age*, Volume 7 (April 1915) <https://books.google.com/books?id=9Jg7AQAAAJ&pg=PA60&lpg=PA60&dq=continuous+door+slit+silo+ladder&source=bl&ots=qCj7gqGcYl&sig=ACfU3U04zTvEsmVOW4kEKGZiKgNaemW0tw&hl=en&sa=X&ved=2ahUKewjumZqK1MPhAhWuslkKHV-9AGQQ6AEwDXoECAgQAQ#v=onepage&q=continuous%20door%20slit%20silo%20ladder&f=false>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 8

6. Chicken House, ca. 1910, contributing

Behind the southern anchor of the barnyard, separated by a dirt road, stands a small vernacular chicken house that continues to shelter several animals, currently goats (Photo 35). It is a frame, three-bay, 1 ½ story building with shingle cladding standing on a brick foundation and topped by a corrugated metal gable roof. Like many other buildings on the property, it has a brick foundation and is clad with wood shingles. This seems to be a Kuser era design motif which could support a later date of construction for the barn which has these same details. But the chicken house also could have been built by Morgan ca. 1881.

The north façade has two, first floor windows covered by aluminum exterior screens; another window opening has been covered with wood. The door, at the western end, is four-panel, likely reused from a domestic interior. The upper story has two shuttered windows (Photo 36). The east and west gable upper ends have similarly shuttered window openings topped by an oculus in the east gable. The west gable is punched with windows and the south, which opens into a fenced pasture, has a mix of animal and windowed openings on the first floor topped by two, nine-light sash in the upper half story.

7. Farmhouse, 19th century, contributing

Southwest of the agricultural complex stands a rambling, vernacular farmhouse well hidden by trees and landscaping. It is 2 ½ stories with cedar shake siding, a brick foundation, an asphalt shingle roof and a number of intersecting gables, wing additions, porches and shed dormers. The windows are a mix of hung sash including six-over-six, one-over-one and diamond panes over one. Some date to 19th century and the beginning of the 20th centuries but most appear to be modern replacements. The doors all appear to be new. A columned trellis graces the primary entrance at the east corner of the house.

The original section appears to be a three-bay, front gable, oriented east west. With its shingles, brick foundation and proximity to the agricultural complex, it may have been built by the Kuser family for one of the farmers or gardeners. Architecturally, though, it appears more Victorian so it may have been built by Morgan ca. 1881. According to the Kusers, it is said to have been built in the mid-19th century, meaning constructed by the Satterthwaites. While architecturally this is possible, it isn't clear why this would have happened then as it was a single-family farm, albeit a tenant farm, until Morgan introduced the gentleman farm model. Regardless, at some point in the early 20th century, likely after 1914, a shed roof addition was added, surrounding the original to the south and west. The single-light sash topped by the diamond-paned sash and bay window are indicative of this period. Ca. 1974, another gable section was added to the north; several one-story additions on the south, west and north elevations followed including a mother-in-law suite that was added when the Newbold House was converted to an inn in the early 2000s (Photos 37, 38).

8. CSA Farm Store, 19th century with ca. 2011 addition, non-contributing

To the northeast of the John Newbold House stands the CSA farm store (Photo 39). At its core is a small, rectangular one-story 19th century outbuilding with gable roof and hand-hewn beams and rafters. It is clad in shingles and its volume is visible on the east elevation. Early four-light and six-light fixed wood sash remain on this side (Photo 40). It may have been a tool shed or other simple utilitarian structure. Ca. 2010 it was wrapped on three sides by additions. Today the store is roughly square in plan, sheathed in shingles with a low-pitched roof covered with a standing seam metal topped by solar panels. The windows are vinyl single hung six-over-six sash. There are open porches on the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 9

north and south sides. The doors are a combination of oversized sliding wood doors and smaller man-doors, all dating to 2011.

A historic photograph of the Newbold House before the Colonial Revival additions (Historic Photos 7, 8) shows fencing and agricultural buildings in this location. It is assumed, therefore, that this building was a part of an earlier farm complex, possibly dating to Newbold's tenure but also when Satterthwaites farmed the land from 1818-1881. The store is considered non-contributing because it is no longer legible as a 19th century structure.

9. Modern plywood garage, 2018, non-contributing

This rectangular building with gable metal roof has a large open bay to the north with an enclosed bay to the south sheathed in plywood. It has a plain steel door and one-over-one vinyl sash. It was completed in 2018 (Photo 41).

10. Maple Sugar Shack, ca. 1981, non-contributing

North of the John Newbold House stands what is known as the maple sugar shack, although it has never been used for that purpose. It was built in the early 1980s for Christmas tree sales. It is a one-story, gable roof building with vertical board siding and sheet metal roofing. The gable end windows are paired, six-light metal casements. The north elevation has over-sized board and batten wood doors (Photo 42).

THE TANKHOUSE COMPLEX

11. Tankhouse, ca. 1897, contributing building

This frame water tower provided water pressure and filtration for the nearby mansion built by Charles Morgan (no longer extant, it burned down in 1914) as well as the formal gardens that extended to the southeast (Historic Photos 12-21). A landmark on the site, it was built by Kuser before 1904 but also may have been added by Charles Morgan ca. 1881 (In 1881-2, Charles Morgan entered into 14 building contracts including two with Charles Dobbin, a plumber from Bordentown and with J.L. Mott Iron Works⁵). A windmill once stood to the south of the Tankhouse and provided power to pump water up to the tank; gravity brought the water down and underground pipes (some which remain) carried it throughout the estate. According to the Kuser family, in addition to providing pressure, the tower provided water filtration for the iron-rich water. "They built this giant water tower to pump the water all the way to top and allowed it to filter out through successive filters at each story. By the time it got to the bottom it was clean and clear."⁶ This technological embrace seems more in keeping with Kuser and his experience with public water utilities. Family tradition also maintains that the giant water containers at the top are actually brewery vats for making beer, a Kuser family endeavor. In addition, while early water towers existed in the 19th century, they were more common on wealthy estates in the 20th century. In Morristown, the Cross Estate has a stone water tower constructed in 1905.⁷ On Long Island, Harbor Hill, the Mackay Estate, has a water tower designed 1899-1902 by Stanford White. Pembroke, also on Long Island and designed by Cass Gilbert in 1916 (no longer extant) had an

⁵ Burlington County Clerk's Office, Index to the Building Contracts, New Jersey State Archives.

⁶ Susie Kuser, "Beautiful Spring Weeping Cherry. Fernbrook Farm, Bordentown NJ"

<https://steemit.com/architecturalphotography/@monetaryrealist/beautiful-spring-weeping-cherry-fernbrook-farm-bordentown-nj?sort=votes>

⁷ <http://npplan.com/parks-by-state/new-jersey-national-parks/morristown-national-historical-park-park-at-a-glance/morristown-national-historical-park-cross-estate-gardens/>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 10

elegant brick water tower.⁸ In Ocean, New Jersey, the Stucile Farm water tower has an unknown date of construction but the main house is believed to date to the early 20th century; the tower was extant by 1931.⁹

The Tankhouse is a prominent feature of the estate (Photos 6, 12, 43). It retains most of its original fabric with few changes. Its lower level is rectangular in plan, standing on a brick foundation. Sloped and tri-faceted buttresses grace the corners, narrowing through the second floor and disappearing at the third. They are capped by a hipped roof at the fourth floor where the tower becomes an octagon. This is the location of the water tanks. The entry level of the tower is sheathed with clapboard, except for the buttresses. The buttresses, their roofs and the upper levels, are sheathed with cedar shakes. The hipped roof is also cedar shakes; it is supported by a wide clapboard frieze below exposed rafter tails. The cedar shingle sheathing and brick foundation are design motifs of the estate (Photo 44).

The west façade has a raised entrance, accessed by wooden steps. The door is paneled and topped by an eight-light transom; the door is protected by an exterior glass storm door. Adjacent to the door, is a sixteen-over-sixteen double hung sash. Both the door and window are framed by vertical trim that extends beyond their openings; these vertical boards are found on all of the lower, clapboard elevations. Above this, at the second story, are a pair of sixteen-over-one double hung sash. At the third floor, are twin twelve-over-one sash. Above this, at the fourth floor and tank level, is a three-panel door which originally provided access to a small wood balcony; the balcony is no longer extant.

The clapboard-clad, lower level of the south elevation is trisected by vertical trim. At the second story, there is a single window to the east now boarded up. Above this, a shorter window, now boarded over, adorned the western side of the third floor. On the interior, this is the location of the stairs; these windows mark the location of the switchback landings. Finally, at the 4th floor, a smaller window graces the center. This too is now boarded but like west, once had a balcony around it.

The east elevation is similar to the west with a raised entrance with a paneled door. Paired windows grace each floor, getting shorter as they structure rises. The fourth floor has a door and once had a balcony.

The north elevation is similar to the south. Although there are no stairs on this interior in this location, the single windows move from west to east as they do on the south and are topped by a center window where there once was a balcony.

The wood structure of the Tower is left exposed on the interior, with wood plank flooring and simple wood stairs leading to several intermediate levels before arriving in the tank room at the top. Simple plain horizontal balusters have decorative incised wood newel posts throughout the stair, ornamenting the stairway in the Shingle Style. Plaster at the lower level creates a pleasing contrast with the heavy timber structure (Photo 45). It is the only finished space on the interior; on the upper levels, the wood structure is fully exposed.

⁸ <https://bryantlibrary.org/local-history-v15-172/timeline-of-roslyn-history>; <http://www.oldlongisland.com/search/label/Pembroke>

⁹ Township of Ocean Historical Museum, <https://www.oceanmuseum.org/stucilefarm.html>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 11

There are two tanks at the upper level about 12 feet in diameter standing on lead sheets that line the wood floor. Iron bands hold their wood-stave construction. Iron pipes feed the tops and drain the bottoms. One tank possesses a third pipe, likely for flushing. While similar, they are different and were installed at different times.

With its height and balconies, the Tankhouse provided attractive views of the gardens and woods of the property. The first floor was probably used by the family and guests; today it houses a small library for visitors.

12. Playhouse, ca. 1881, contributing

To the north of the tank house stands a small, one-room cottage that was originally an icehouse, likely built by Morgan. At some point, likely after 1914, Kuser had it renovated to become a playhouse for the children. It is one-story, stucco-clad, with an exterior chimney of rounded river stones at the center of the west gable. The gable roof is asphalt with a simple molded cornice. Exterior stone and concrete stairs to the south of the building provide access to the basement.

The east gable façade has a central entrance with a three-panel Dutch door below an eared decorative frame. Flanking this are protruding bay windows with diamond-paned sash above stucco bases and topped by a hipped asphalt roof. Topping this, centered in the upper gable end, is an oriel window with diamond panes (Photo 46).

The north and south elevations have large center bay windows with paired diamond casements at the center and single diamond casements on the side. The shed roofs of these bays extend above the rest of the gable roof of the building (Photo 47).

The west elevation is dominated by the exterior river stone chimney. Flanking this are bay windows that match those on the east façade (Photo 47)

The interior of the building has dark wood paneling with a plaster ceiling. The river stone fireplace centered on the east wall dominates the space. The window seats of the bay windows provide cozy nooks in this Arts and Crafts interior with a hunting lodge feel. It is now a small bar for guests (Photo 48).

13. Modern House, 2015, noncontributing

Set behind the playhouse and tank house is a newly constructed residence. It is one-story, stucco built in several gable roofed sections. It has architectural features that mirror the neighboring historic buildings including a squat tower and bay windows. It was built in 2015 to house another generation of the Kuser family (Photo 49).

14. Pole Barn, 2006, noncontributing

To the southeast of the modern house stands a modern pole barn. It was built in 2006 after the education center was established to separate the nursery operations from the school experience.

FERNBROOK'S CULTIVATED LANDSCAPES

15. Colonial Revival Gardens, ca. 1897, contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 12

Historically, formal gardens stretched east and west of the tower (Historic Photos 12-21). They were an amenity of the mansion built by Charles Morgan ca. 1881, standing just north of the house. In front of the playhouse, in what remains of the west gardens, there is fountain with a wisteria covered trellis. This wisteria is a surviving plant from the period of significance; the fountain also remains in its original location. Roughly on this same axis to the east of the Tankhouse is another series of formal gardens with groupings of flowering shrubs and flowers. Hedges provide boundaries for separate spaces, making small oases, often with a central landscape feature (Photos 52-55). These spaces are connected by a central brick pathway, interspersed with informal gravel paths. These gardens retain the integrity of their overall structure from the period of significance, although, as a living landscape, most of the plantings have been replaced. Overall, the plantings are more contemporary and informal than they were originally. These gardens stand at the southern end of the great lawn which is ringed by trees and has scattered groupings of other mature trees. Once the location of the Morgan mansion (it burned in 1914. Two areas of foundation stones remain), the lawn now is dotted with modern features (Photos 7, 8 and 56).

16. Masonry wall, ca. 2015, noncontributing

Built ca. 2015 in the great lawn, this modern stone wall, designed to emulate a ruin, serves as a backdrop for wedding ceremonies (Photo 8).

17. Gazebo with outdoor bar, ca. 2015, noncontributing

The gazebo was added as a feature of the lawn around 2015. It is an open columned gazebo with a small stone enclosed bar and cooking area anchoring the southern end (Photo 7).

18. Outdoor fireplace, ca. 2015, noncontributing

Located just to the northeast of the Newbold House, this outdoor fireplace with patio was added ca. 2015 as another venue for wedding guests (Photo 56).

19. Concrete dam, by 1912, contributing

By 1912, John L. Kuser had dammed Fern Brook to create a pond. The concrete dam, set at the north end of the property, runs parallel to White Pine Drive. Because it has been breached in several places, it no longer holds water. The plain concrete wall now stands well above the water but historic photos show only three or four feet were visible above the waterline. Most of the time, what was Kuser Pond is now wetlands, but heavy rainfall in 2018 and 2019 has the water higher than in anyone's memory. (Photos 3,4 and Historic Photo 32).

Kuser dammed the brook to create a recreational pond for fishing, swimming, boating and skating in the winter. There were once a bathing house (Historic Photo 26) and warming house along the pond. Stones of the chimney of the warming house are all that remain (Photo 2) of either building.

20. Lionhead fountain, by 1912, contributing

Constructed as part of the decorative landscape of Kuser's gentleman farm, there is a concrete bench with lionhead fountain along the west bank of Fern Brook. Arched with a concrete seat and back set on a pedestal of concrete, this large bench was a decorative feature of the landscape. A lion's head, centered at the base, spits water into the brook

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 13

(Photo 57). This fountain was accessed by a set of stone steps near the Gatehouse (Photo 58) where there was a path along Fern Brook (Historic Photo 1) although no traces remain.

21. Stone slab bridge, by 1912, contributing

As seen in Historic Photo 1, this large bluestone slab was once a rustic bridge that crossed Fern Brook. It stood on rough stone piers, parts of which remain on the west bank (Photo 59).

22. Arched stone culvert over Fern Brook, by 1912, contributing

A stone culvert stands over Fern Brook, straddling the north driveway. The opening for the water is circular, outlined with vertical stone. A stone wall rises above this with a three-foot parapet at the driveway. At its center, the parapet peaks in a round arch. The culvert is now overgrown with ivy (Photo 60).

23. Gable end wall ruin, pump house, ca. 1897, contributing

On the north side of the driveway rises the eastern gable wall of the pump house that once pumped water from Fern Brook to the Tankhouse. Originally, a small one-story rectangular concrete building, it is now a ruin, covered with vines. The eastern gable end still stands with a center window opening adorned with a brick sill. The rest of the building has collapsed (Photo 61).

THE GATEHOUSE COMPLEX

Following the driveway to the east, is the last architectural grouping. Standing along Bordentown-Georgetown Road is a series of three buildings that are connected and another single Stick Style house. This complex was built in several stages with the Stick Style gatehouse coming first in 1881, built for Charles Morgan. Kuser had the three buildings constructed in the 20th century to house his chauffeurs and cars (Photos 62, 63).

24. Gatehouse, ca. 1881, contributing

At the northern end, closest to the estate drive, is a Stick Style house with a capital T-shaped floor plan with a north south gable section in front and an east west section to the rear. Wood-framed on a stone foundation, the 2 ½ story, three bay, two-bay deep front section is clad with shingles on the upper floor and clapboard below. The gable roof is asphalt-sheathed with exposed rafter tails. The north façade is dominated by a projecting pedimented two-story central bay. Topped by a vertical board pediment with diagonal trim extending from a center six-light sash, the second story is a screened in porch with square balusters. Below, supported by corner bracing, stands an open porch with lattice work connecting reeded square columns. This covers the center entrance which has a two vertical panel door. The windows are twelve-over-twelve; one of the upper windows has been replaced with a one-over-one sash (Photo 64).

The east elevation, along Bordentown-Georgetown Road, includes the two bays of the front section with four bays running behind. The deep gable roof of this section is broken at the north to accommodate a shed dormer which is

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 14

topped by the same pediment with diagonal ornamentation as on the west. The windows are a mix of original twelve-over-twelve and six-light casements with replacement one-over-ones (Photo 61).

The west elevation of the front section has two windows in the gable end; both are replacement, vinyl, one-over-one double hung sash. Below this stand paired garage doors with lights over cross bucked vertical planks; a shed roof supported by simple square columns covers this garage entrance. The shed roof extends and becomes a porch with wood floor to the south door which is two panel topped by nine-lights. The shed roof continues around the front section to the rear section where single light casement windows bracket paired loading doors at the upper story. Garage doors with beaded board panels below eighteen-light fixed sash comprise the lower level (Photo 62).

It is assumed this was built for staff members of Morgan's estate. Its Stick Style, especially the half-timbering in the upper gable end, is reminiscent of the original Morgan house, with half-timbering of its numerous gables and cross gables (Historic Photo 5).

25, 26, 27. Chauffeur's Quarters and Garages, ca. 1915, contributing

At the southern end, stands a three-building complex. Two buildings run north-south along the Bordentown-Georgetown Road; they are connected to a third building which runs to the west, giving the complex an L-shaped plan forming a corner enclosure to the driveway. At the southeast corner is the residential component (**Resource 25**). It is a two-story, four-bay, wood-framed house on a brick foundation. Clad in shingles with plain square trim, it is covered by an asphalt gable roof with deep eaves and exposed rafter tails. On both the east and west elevations, the upper story projects beyond the plane of the lower. The east elevation faces the road with four, six-over-one windows and a chimney that runs on the exterior of the first floor but through the interior of the projecting second story. The first-floor windows include four, fifteen-over-fifteen double hung sash; the southern two are paired (Photo 65). Three, six-over-one double hung sash grace the second story of the west elevation over a pair of one-over-one sash at the first. The south gable end consists of one, four-over-one double hung sash in the upper gable end above two, six-over-one double hung sash at the second floor with three, fifteen-over-fifteen double hung sash grouped together at the first floor (Photo 67).

Further north on Bordentown-Georgetown Road is a connected one-story, six-bay long shingle clad garage with an asphalt gable roof with exposed rafter tails (**Resource 26**). The east elevation has a mix of windows including fifteen-over-fifteen double hung sash and sets of three two-over-two double hung sash. One bay with hipped roof projects at the northern end of this section. The west elevation has the original standing seam metal roof over three-sets of paired wood garage doors of 24-lights over cross bucked tongue and groove panels. The end north bay has a steeper metal roof line and a central man-door with four-lights over two panels.

The western building—garages topped by living quarters (**Resource 27**)—has eight-bays and an asphalt gable roof with a cross gambrel in the center. Garage bays punch the west elevation—two sets of paired wood garage doors with crossbucks—topped by a shingle-clad center cross gambrel with two sets of paired six-over-one windows and a fifteen-over-fifteen window in the upper gambrel end. The cornice of the gambrel is also shingle clad. To the west stands an open garage bay in front of the end of the side gable of the house (Photo 66).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 15

An upper cross gambrel dominates the south elevation with two sets of paired six-over-one double hung windows. To the east and west of this gambrel are six-over-one windows. The first floor has small multi-light fixed sash below the pent-eave-like-end of the upper cross gambrel (Photo 67).

The west elevation has a three-part Palladian style window at the second story with a center six-over-one hung sash flanked by four-light sidelights. Below this is a square opening that lights the garage bay.

This is a complicated building complex that is all connected with similar architectural elements. It was built in different stages within 10-15 years. It is likely that the residential component was built first (**Resource 25**) with the southern residence over the garages constructed soon thereafter (**Resource 27**). The garages along Bordentown-Georgetown Road (**Resource 26**) were built in two phases: the eastern bays built first (possibly at the same time as the residence) and the western bays and end bay coming later.

CONSTRUCTION CHRONOLOGY of FERNBROOK

Newbold Family, 1742-1818

The John Newbold House is the original house of the 500-acre estate Michael Newbold deeded to his son, John Newbold in 1760. Built for John soon after he acquired the property from his father, the house was a two-story, three-bay, sidehall plan with stacked parlors and a center chimney. Samuel Newbold had the eastern two bays added ca. 1791 and remodeled the house in the Federal style.

Satterthwaite Family, 1818-1881

It is unclear who, if anyone, occupied the property after 1797 when Mary Newbold and her young daughter Martha moved away. In 1818, Joseph Satterthwaite acquired the farm but as he already owned land in Chesterfield Township, it is not clear that he ever lived here. He died in 1837 and the property passed to his son, Daniel who seems to have occupied it after 1840 and up to 1865.

A historic photograph of the Newbold House shows a one-story kitchen addition once stood to the east (Historic Photos 7, 8); this was likely added during the Satterthwaites' tenure.

Morgan Family, 1881-1899

It is unclear who, if anyone, occupied the property after 1865 when Daniel Satterthwaite is documented as no longer living in Chesterfield. Similarly, although he owned it for 18 years, Charles Morgan only lived on the property from 1881-1889. Between 1881 and 1882, Morgan entered into 14 building contracts. The earliest of these were 3 contracts filed by E.B. & B. Rogers (Elias B. Rogers and Benjamin Rogers), executed on December 24, 1881, a general contracting firm operating from Allentown, NJ. They were the builders of a church there, among other buildings. These first three contracts were entered into immediately on the heels of Morgan's purchase of the estate and seems likely to include the large stucco mansion that Morgan had built on the property to the northeast of the John Newbold House. Morgan built a large stucco house on the property to the northeast of the John Newbold House. Photos show it with intricate cross gable roofs, dormers, imposing chimneys, carved tracery and half-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 16

timbering (Historic Photo 5). Although it was likely designed by an architect, no record has been found to identify whom Morgan hired.

Through 1882 Morgan hired other contractors, including Charles P. Alcott, who may have been the civil engineer from East Orange, New Jersey of that name.¹⁰ He also contracted with the J.L. Mott Iron Works, probably for unspecified plumbing material. Morgan constructed the icehouse that was converted to a playhouse by the Kusers.¹¹ He also seems to have added the gatehouse. Because of its stone foundation and design in the Stick Style, the 1880s would be an appropriate era for its construction. With its “stick” detailing in the upper gable ends, it also mimicked the half-timbering of Morgan’s mansion.

It is known that Morgan raised cattle, so he had to have had a barn on the property. It is possible that he built the barn that is extant. It is in the Shingle style and a construction date in the 1880s would be appropriate. However, Kuser seems to have reworked the estate completely and his architectural signature was shingle-clad buildings over brick foundations. Because of this, it seems more likely that the barn dates from the Kuser era.

The other extant building from this period is the farmhouse. Because of the many additions which engulf the original house, it is difficult to date its construction. The massing, steep gable roof and simple plan of the original house it is more in keeping with mid-19th century but the property only became multi-family under Morgan making it likely to date to his tenure.

John L. Kuser Family, 1897-1937

The Kusers moved to Fernbrook in 1897. According to a newspaper article, Kuser had already made a number of improvements by 1899. 1897, therefore, marks the beginning of Kuser’s construction period. In 1904, a large barn burned on the property. An extant historic photograph shows what is believed to be this barn. This photograph helps determine the building dates for: the extant barn, wagon shed, tank house and the formal gardens (Historic Photo 5). They were constructed 1897-1904.

Additional early 20th century buildings include the chicken house and the brick silo and the rough stone piers with the Fernbrook plaque at the south entrance. These piers mark the Kusers’ primary entrance to the property as the south entrance which provided direct access to the mansion.

A 1912 article in the local newspaper confirms that Kuser’s work on the landscape wasn’t limited to the ornamental gardens, but also included tree and natural cover planting that promoted bird life. He dammed Fern Brook to create a small pond of about two acres. He built a bathhouse, a pumphouse and a warming house for winter recreation, a fountain and the culvert. He built bridges that crossed the streams on the property. The trees, broad lawns, the fountain and culvert, the remnants of a bridge and the pathways remain.

¹⁰ Burlington County Clerk’s Office, “Index to Filed Building Contracts (1846-1929). NJ State Archives, Trenton, NJ.

¹¹ Tim Kuser and Sally Lane, October 2018.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 7 Page 17

In addition to these new improvements to the landscape, the Kusers also remodeled the Morgan mansion. They removed or painted out the half-timbering and parapeted the gable ends with rectangular extensions at each peak. This transformed the house and made it more imposing (Historic Photo 6).

In 1914 this large mansion burned down and rather than build a new house, the Kusers reworked the 18th-century John Newbold House, adding onto both ends of the main block. It seems likely that after this the brick and concrete entrance gate at the north was constructed. As this entrance leads directly to the Newbold House, it became the Kusers primary access to the property. Before that date, it was the agricultural entrance of the estate.

It also seems likely that the chauffeur's quarters and garages were constructed after the fire. The conversion of the Newbold House into the Kusers' primary house meant the loss of servants' quarters on the property. The additional residences at the gatehouse complex replaced it. Also, with their many garages, these houses probably weren't constructed until cars were more popular.

After the fire likely marks the shed roof addition to the farmhouse. The single-light sash topped by the diamond-paned sash and bay window are indicative of this period in the 20th century.

In addition, the icehouse was converted to a playhouse at some point after 1914. Once electricity came to Fernbrook, an icehouse wouldn't be needed and as the children were older, the playhouse became a retreat for them.

Walter and Teresa Kuser, 1937-1974

During Walter Kuser's tenure, the south wing of the barn and the barnyard wall were demolished. The existing concrete block Machine Shop was constructed at this time. He also enclosed the eastern end of the wagon shed and converted it to a garage. Walter also added onto the first floor of the west of the Newbold House, making a larger room in Arts and Crafts style with exposed beams, camed windows and rustic fireplace.

Larry and Susie and Tim Kuser, 1974- Today

In 1974, when Larry and Susie moved to the property, they added onto the Farmhouse. In the early 2000s, they converted the Newbold House to an inn and wedding venue and added onto the Farmhouse again. They added the environmental education component to Fernbrook in 2001 and the CSA in 2007. In 2015, they built the new house on the property behind the Tankhouse. They also constructed the maple sugar shack, created the farm store, and added the plywood garage and pole barn.

INTEGRITY ASSESSMENT of FERNBROOK

The Fernbrook Historic District retains integrity as an early 20th-century gentleman's farm. Carved out of a much-altered, 18-century, family farm, it remains a mixed-use landscape of agriculture, formal gardens, woodlands, manicured lawns, wild meadows and places for outdoor recreation. The district continues to juxtapose areas of work and leisure, an important component of the gentleman farm. Its larger setting within a 230-acre farm estate strengthens its immediate rural context. Its principal buildings from the Kuser period and some from the Morgan

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 7 Page 18

period remain.¹² Its materials and workmanship—both natural and manmade landscape features as well as its architectural materials—are intact. Fernbrook continues to feel like a gentleman’s estate and its associations with the Kuser family endure.

¹² With the exception of the Morgan Mansion that burned down in 1914

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 1

Significance Statement

Summary Paragraph

The Fernbrook Historic District is the core of one of the gentleman's farms that helped to transform the farming landscape of the greater Mercer County region (including Bordentown and Chesterfield) in the late 19th and early 20th centuries. These farms represented the introduction of persons of wealth into the local farming economy who used their money to endow their properties with architecture and landscaping to both improve upon farming and to provide for themselves settings for summer residence and year-round recreation. In 1881 Charles Morgan, of the New York banking family, bought Fernbrook and immediately began making improvements. He entered into at least fourteen building contracts in 1881 and 1882, to build a large new mansion, a gatehouse, barns and, probably, formal gardens. Morgan raised English cattle, and worked with a farm superintendent to create a model breeding farm. Like a classic gentleman farm, the Morgan estate combined working agriculture with high-style architecture and gardens. In 1897 John L. Kuser, a Trenton industrialist, and his family moved to the farm. They named it "Fernbrook" and continued and expanded upon Morgan's gentleman farm, combining their own agricultural operations with a variety of landscapes—lawns, meadows, woodlands and formal gardens—for experiencing the natural world and outdoor recreation. The Kusers added most of the surviving buildings and infrastructure. For these reasons, the Fernbrook Historic District meets National Register Criterion C with local significance in architecture and landscape architecture, through the period of the Morgan ownership beginning in 1881 and ending with the end of John L. Kuser's ownership in 1937.

Background History

In 1742, Michael Newbold purchased 498 acres in Chesterfield Township from Daniel Bacon. Michael Newbold was a third generation American, his grandfather arrived from Yorkshire, England in 1681. The Newbolds were Quakers and early settlers of Burlington County. Michael was a vast land owner in this part of Burlington County and also around Philadelphia. He deeded the property to his son, John (1730-1769), in 1760. Michael Newbold died in 1763, leaving his significant land holdings to his children; John was left only money, presumably because he had already been given land.¹

John Newbold married Mary Coles. They had three children—Martha, Ann and Samuel (1763-1795); Ann and Samuel were both born in Chesterfield Township, likely indicating the house was constructed soon after he acquired the land in 1760. John Newbold lived on the property for nine years, dying in 1769, at the age of 39, and willed his property to his son, Samuel, age six.² Mary Newbold and the three children continued to live in Chesterfield following the death of John; in 1782, the Upper Springfield monthly meeting was established at the quarterly

¹ Burlington County Deed Books Liber L, folio 364; Liber S, folio 102; *New Jersey Abstract of Wills*, 1670-1817, Volume XXXIII, 1761-1770, Michael Newbold, [https://www.ancestry.com/interactive/2793/32669_236601-00311?pid=13661&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D2793%26h%3D13661%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsr%3D3k41803406%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phstart=successSource&usePUBJs=true](https://www.ancestry.com/interactive/2793/32669_236601-00311?pid=13661&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D2793%26h%3D13661%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsr%3D3k41803406%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsr=3k41803406&_phstart=successSource&usePUBJs=true)

² *New Jersey, Abstract of Wills, 1670-1817, Volume XXXVII, Abstracts of Wills, 1791-1795*, https://www.ancestry.com/interactive/2793/32669_236614-00271?pid=27781&treeid=&personid=&rc=&usePUB=true&_phsrc=3k4-1907323&_phstart=successSource#?imageId=32669_236614-00271

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 2

meeting in Burlington and the Newbolds were assigned to Mansfield Monthly preparative meeting, suggesting they remained in the house.³ Mary Coles Newbold died on October 20, 1789 at Chesterfield Township.⁴

Samuel Newbold married Mary Hoskins of Burlington at Burlington Monthly Meeting on September 15, 1791. It seems likely that they moved to his ancestral home soon thereafter; he called the estate "Miller's."⁵ Samuel Newbold had the house enlarged, adding the eastern two bays, upgrading the entire house in the Federal style. They had one child, Martha before he died on November 5, 1795. Through Samuel's will, the house passed to his daughter, Martha. However, following his death, it appears that Mary and young Martha moved back to Burlington. Quaker Meeting minutes show her return to Burlington in February 1797, following her request of December 1796. In 1807, Mary Hoskins Newbold married Isaac Bonsall (a prominent Quaker missionary of Philadelphia). In January 1808, Mary Bonsall requested transfer for herself and her daughter to the monthly meeting of Uwchland in Chester County, Pennsylvania. By February 1808, they had moved.⁶ Mary Newbold Bonsall died July 24, 1814.⁷ Soon after the death of her mother, Martha Newbold married John R. Thomas at Downingtown Meeting in 1811. The two had no children; Martha died on November 30, 1816.⁸

This grim recitation of tragically youthful mortality makes it unclear who, if anyone, was living at Fernbrook after 1797. On March 20, 1818, the heirs of Martha Newbold (her cousins and cousin's children), sold the now 297-acre property to Joseph Satterthwaite.⁹ The Satterthwaites, another Quaker family, were an early residents in the area and by 1818, the extended family owned several farms in Chesterfield. This farm passed from Joseph Satterthwaite to his son, Daniel, upon the former's death in 1837.

³ U.S., Quaker Meeting Records, 1681-1935 for Martha Newbold, New Jersey, Burlington, Upper Springfield Meeting Minutes, https://www.ancestry.com/interactive/2189/40525_1821100519_2869-00009?pid=8369196&backurl=https://search.ancestry.com/cgi-bin/sse.dll?db%3DQuakerMeetMins%26h%3D8369196%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D2189&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true&imageId=40525_1821100519_2869-00009

⁴ <http://www.pennock.ws/surnames/fam/fam36459.html>

⁵ Samuel Newbold Will, Ancestry.com

⁶ U.S., Quaker Meeting Records, 1681-1935 for Martha Newbold, New Jersey, Burlington, Burlington Monthly Meeting, Certificates of Removal, 1787-1879

https://www.ancestry.com/interactive/2189/31906_283772-00566?pid=2611536&backurl=https://search.ancestry.com/cgi-bin/sse.dll?db%3DQuakerMeetMins%26h%3D2611536%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D2189&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true; Burlington Monthly Meeting Minutes of Women Friends
https://www.ancestry.com/interactive/2189/31906_283778-00069?pid=1683671&backurl=https://search.ancestry.com/cgi-bin/sse.dll?db%3DQuakerMeetMins%26h%3D1683671%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D3562&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true

⁷ U.S., Quaker Meeting Records, 1681-1935 for Martha Newbold, New Jersey, Burlington, Burlington Monthly Meeting, List of Members, 1805, https://www.ancestry.com/interactive/2189/31906_283776-00047?pid=2613402&backurl=https://search.ancestry.com/cgi-bin/sse.dll?db%3DQuakerMeetMins%26h%3D2613402%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D2189&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true; U.S., Quaker Meeting Records, 1681-1935 for Martha Newbold, New Jersey, Burlington, Upper Springfield Monthly Meeting, Minutes, 1796-1799,

https://www.ancestry.com/interactive/2189/40525_1821100519_2881-00008?pid=8372345&backurl=https://search.ancestry.com/cgi-bin/sse.dll?db%3DQuakerMeetMins%26h%3D8372345%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D2189&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true

⁸ Gilbert Cope and Henry Graham Ashmead, eds, *Historic Homes and Institutions, and Genealogical and Personal Memoirs of Chester and Delaware Counties, Pennsylvania* (New York: Lewis Publishing Company, 1904), 38,69.

<https://universallibrary.org/stream/historichomesins00cope#page/38/mode/2up/search/Newbold>

⁹ Burlington County Deed Book G2 page 571

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 3

Daniel Satterthwaite was born on July 9, 1794. In 1850, he was listed in the Federal Census as a farmer, living with his sisters. In 1857, he married Ann Satterthwaite at the Mansfield meeting in Upper Springfield. He remained in Chesterfield through 1860; he is shown as the property owner on maps from 1849, 1859 and 1876 (Maps 1-3). By 1865, according to the New Jersey State Census, he was living in nearby Mansfield Township, where he remained until his death in 1880.¹⁰

In his 1874 will, Daniel Satterthwaite stated he was living with his wife Ann on 5 acres next to the Mansfield Meeting. In his will, he directed his executors to sell all of his real estate which included the farm in Chesterfield and as well other properties including a farm in New Hanover Township. Following his death in 1880, his estate was probated.¹¹ On March 25, 1881, his executors sold 294 acres to Charles Morgan for \$17,817.25.¹²

An Era of Gentleman's Farms

In the 1880s and 1890s, gentlemen's farms came to be sprinkled throughout the agricultural lands that surrounded the cities and towns of Trenton, Lawrenceville, Princeton, and Bordentown. While they did not create a wealth belt comparable to the Bernardsville area of Somerset County or the Harding Township of Morris County, they formed a notable presence in the rural stretches of the greater Mercer County, and they helped preserve agriculture there which was otherwise on the decline.¹³ Very little has been written about these changes to the agricultural landscape in central New Jersey during the last decades of the nineteenth century. Farmland prices in central New Jersey seem to have reached a peak about 1870, from which they declined for the rest of the century. The panic of 1873 and the depression that followed must have had a pronounced effect on existing farms. Many farms came for sale in this period when persons with new wealth created from railroads and banking and through successful industries were looking for and finding suitable places to create rural retreats. Places where they could engage in agriculture, usually through hired managers and hands, and where they and their families could enjoy rural recreations and a summertime residence. Few of these gentleman's estates, however, have survived in any easily recognizable fashion, and Fernbrook stands out because of the high state of preservation at its core. It still strongly conveys the setting, feeling, and association of a late-19th-century gentleman's farm. The following examples are representative of this important trend, but the list is far from exhaustive.

Of the gentleman's farms that sprang up in central New Jersey, those in Princeton are perhaps the best remembered and written about. "Drumthwacket," the 1890s estate of railroad fortune-heir and Princeton University trustee Moses Taylor Pyne, was long ago broken up. The mansion, itself, with its Greek Revival temple front that had been the home of New Jersey governor Charles S. Olden, is listed in the New Jersey and National Registers of Historic Places, and several of the other buildings that Pyne's architect designed for him survive, but the land has been fully subdivided and these other buildings are each in a separate ownership. A large part of this estate forms the core of the Princeton Battlefield State Park. Across the road, Pyne's brother-in-law, Archibald Russell, built the "Edgerstoune" estate. The Edgerstoune mansion still survives as the central focus

¹⁰ 1865 New Jersey State Census; 1850 and 1870 Federal Census

¹¹ https://www.ancestry.com/interactive/8796/005669925_00294?pid=50780&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D8796%26h%3D50780%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3DZOx372%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&phsrc=ZOx372&phstart=successSource&usePUBJs=true#?imageId=005669925_00306

¹² Book H10, page 482.

¹³ Hunterdon County, for example, just northwest of Mercer County, began to experience population loss in the 1880s that did not end for forty years, due to problems with the agricultural economy. See Hubert G. Schmidt, *Rural Hunterdon, An Agricultural History* (New Brunswick, NJ: Rutgers University Press, 1946), 52.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 4

of a private secondary school known as the Hun School, but the rest of the estate has been redeveloped and only a few of its buildings survive. Other gentleman's estates in the vicinity of Princeton have also been variously impacted over the decades. In Lawrence Township, the John Lanning homestead (extant) on the Lawrenceville-Princeton Road (today Rtes. NJ 27 / US 206) was bought by a New York judge for a summer home. The Federal style mansion known as the John Feaster Phillips house, which managed to remain in the Phillips family through World War I, became the home of Mrs. Watson Ziegler, heiress to a baking powder fortune, after 1918.

The "Oatlands" estate in West Trenton became the site of the Trenton Country Club when the club's directors leased the property in 1897. Though the 18th-century house remains, the estate became a golf course and remains so to this day. When Ellarslie, also in West Trenton, was purchased by New York broker George S. Farlee in 1881, it had already been a gentleman's estate and summer place for a generation. He held it until 1888 when the City of Trenton bought it to create the Olmsted-designed and Register-listed Cadwallader Park, where a John Notman-designed mansion remains and has been restored as the Trenton City Museum. The property's outbuildings, however, are exclusively from the park era, post-1891. Nearby, the Hermitage, on Hermitage Avenue in Trenton was a fashionable estate through the 19th century. There, the house survives, remodeled beyond recognition, but the rest of the estate is gone.

None of the fashionable farms that once graced Hamilton Township east of Trenton have survived intact. The closest, the Kuser farm, still has the Kuser mansion designed by New York City beer brewery architect Julius Kastner in 1895, and a few of its outbuildings in its core, but the land has been carved up for other purposes including a Roman Catholic parochial secondary school, and part of the property is a township park. An effort to have the mansion listed in the Registers more than a decade ago fell through. Across Kuser Road, at the homestead farm of the Kusers, the house remains (now a restaurant), but the outbuildings are gone. The Fashion Stud Farm of the 1880s-'90s, in the Bromley section of Hamilton Township, near the Trenton border, soon thereafter became a housing subdivision, and is completely gone. Likewise, Burholme, Caroline Allinson's farm north of Yardville, which was a show-place for its landscaping and flowers, and where she frequently entertained, is completely gone, swallowed up in a housing subdivision, save for the house itself, which has been altered beyond recognition.

East of Bordentown, in Upper Freehold Township near Allentown, Eglinton had been a prestigious farm since the 18th century, and by the 1880s was the well-known farm of Bennington Gill, a locally-prominent businessman. It is completely gone, having been gradually disappearing since the 1940s and is now largely consumed by a housing development. The Register-listed property known as "Walnford," on Doctor's Creek in Upper Freehold, is the one largely-preserved gentleman's farm from the late 19th-century era, including the 18th-century summer home of wealthy Philadelphia merchant Richard Waln, his gristmill, and a representative collection of its outbuildings. This estate, maintained by Waln descendants but unoccupied through much of the 20th century, was donated intact to Monmouth County, which preserves it as a county historical park.

In and around Bordentown gentleman's estates also were well-represented. Of course, the grand-daddy of them all, the Joseph Bonaparte estate at Point Breeze northeast of the town, had been an estate of several thousand acres in the 1810s. Bonaparte left by the end of the 1830s, and the estate was broken up in the 1840s, but the core of it remained a gentleman's estate, owned by Henry Beckett in the late 19th century. The core of it remains a single property, but there remains only one building from Bonaparte's time and no other buildings from Beckett's. Richard Watson Gilder's estate on the eastern outskirts of Bordentown City was a fashionable magnet for literary people in the 1880s, and the house, itself, remains, but the rest of the estate has long since been carved up for other uses. Ironsides, the fashionable farm that had been the home of Commodore Stewart in the early 19th century, became the site of the Bordentown Manual Training School for African American children in the 1890s. The small farm known as "White Hill," below the manual training school, became the gentleman's estate of Archibald Crossley, an important Trenton inventor and industrialist. The house—an interesting example of South Jersey's

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 5

patterned brickwork—remains on a small acreage, and a former tenant house survives on an adjacent lot, but the rest of the estate's buildings are gone, swallowed up in the expansion of Fieldsboro Borough.

Charles and Clara Morgan

Charles Morgan (1856-1908) of New York purchased the property in 1881 and lived there until 1889. In 1882, he married Clara Woodward (1856-1939) and the couples' three sons Henry (1883) Charles (1885) and Robert (1888) were born on the property. A graduate of Harvard Class of 1880, Morgan "was never engaged in active business,"¹⁴ but rather inherited money from his family, two generations of bankers. Morgan's father, Henry, established M. Morgan's Sons, with his brothers, following the death of his father who had established Matthew Morgan & Sons, another investment firm. The bank ultimately failed; in a New York State court case, settled in 1889, the company was found liable to the Providence and Boston Railroad Company for failure to make payments. This case made national news; while the company was found liable, so too was an individual, in this case, Charles's father, Henry Morgan who was the treasurer of the firm. While Morgan's estate was large enough to cover the costs, it may have been a bit scandalous; Charles Morgan and his family moved to France within months of the verdict.¹⁵

Between 1881 and 1882, Morgan entered into at least 14 building contracts. The earliest of these were with E.B. & B. Rogers, a general contracting firm operating from Allentown, NJ. These first contracts seem likely to include the large stucco mansion that Morgan had built on the property to the northeast of the John Newbold House. In March 1882, Morgan entered into two contracts with a contractor named Isaac S. Hancock. In the same month, Morgan entered into a contract with the J.L. Mott Iron Works who likely was a supplier while two April 1882 contracts were with Charles Dobbins, who appears to have been a plumber from Trenton.¹⁶ In July 1882, Morgan entered into two contracts with one George P. Alcott, who, it would seem likely, would have been the civil engineer of that name from East Orange, New Jersey.¹⁷ That Alcott was a member of the New Jersey Sanitary Association during that decade, and later an officer of that organization. These facts suggest that Morgan was building the Tankhouse over the summer of 1882 which would have required the talents of a general contractor, extensive iron fittings (including

¹⁴ Harvard College Class of 1880 40th Anniversary Report

<https://books.google.com/books?id=krcnAAAAAYAAJ&pg=PA135&lpg=PA135&dq=Henry+Morgan+and+Cornelia+Pell&source=bl&ots=-G9QQScMAQ&sig=0R4kWAMKliPQ-Nq4RDQ8naziG38&hl=en&sa=X&ved=2ahUKEwiTrP3Li97cAhXtw1kKHafiAn4Q6AEwDHoECAMQAQ#v=onepage&q=Henry%20Morgan%20and%20Cornelia%20Pell&f=false>

¹⁵ *The New York State Reporter*, Volume 22 (1889),

<https://books.google.com/books?id=JPsaAAAAAYAAJ&pg=PA687&lpg=PA687&dq=M.+Morgan%27s+Sons&source=bl&ots=Dhq18NFLlb&sig=K8Z->

[LgXXbwdpBBsrFh5ZyosxjyY&hl=en&sa=X&ved=2ahUKEwiYpvhUj97cAhUOpFkKHTP2DvQQ6AEwF3oECAMQAQ#v=onepage&q=M.%20Morgan's%20Sons&f=false](https://books.google.com/books?id=JPsaAAAAAYAAJ&pg=PA687&lpg=PA687&dq=M.+Morgan%27s+Sons&source=bl&ots=Dhq18NFLlb&sig=K8Z-LgXXbwdpBBsrFh5ZyosxjyY&hl=en&sa=X&ved=2ahUKEwiYpvhUj97cAhUOpFkKHTP2DvQQ6AEwF3oECAMQAQ#v=onepage&q=M.%20Morgan's%20Sons&f=false); [https://search.ancestry.com/cgi-](https://search.ancestry.com/cgi-bin/sse.dll?db=USpassports&h=1303434&indiv=try&o_vc=Record:OtherRecord&rhSource=60525)

[bin/sse.dll?db=USpassports&h=1303434&indiv=try&o_vc=Record:OtherRecord&rhSource=60525](https://search.ancestry.com/cgi-bin/sse.dll?db=USpassports&h=1303434&indiv=try&o_vc=Record:OtherRecord&rhSource=60525)

¹⁶ Trenton City Directory (1880-1882),

https://www.ancestry.com/interactive/2469/11145613?pid=588571063&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D2469%26h%3D588571063%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3DCwT39%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=CwT39&_phstart=successSource&usePUBJs=true&_gac=2.19278715.2146606508.1577716602-1160837948.1568832840&_gac=1.148249925.1577716602.Cj0KCQjwzozsBRCNARIsAEM9kBPxNkuKZXXD9L_yPgPCiOnFqIpYmfUzsSZNCD_7G0QgfdN64jt0rUaAmuvEALw_wcB

¹⁷ "The Sanitary News Healthy Homes And Healthy Living : A Weekly Journal Of Sanitary Science" Volume VII (November 7, 1885—April 24, 1886), <https://archive.org/details/sanitarynewsheal07chic/page/n6>

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 6

iron rings for the tanks, quite possibly from J.L. Mott), the services of an engineer and a plumber. He also may have been putting bathrooms into the mansion and the gatehouse or both. In August 1882, Morgan entered into the final two contracts with E.B. & B. Rogers.¹⁸ It may also be true that Alcott, as a civil engineer, was hired to make broader landscape changes.

While at Fernbrook, Morgan was engaged in stock farming. In 1881, news of Morgan's purchase of cattle directly from England from the famed Warlabby Farm was discussed in the periodical *Rural New Yorker*: "The named heifers, cows and bulls were a distinctive line of cattle with known lineage. They were expensive; with transportation, the endeavor cost Morgan over \$23,000. According to the article, Morgan had recently inherited money and planned to set up "a model breeding farm."¹⁹ Morgan named his farm, the "New Warlabby Stock Farm."²⁰ By 1883, he was advertising his imported short horn cattle for sale in *The Cultivator and Country Gentleman*, a national agriculture magazine based in New York. His farm superintendent was a man named J.E. Schenck, but this relationship lasted only a year. By 1884 Mr. Schenck was no longer involved in the operation.²¹ No other information was found about Schenck, nor were the names of any other superintendents listed. While Warlabby cattle were mostly consumed for beef, some were milk cows.²²

According to the New Jersey state census of 1885, the Morgans were living on the farm, including Charles, his wife Clara, and son Henry. They had the following living with them: Anna Smith, Phebe Brooks, Amanda Johnson and Hannah Wolstrom, Joseph McNealius and Michael Flynn.²³ By 1886, a second son had arrived. Morgan wrote into his Harvard class journal, "Since the triennial I have lived on my farm and have kept up the business of farming, intermingled with loafing, with more or less success. I have another son, Charles Morgan, Jr. born October 24, 1885"²⁴

¹⁸ Burlington County Clerk's Office, "Index to Filed Building Contracts (1846-1929), NJ State Archives, Trenton, NJ. (Fourteen contracts were filed with the county clerk and thus recorded in the index; there may also have been other contracts that were never filed and thus went unrecorded.)

¹⁹ *The Rural New-Yorker* (June 11, 1881)

<https://books.google.com/books?id=aq1IAQAAMAAJ&pg=PA396&dq=New+Warlabby+Stock+Farm+Morgan&hl=en&sa=X&ved=0ahUKewiv28-U8bLbAhWdIjQIHYG1DXgQ6AEIMzAC#v=onepage&q=New%20Warlabby%20Stock%20Farm%20Morgan&f=false>

²⁰ <https://www.findagrave.com/memorial/122426821/charles-morgan>

²¹ https://books.google.com/books?id=4NIBAQAAMAAJ&pg=RA2-PA835&lpg=RA2-PA835&dq=%22New+Warlabby+Stock+Farm%22+Morgan&source=bl&ots=f38g9YmB4l&sig=E63dl8gUHPS73P6Op8o5jk_LETc&hl=en&sa=X&ved=0ahUKewjTiJDPzLDAbAhU0O30KHRKbDjsQ6AEILDAB#v=onepage&q=%22New%20Warlabby%20Stock%20Farm%22%20Morgan&f=false

²² Robert E. Turnbull, "The Management of Shorthorn Dairy Cattle and Young Stock," *Royal Association of British Dairy Farmers*, Volume 15, Part 2 (June 25, 1900), 83

https://books.google.com/books?id=6O9IAAAAYAAJ&pg=PA86&lpg=PA86&dq=warlabby+beef&source=bl&ots=iI7hYJj6Mp&sig=9JiV kKdmF9WLvzS8BSCXA_zRkTk&hl=en&sa=X&ved=0ahUKewjc69z95N_bAhUowVkKHYYwAS8Q6AEIVTAJ#v=onepage&q=warlabby%20beef&f=false

²³ 1885 New Jersey State Census

²⁴ Harvard College Class of 1880 Secretary's Report (1886)

https://books.google.com/books?id=r7QnAAAAAYAAJ&pg=PA61&lpg=PA61&dq=%22New+Warlabby+Stock+Farm%22+Morgan&source=bl&ots=CF_Q7r6ix2&sig=CZShNfY_jhUjiH4yF_u_IQLeYOI&hl=en&sa=X&ved=0ahUKewjTiJDPzLDAbAhU0O30KHRKbDjsQ6AEI KTAA#v=onepage&q=%22New%20Warlabby%20Stock%20Farm%22%20Morgan&f=false

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 7

The Morgans added a large new house to the property. It burned in a fire in 1914, but the photographs that survive of the house show that it was stately (Historic Photos 2, 3). It seems likely they added the gatehouse to the property which has half-timbering, like the house, but in the Stick Style.²⁵ There must have been at least one barn (it is possible Morgan built the existing barn) and it also seems likely that some of the formal gardens date from the Morgans tenure.

The Morgans moved to France in 1889 and eventually sold the 294-acre estate in 1899 to John L. and Mary Kuser.²⁶ According to an 1899 article in *The Trenton Evening News* the Kusers had lived on the farm for the previous two years and “improvements have already been made on the place by Mr. Kuser.”²⁷

John L. and Mary Kuser

John Louis Kuser was born May 12, 1862 in Newark. His father, Rudolph Kuser, emigrated to the U.S. from Zurich, Switzerland in 1837. He worked as a mechanical engineer and was a partner in Baxter, Kuser & Thompson of Newark, builders of some of the first upright engines in use. His mother, Rosalie Prieth, was Austrian; she married his father in 1858. Kuser retired in 1867 and moved his family to a large farm in Hamilton, New Jersey (today known as the Kuser homestead farm, on Kuser Road in Hamilton.)

John was one of six children: five brothers and a sister. After his parents left Newark, he stayed and initially attended the Parish School of St. Peter’s Church and later St. Benedict’s School, meanwhile living with his uncle, the Rev. Gottfried Prieth. He spent summers on his family’s farm in Hamilton helping with farm work. In 1878, he began work at the German newspaper the *New Jersey Freie Zeitung* run by his uncles Benedict and Louis Prieth, one of the first German-Republican papers in the U.S. He began as a typesetter but eventually became the bookkeeper and later the general manager. In 1891 John married Mary Dunn of Newark.

The same year, John L., along with his twin brother Anthony, established the Trenton Hygeia Ice Company, the first artificial ice plant in Trenton. Because it wasn’t a paying investment, they bought an adjacent bankrupt brewery, the Trenton Brewing Company (1892-1899) and its bottling plant. Later, they consolidated all of Trenton’s breweries to create the People’s Brewing Company (1899-1932). They also established the Trenton Passenger Railroad Co. in 1891. John and Mary left Newark in 1894 and moved to Trenton.²⁸

The Kuser brothers, Fred, Anthony, John L., Rudolph, and Benedict, were aggressive businessmen from an early age. They became influential industrialists in Trenton and South Jersey, and especially known for the development

²⁵ The house in the background of Historic photo #2 in this nomination suggests that the house the Morgans had built displayed a mix of Queen Anne and Tudor Revival influences. The gatehouse seems to have been designed under the influence of the Stick Style, and was later altered in the Shingle style with some Tudor Revival influence (see current photo 64).

²⁶ Burlington County Deed Book 338, page 395

²⁷ “Memorial Day Observances—John L. Kuser’s Purchase of a Farm,” *Trenton Evening Times*, May 31, 1899

https://www.ancestry.com/interactive/6804/NEWS-NJ-TR_EV_TL1899_05_31_0003?pid=471530499&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D6804%26h%3D471530499%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3DZOx190%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=ZOx190&_phstart=successSource&usePUBJs=true

²⁸ John Kuser interview for Dryden Kuser, 2; Clifford W. Zink, *Mercer Magic: Roeblings, Kusers, the Mercer Automobile Company and America’s First Sports Car* (Princeton: Princeton Landmark Publications, 2015), 3.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 8

of public utilities. "The Kuser family...have been so closely and prominently identified with the commercial, financial and social interests of the city of Trenton, New Jersey, that a record of their doings is almost practically a history of the progress of events in the city in recent years."²⁹ As such, they fit the profile of the well-off property owners who were creating gentleman's farms. The Kuser brothers were instrumental in consolidating all of the gas and electric companies in Trenton and South Jersey. After they consolidated the Trenton and Burlington Gas Company into the South Jersey Gas, Electric and Traction Company and the New Jersey and Pennsylvania Power Company, they tried to introduce gas for cooking in Trenton. As this was new, they also needed to sell stoves to cook with but had no luck. Ingeniously, they bought 200 stoves and gave them away for free. According to John Kuser, "After that everybody wanted gas and, in that way, we introduced gas for cooking into the city of Trenton."³⁰ They eventually consolidated several gas, electric, and transportation companies into the Public Service Corporation of New Jersey, formed May 6, 1903, which eventually became New Jersey's largest public utility. It was initially a merger of four trolley companies and a power company serving Passaic, Hudson, Bergen and Essex counties. They continued consolidating gas, electric and trolley companies throughout much of New Jersey, with eventually over 400 being combined.

John L. was also involved as treasurer from the very beginning of the Walter Automobile Company. William Walter had been producing automobiles since 1901. In 1906, Walter exhibited his cars at the New York Automobile Show and John Kuser bought one; this was at least his second car as, by 1905, he and his brothers were some of the first men in Trenton to have automobiles.³¹ The Kusers financed the establishment of the Walter Automobile Company in 1906, enabling Walter to move beyond a private venture that produced one car at a time to a commercial company. Walter Automobiles was a state-of-the-art company, "All the parts of the Walter machines are to be interchangeable, as every piece is made to gauge. In fact, the machines to be turned out at the Trenton plant will equal the Mercedes car, made in Germany..."³² When the Roebblings and Kusers co-founded the Mercer Automobile Co. in 1911 which took over the Walter Company, it was John L. who was the most involved of the owners, racing the cars as well as financing them. John L. continued with automobiles and is credited with rescuing Mercer from bankruptcy and establishing Mercer Motors in 1921.³³

The Kusers and especially John were seen as pivotal figures in the economy of the state, especially in Trenton and South Jersey. "John L. Kuser's imposing figure and dynamic personality made him an irresistible figure when he was moved to action."³⁴ He became treasurer of Lenox, Incorporated and helped transform the company following the death of its founder, a childhood friend of Kuser. It was Kuser's idea to establish a world-class luxury Lenox showroom in Trenton, a resounding success.³⁵ John is credited with helping the Lenox survive through the Great

²⁹ Francis Bazley Lee, ed. *Genealogical and Personal Memorial of Mercer County, New Jersey, Volume 2* (New York: Lewis Publishing Company, 1907), 719.

³⁰ John Kuser for Dryden Kuser, 4. From the Kuser Family Archive.

³¹ "Trenton Men Give Up Horses and Use Automobiles Instead," *New York Times* (April 5, 1905), 1.

³² "Will Begin Making Autos by August 15: New Trenton Industry which Will Engage in High-Grade Manufacture," *Trenton Evening Times* (July 29, 1906), 1.

³³ Richard La Guardia, "Trenton Citizens of Foreign Origin" Chapter 18, *A History of Trenton, 1679-1929* (Princeton: the Trenton Historical Society, Princeton University Press, 1929). <http://www.trentonhistory.org/His/Foreign.html>; Lee, 720; Zink, 8-22, 160.

³⁴ Ellen Denker, "Excerpts from Lenox Historical Manuscript" (1987), 4. Became her book *Lenox China Celebrating a Century of Quality* (1990). From the Kuser Family Archive.

³⁵ John H. Sines, "World's Finest Showroom Born in Kuser's Mind" *Trenton Evening Times* (January 3, 1921), 1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 9

Depression. "When the name Kuser is mentioned, it is synonymous with economic development and social prominence."³⁶

After living in Trenton for the years 1894-1897, John and Mary Kuser moved to the 294-acre farm in Chesterfield, officially purchasing it in 1899. The farm, which they dubbed "Fernbrook," became their sole residence. John and Mary Kuser were a dynamic and influential couple in Trenton and were often mentioned as members of the social scene documented in the papers. The Kusers had three sons: John, Jr., born 1897, Hubert born 1902 and Walter, born 1906. They had a variety of staff that helped them run the operation including servants, cooks, gardeners, horse trainers, farmers and coachmen. Fred Jones, their chauffeur, was with the family from the beginning until at least 1915 (Historic Photos 7, 23). Anna Kolarik was the family's cook for years. Born in Hungary, she arrived at Fernbrook by 1915 and was there for over 40 years.³⁷

In addition to their impact on industry and philanthropy, the Kuser brothers, especially the twins, were ardent conservationists with John also opening a game preserve in Titusville, New Jersey where he raised pheasants. His brother, Anthony, donated the 10,500 acres that became High Point State Park and was one of the founders of the Audubon Society of New Jersey. He also had a bird sanctuary on his estate in Bernardsville.³⁸

Fernbrook was a working farm, overseen by Kuser but run by a farm manager. At the turn of the century, the manager was H.F. Satterthwaite who in 1900, oversaw 28 cows at Fernbrook giving about 200 quarts of milk daily of which he sold about 130 quarts in cans. The state board of veterinarians' inspection of the cows at Fernbrook was noted in the *Trenton Evening News*, not surprising as Kuser partially owned the paper.³⁹

But Fernbrook was also a country estate. In 1901, Kuser, an avid golfer, had a golf course on the property; he entertained the Trenton club members at his house.⁴⁰ (Historic Photo 24) The Kusers had formal gardens (Historic Photos 9-18) but also left some of the grounds wild (Historic Photos 19-22).

The secret of Mr. Kuser's success in combining the domestic and wild life on his farm is easy to fathom when his methods are studied. To begin with, the park surrounding his beautiful country villa offers a natural retreat for birds, which has been enhanced by the planting of thousands of white pine trees and other plants designed to supplement the natural covers. Fields of buckwheat are planted and left standing to further winter provender for the denizens of the farm, and during the same months food is regularly sprinkled through the

³⁶ Craig T. Brown, "Rudolph V. Kuser Estate National Register of Historic Places Nomination" (March 6, 1979)

<https://npgallery.nps.gov/NRHP/GetAsset/959655f5-ecb3-46d9-be4c-5b62df021816>

³⁷ 1900-1940 Federal and New Jersey Census; memories of Tim Kuser.

³⁸ Denker, 3; Ronald J. Dupont, Jr. "High Point" *Encyclopedia of New Jersey*, ed. Maxine N. Lurie, Marc Mappen (New Brunswick: Rutgers University Press, 2004), 363.

³⁹ "Around the City," *Trenton Evening Times* (24 May 1899) https://www.ancestry.com/interactive/6804/NEWS-NJ-TR_EV_TI.1899_05_24_0008/471523336?backurl=&ssrc=&backlabel=Return&rc=50,4854,123,4892;195,4854,304,4892;3013,3638,3163,3734;3136,4584,3206,4622; New Jersey State department of Health, Annual Report, Volume 24, 1901 <https://books.google.com/books?id=OkINAAAAMAAJ&pg=PA107&dq=kuser+cow+barn+bordentown&hl=en&sa=X&ved=0ahUKewjzw8nfjLHeAhXpmeAKHRoKAXEQ6AEIKjAA#v=onepage&q=kuser%20cow%20barn%20bordentown&f=true>

⁴⁰ "Golf Club Entertained," *Trenton Evening Times*, October 26, 1901 https://www.ancestry.com/interactive/6806/NEWS-NJ-TR_TI.1901_10_26_0001/472737793?backurl=&ssrc=&backlabel=Return&rc=46,4283,114,4312;579,2938,629,2967;2299,1496,2381,1521;2707,5433,2768,5462;2814,5433,2890,5462;2791,4583,2840,4612

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 10

thick covers where it is easily accessible to the pheasants and grouse which abound in them...The Kuser home occupies a commanding position on the summit of a small hill, from which sweep well-kept lawns, dotted here and there with shrubbery and fine old trees, planted by the owners of the estate many years ago. On one side of the house the lawns slope down to a deep ravine, through which a trickling brook wends its uncertain course, crossed and recrossed by rustic wooden bridges.⁴¹

In February 1914, the Kuser mansion burned and was completely destroyed. The house burned quickly; with the family and servants just making it out in time. The Kusers had recently made extensive renovations to the house and because they were collectors of art, the house was considered one of the "show places of South Jersey."⁴²

Mary Dunn Kuser died in 1921. A prominent philanthropist whose passion was helping children, particularly orphans, Mary was instrumental in the founding of the Mount Carmel Guild (a Catholic organization dedicated to helping the poor; it continues to operate today) and she served as president until her death. She also was a member of the board of managers for the State Home for Girls.⁴³ John L. Kuser lived another 16 years at Fernbrook, dying in 1937. At the time of his death, he was the Treasurer of the People's Brewing Company and of Lenox Inc., and an official of the Mercer Motors. He served as the director of the South Jersey Gas and Electric Lighting Company and the Fox Film Corporation. He was the last survivor of his generation of brothers and was survived by his sons and sister Mrs. R.K. Ribsam.⁴⁴

The Kusers' Fernbrook

Charles Morgan arrived in 1881 to a 294-acre farm that had been farmed for nearly 150 years. The 1870 agricultural census indicated that the Satterthwaite farm had livestock (7 horses, 5 cows, with large numbers of cattle (30), sheep (45) and pigs (50)) valued at \$1,860. He also grew crops including wheat and Indian corn, potatoes, sweet potatoes and hay. While the value of the property (290 acres valued at \$29,000) and the number of cattle, sheep and pigs were significantly higher than their neighbors, the Satterthwaite farm was otherwise typical of farms in their local Burlington County area when comparing it in the census.⁴⁵ When Charles Morgan bought the farm, it had not been occupied by an owner for almost 20 years. He set out to create a "model breeding farm," and brought pedigreed cattle, shipped from England. This purchase of the Warlabey breed, not known in the U.S., was unusual enough that it was covered in an American agricultural magazine. It was also expensive. To complement his elite livestock farm, Morgan built a new mansion on the property large and imposing, conspicuous in its style and proportions. He built a gatehouse, gardens, barns and may have built the Tankhouse. He was a recent college graduate with inherited money and seems to have wanted to display his wealth. In 1889, he and his family left the farm and moved to France. Eight years later, John and Mary Kuser moved to the property and created Fernbrook.

At the end of the 19th century, wealthy men began to establish country estates as escapes from industry and the noise and crowds of urban living. Ironically, many of these men had made their money from these industrial pursuits they

⁴¹ "Wild Life Thrives on Kuser Farm, Near Bordentown, Where the Dwellers of the Woods are Cared For" *Trenton Evening Times* (March 29, 1912).

⁴² "J.L. Kuser's Family Barely Escapes When Palatial Home Burns" *Trenton Evening Times* (February 12, 1914)

⁴³ "Mrs. Kuser Dies; Many Will Mourn Head of Mount Carmel Guild Did Much for Children and Others," *Trenton Evening Times* (December 1, 1921).

⁴⁴ "John L. Kuser: Treasurer of Trenton Brewery, Former Utility Official," *New York Times* (August 12, 1937)

⁴⁵ 1870 Federal Agricultural Census

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 11

now sought to escape. It was escape but also social status, that drew them to these farms and in the case of John Kuser, nostalgia for his childhood at the Kuser farm in Hamilton. The Kuser boys called their parents farm, “The Homestead.” Although it no longer survives, Kuser family lore indicates that like Fernbrook, the Homestead was a gentleman farm with a variety of buildings and landscapes.⁴⁶

For most gentleman farmers, the revenue the farm produced was minimal and was often a loss; a gentleman’s farm could be a costly hobby. But income wasn’t the objective. The owner bought a farm for the pleasure of life in a country setting, made possible by great wealth. While their work created their wealth and identified them in the public eye, it was their farms that defined their status within their social circle.⁴⁷

Typically working with an architect and/or landscape designer, these rural retreats often were centered around a historic farm which was then enhanced with new buildings, gardens and landscapes to create an agrarian oasis. Numerous grand examples that epitomize this movement still survive including Delaware’s Winterthur, the estate of the du Pont family and Vermont’s Shelburne Farms established by William Seward and Lila Vanderbilt Webb. Fernbrook is representative of this gentleman farm property type. Charles Morgan, from a banking family, bought a historic farm. Later, John Kuser, a wealthy industrialist, acquired it. Between them, they greatly enhanced the property. Unexpectedly, no records were uncovered of Kuser working with an architect or landscape architect, nor was an architect found for Morgan’s mansion.⁴⁸ All searches were unsuccessful but with the photographic evidence as well as the fact that Kuser’s brothers were building estates roughly in this same period and using architects and landscape architects, it seems likely that at some point, it will be discovered with whom Kuser worked.

The first improvements made to the property were to the existing agricultural infrastructure. In the 19th century, farm architecture was moving away from the use of numerous small specialized buildings to one or two bigger buildings needed for all aspects of agricultural production.⁴⁹ In the 1881 book, *Barn Plans and Outbuildings*, the directive was clear: “The old practice of scattering the buildings over the farm, the sheep barn in one place, and a cattle barn in another locality, etc., has been found more inconvenient and expensive than to group them near each other. The labor of getting the crops to one locality is less than that involved in passing to and fro to feed them in winter. All the outbuildings are more or less dependent.”⁵⁰ This was how a gentleman farmer who typically embraced technology and the latest in design built his new agricultural complex. With its gambrel roof, wings and enclosure wall, the barn was constructed to house cows and most of the agricultural processes. Introduced into barns late in the 19th century, the taller gambrel roof with its trussed rafters provided a clear span that allowed for the use of the labor-saving hay trolleys then coming into favor.⁵¹ The track of the hay trolley remains in the barn at Fernbrook today. Flanking this barn, on both sides, were the wagon sheds. The rise of mechanized agriculture in the mid-19th century meant that buildings were required to house the equipment: threshers, mowers and hay wagons.

⁴⁶ The house at the homestead survives, but the outbuildings are all gone; see the discussion of gentleman’s farms, above.

⁴⁷ Jeff Groff, “The Era of Gentlemen’s Farm” Winterthur Unreserved (September 14, 2011),

<http://museumblog.winterthur.org/2011/09/14/the-era-of-gentlemen%E2%80%99s-farms/>

⁴⁸ Records of the Kuser’s early activities on the property may have been lost in the 1914 fire that destroyed the main house.

⁴⁹ Isaac Phillips Roberts, *The Farmstead: The Making of the Rural Home and the Lay-Out of the Farm* (New York: The Macmillan Company, 1900), 252-257

⁵⁰ Byron D. Halsted, *Barn Plans and Outbuildings* (New York: Orange Judd Company, 1881), xi.

⁵¹ Ann Gourlay Gabler and Mirko Gabler, “About Barns,” *The Hudson Valley Regional Review: A Journal of Regional Studies*. Hudson River Valley Institute, 58-59. http://www.hudsonrivervalley.org/review/pdfs/hvrr_18pt1_gablerandgabler.pdf

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 12

Like the extant wagon shed at Fernbrook, these were typically under a gable roof and open on the one side and enclosed with vertical siding on the other three. "Functionally, these were buildings designed to garage farm equipment; formally, they helped define the larger plan of the farmstead through their spatial relationship to other farm structures. A courtyard could be created when builders placed two cart sheds facing each other and at right angles to the ridge of a centrally placed barn, a design also popularized by published farm manuals."⁵² This was the original plan at Fernbrook. This layout was bounded by a wall which provided a barnyard enclosure for the cows to be outside but protected.

Originally, there had been another barn east and across a farm lane from this assemblage. It was a tall barn with gable roof, cupola for venting and openings on both floors; this may indicate it was a horse barn as this was their typical configuration with stabling under hay and feed storage. This barn burned down in 1904 along with other unknown buildings.⁵³

A Kuser addition to the agricultural landscape, probably in the second decade of the 20th century, was the brick silo on the west side of the barn. Silos first appeared in 1875 but didn't become popular until the last years of the 19th century. Silos preserve green fodder crops, producing a livestock feed that is more economical and less labor intensive. They were seen as unnecessary when first invented but became a staple on dairy farms by the early 20th century. The earliest silos were vertical wooden staves secured by iron bands and turnbuckles. Brick and masonry silos followed and eventually eclipsed the use of wood around 1920.⁵⁴ As a gentleman farmer, Kuser would have embraced this new technology.

Morgan and/or Kuser also built the Tankhouse and the Colonial Revival gardens between 1881 and 1904. This aspect of the improvements to the farm were in accordance with the gentleman farm prototype. Historic photos pre-1904 and those taken in the teens show the formal gardens that once dominated the eastern sector of Fernbrook, remnants of which still remain today. Anchored by the Tankhouse to the west, the axial gardens had straight paths, linear flower borders with arched trellises bowered with flowering vines covering paired benches. There were small pools, geometrically arranged flower beds and pergolas (Historic Photos 9-18). These designed landscapes, especially in the Colonial Revival style, were an important component of the gentleman farm. Developed in the late 19th and early 20th centuries coincident with the popularization of landscape architecture as a profession, the Colonial Revival garden reflects a nationalistic awareness, appreciation, and pride in America's colonial past. These gardens were well known in public parks. Looking to emulate these public amenities, turn-of-the-century gentleman farmers hired landscape architects to create designed landscapes for their private pleasure. Patrons of the Colonial Revival gardens had the advantage of wealth and leisure time which allowed them to have gardens created for pleasure rather than function.⁵⁵ Typically, these gardens were maintained and overseen by the women as was the case at Fernbrook. Under the Kuser family, it was Mary Dunn Kuser and later Teresa Kuser who oversaw the gardens. As stated by a contemporary about

⁵² Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: The John Hopkins University Press, 1997), 208.

⁵³ "\$5,000 Blaze," *Bordentown Register* (July 29, 1904), p3, col 3.

⁵⁴ *Ibid.*, 211-12.

⁵⁵ Theresa Matter, "Designed Private Residential Landscapes of Maine, c.1855 ~ c.1956," National Register of Historic Places, Multiple Property Documentation Form Draft, (1994), 46.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 13

Fernbrook, John Kuser “and his wife developed a beautiful show place, an example of what can be done with trees, shrubs and ornamentals in this part of New Jersey.”⁵⁶

Typically, Colonial Revival gardens had focal points at the end of sight lines.⁵⁷ At Fernbrook, these included pergolas and arbors but importantly, it also included the Tankhouse. While this structure provided both pressure and water filtration, it also was designed to be more than a water tower. It had balconies on all four sides allowing for viewing of the formal gardens to the east and west, the barnyard to the southwest, the agricultural fields to the southwest and southeast, the mansion to the north and the creeks and woodlands to the southwest. Thus, the Tankhouse was decorative and utilitarian but also provided another way to experience the natural world at Fernbrook.

Another important characteristic of the gentleman farm was variety in the landscape. Typically located on large parcels of land, they possessed a variety of landscape experiences including pastures, meadows and native woodlands, the latter of which often contained walking paths. Typically, these farms preserved elements of the earlier working agricultural landscape, while introducing new features associated with the more ornamental and recreation-based 20th century use. Kuser cultivated the ornamental Colonial Revival gardens but contrasted these with the more natural elements such as native woodlands around Fern Brook and Bacon’s Run. He dammed Fern Brook to create a pond. This provided fishing and swimming in the summer; Kuser had a bathhouse constructed here as well as a warming hut for ice skating. There were walking paths around and to the pond. In the Victorian sensibility, walking to the bath house achieved physical activity, but the viewing of the landscape en route also was considered to have a beneficial effect on the mind.⁵⁸

The paths wove throughout the wood and crossed both Bacon’s Run and Fern Brook where the Kusers had wood and stone bridges constructed (Historic Photos 1, 20, 22). One of the stone bridges remains; the wooden bridges have disappeared. These trails, both for horses and for walking, are a key component of the gentleman farm. They reflect the presence of leisure time,⁵⁹ as did the golf course that Kuser, like many country gentlemen farmers, added to Fernbrook in 1901. The children were also given a place for pleasure; the Kusers converted the icehouse into a playhouse which also became another feature of the Colonial Revival gardens.

Finally, the John Newbold House, with its post-1914 Kuser additions is a classic feature of a gentleman farm. With its mid-18th century core but with modern enhancements in the Colonial Revival style, this manor house blended the old with new showing respect for history.

Fernbrook after the Period of Significance

Following the death of John and Mary Kuser, the property passed to their two sons: John L. Kuser, Jr. and Walter. Their oldest, John L. Jr. (born in 1897) was graduated from Princeton in 1921. In 1922, he married Olivia Erdmann

⁵⁶ Myers, Ed., 803-804.

⁵⁷ Matter, 9.

⁵⁸ <http://www.buildingconservation.com/articles/bath-houses/bath-houses.htm>

⁵⁹ Matter, 20.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 14

of New York. While he lived at Fernbrook from roughly 1926 until 1937, with the death of his father, he made his primary residence the hunting estate his father founded in Titusville.⁶⁰ Walter took possession of Fernbrook.

Walter G. Kuser was born in 1906. He attended Princeton University. He spent the year and a half following his graduation from Princeton sailing the Caribbean and the waters of South America. "More than just a long and colorful episode in his life, the eighteen months were educational in themselves, and the background of an international understanding and knowledge of great value."⁶¹ In 1932, he married Teresa de Quesada of Cuba; they were married in Havana. Upon his return to the United States, Kuser entered the real estate section of the Peoples Brewing Company. He was treasurer of the company as well as assistant treasurer of Lenox Inc.; he and his brother served as treasurer and assistant treasurer after their father's death. He was also treasurer of Fashion Farms Lands Company and American House Realty Company. They had two sons, Walter Timothy born in 1941 and Lawrence de Quesada born in 1945. In private and community life, Kuser was popular in club circles. Teresa was a member of several garden clubs including Trenton's. Throughout her life, she oversaw the Colonial Revival gardens her mother-in-law established. During Walter and Teresa's tenure, the agricultural operations of Fernbrook were leased to a dairy farmer beginning in 1943; Paul Willadsen kept up 50-100 cows. He hired migrant workers to help him. He sold the milk to Forsgate Farms in Monroe Township (a gentleman's farm, like Fernbrook, owned by John Forster, an insurance magnate; it is now a country club⁶²). Willadsen farmed for 20 years until 1963 when he sold his dairy operation at auction.⁶³ Walter Kuser died in 1967, age 61.⁶⁴

After his death, Teresa and her sons took over operations of the farm. In 1973, Lawrence (known as "Q" to family) married Susan Anne Schuchardt (Susie) and moved back to Fernbrook in 1974. A graduate of Cornell with a graduate degree from Fordham University, he became a teacher and later Dean of Students at Princeton Day School.⁶⁵ In 1982, Lawrence left teaching to run Fernbrook fulltime. He sold Christmas trees and introduced a full-time nursery on site. In 1996, the Kusers permanently preserved 230 acres of the farm under the New Jersey Farmland Preservation Act. Teresa Kuser died in 1996.⁶⁶

Lawrence and Susie and Tim Kuser continue to live at Fernbrook; they are joined by Lawrence's son, Brian, and his family who moved to Fernbrook in 2015. The Newbold House became an inn and wedding venue in the early 2000s.

⁶⁰ Hunter Research, Inc. "Honey Hollow: Myth and Substance a History of Settlement and Land Use," (April 2018), 4-38.

⁶¹ William Starr Myers, Ed., *The Story of New Jersey*, Volume I (Lewis Historical Publishing Company, 1945), 804.

https://www.ancestry.com/interactive/13862/dvm_LocHist001267-01659-0?pid=2653&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D13862%26h%3D2653%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3D3k4-169023%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=3k4-169023%26_phstart=successSource&usePUBJs=true

⁶² https://www.nj.com/news/local/index.ssf/2011/02/glimpse_of_history_the_forsgat.html

⁶³ Margaret Newman tour of Fernbrook with Tim Kuser October 2018.

⁶⁴ "Walter G. Kuser Marries in Havana: Resident of Bordentown, N.J., Weds Miss Teresa Quesada in Colon Cathedral," *New York Times* (July 30, 1932); Denker, 5; "Walter Kuser," *New York Times* (February 7, 1967).

⁶⁵ "Susan Schuchardt's Nuptials Held," *New York Times* (July 28, 1973) <https://www.nytimes.com/1973/07/28/archives/susan-schuchardts-nuptials-held.html>

⁶⁶ https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=126365929&tid=&pid=&usePUB=true&_phsrc=ZOx605&_phstart=successSource

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 15

Fernbrook became an environmental education center in 2001, engaging several thousand children annually. In 2007, CSA (Community Supported Agriculture) was introduced to the farm with over 500 families participating.⁶⁷

Criterion C: Fernbrook, a Gentleman Farm

The Fernbrook Historic District is significant under Criterion C for its architecture. Its period of significance begins in 1881 when Charles Morgan purchased the farm and began making improvements and ends in 1937 with the death of John L. Kuser. After this, while the farm stayed within the family, it changed with the death of the patriarch. Whereas John had been heavily involved in the operation of the farm, Walter, his son who took over Fernbrook, leased out the farm to a dairy farmer and had nothing to do with its operations. At the same time, Fernbrook became more singularly focused on dairy production and was less diversified than it had been before.

A gentleman farm is an estate owned by a prosperous individual who farms for pleasure rather than for profit or sustenance. In addition to its agricultural function, a gentleman farm has an assemblage of buildings: a manor house (the Charles Morgan House and after the fire, the John Newbold House), farm outbuildings and servants' quarters, among others. All of these maintain their integrity at Fernbrook. The wide-ranging groups of buildings at Fernbrook are a significant example of a farm which began its development in the 18th century of an important local family, and then became a country estate and farm in the late 19th century of a wealthy family in the Morgans and a wealthy and prominent family with the Kusers. Fernbrook is significant architecturally as a collection of typical and sometimes architecturally noteworthy and interesting structures. The Tankhouse and the playhouse are especially important to the district's significance. The Tankhouse serves as an anchor to and amenity of the cultivated gardens while the playhouse is an extant example of the leisure life of the wealthy Kuser children.

This gentleman farm also has a mix of landscapes including agricultural fields, woodlands, meadows, lawns and formal manicured gardens. A feature of this landscape—the circulation pattern—often is a blend of both the aesthetically pleasing (curvilinear drive in front of the house marked by gateposts), and the functional (straight drives to the agricultural fields and buildings). All of this variety is extant at Fernbrook. Finally, the gentleman farm is a place of conspicuous leisure. The playhouse and trails through the woodlands and creeks confirm Fernbrook as the Kuser family retreat.

The gentleman farm movement was prominent in New Jersey. In wealthy Somerset County, these were often families seeking a rural escape from industry and immigrant clogged cities like New York. The estates were large, 1,000+ acre estates that were Gilded Age showpieces for weekend and summer visits. The Ladd Family's Natirar in Peapack⁶⁸ (COE 10/25/2002) is an example of this. Another example is Duke Farms in Hillsborough (SHPO Opinion: 9/16/1983 DOE: 2/12/1985) where James Buchanan Duke, a founder of the American Tobacco Company and Duke Energy Company, created his gentleman's farm of over 2,000 acres.⁶⁹ The 5,000-acre Hamilton Farm Stable Context in Bedminster Township (NR 5/18/2018 and SR 4/6/2017) developed by Wall Street financier James Cox Brady is another.⁷⁰

⁶⁷ <https://www.fernbrookfarms.com/our-team/>

⁶⁸ http://www.natirar.com/our_story/history_of_natirar/

⁶⁹ <https://www.dukefarms.org/visiting-duke-farms/property-highlights/>; <http://exhibits.library.duke.edu/exhibits/show/dorisduke/doris-duke/farms>

⁷⁰ <http://www.eurodressage.com/2018/06/19/gladstones-hamilton-farm-stable-complex-listed-historic-place>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 8 Page 16

More locally, the gentlemen farm movement also impacted central New Jersey. In Mercer County, beyond the Gilded Age examples in Princeton like Drumthwacket (today's Governor's mansion) and Edgerstoune (now the Hun School), Fred Kuser's (John L. Kuser's oldest brother) weekend home in Hamilton resembled Fernbrook. Built in 1892, the 70-acre Kuser Farm had a Queen Anne mansion with stables and chicken houses as well as gardens and wild lands for hunting.⁷¹ In Burlington County, in the Jobstown section of Springfield Township was tobacco millionaire Pierre Lorillard 1,200-acre Rancocas Stud Farm.⁷² In Chesterfield Township examples are more modest, like Fernbrook. They include Green Hill Farm in Burlington Township (SR 8/7/1981, NR 7/8/1982). This 340-acre farm had 18th century origins, was a wealthy country home in the 2nd half of the 19th century and then converted to a stock farm in 1878.⁷³ In Chesterfield Township itself, the farms tended to stay in a family. The James Holloway/Charles B. Holloway Farm Complex (SR: 3/27/1981, NR: 7/8/1982) was a working farm by the Holloway family for over 200 years and is significant as a 19th century farmstead.⁷⁴ The Taylor-Newbold House at Brookdale Farm (SR: 8/31/1987, NR: 11/18/1988) is significant for its "continuing role as a rural residence of a well-to-do family" that remains intact from 1850.⁷⁵ Another farm that stayed in one family but evolved into a gentleman farm as the family's wealth increased is the William and Susannah Newbold House (SR 9/29/1980, NR 1/1/1980). At the beginning of the 20th century, the Black family (Newbold descendants after 1820) upgraded the 380-acre property. This included Colonial Revival additions to the mid-18th century house as well as the construction of a water tower and a children's playhouse among other improvements.⁷⁶

⁷¹ http://www.hamiltonnj.com/filestorage/228428/229803/254569/KUSER_MANSION_BROCHURE.pdf

⁷² <https://archive.centraljersey.com/2011/07/21/one-mans-curiosity-is-another-womans-prosperity/amp/>;
<https://www.burlingtoncountytimes.com/article/20130121/NEWS/301219700>

⁷³ Joan Gearren, NJ Office of Historic Preservation, "Green Hill Farm" National Register of Historic Places Nomination (1/23/1981), <https://npgallery.nps.gov/NRHP/GetAsset/1c710613-e4bd-49ee-bd63-dab64acbe093>

⁷⁴ Chesterfield Historical Society, "James Holloway/Charles B. Holloway Farm Complex" National Register of Historic Places Nomination (8/1980), <https://npgallery.nps.gov/NRHP/GetAsset/50de3a3a-ebbf-4bb4-ac95-5d2ddf738cfe>.

⁷⁵ Polly Matherly and Constance Greiff, Heritage Studies, Inc. "Taylor-Newbold House," National Register of Historic Places Nomination (April 1986), <https://npgallery.nps.gov/NRHP/GetAsset/a92a35ad-9034-40f9-ad45-f597d7396066>.

⁷⁶ Keith Betten and William Bolger, "William and Susannah Newbold House" National Register of Historic Places Nomination (November 1978-August 1979), <https://npgallery.nps.gov/NRHP/GetAsset/77ba9e66-b5e6-42f7-a79d-ec1595491917>.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number 10 Page 1

Verbal Boundary Description

The Fernbrook Historic District as described in this nomination consists of Block 800, Lots 1.01, 1.03, 1.04, and 1.05 as indicated on the tax map of Chesterfield Township, Burlington County, New Jersey. For the boundaries of the property and the location of the various features within it, see the district key map and detail maps in this nomination.

Boundary Justification Statement

The nominated portion of the property is 111-acres, consisting of the central core and the northwesterly fields of Fernbrook, the portion of Fernbrook Farm that possesses integrity from the period of significance.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 1

1	Looking north at the remains of Kuser Pond from a path in the woods. The dam has been breached so the pond no longer holds water	Margaret Newman	April 3, 2019
2	The remnants of the chimney for the warming house with Kuser Pond to the north	Margaret Newman	April 3, 2019
3	Kuser Dam stands along White Pine Road. It has been breached so it no longer holds water	Margaret Newman	April 3, 2019
4	Kuser Dam and Kuser Pond looking south from White Pine Road	Margaret Newman	April 3, 2019
5	The northern woods are traversed by trails that cross Fern Brook	Margaret Newman	July 31, 2018
6	The center of Fernbrook is a great lawn with mature trees, and smaller shrubs, looking southwest at the tank house and playhouse	Margaret Newman	July 31, 2018
7	Within this lawn are several modern amenities for wedding guests including this gazebo over an outdoor bar and grill, built ca. 2015. Looking northwest	Margaret Newman	July 31, 2018
8	This modern stone wall was built ca. 2015. It stands in the great lawn and is an amenity for wedding celebrations. Looking southeast	Margaret Newman	July 31, 2018
9	The agricultural fields are a primary landscape feature. Looking southwest with the barn and Newbold House in the distance.	Margaret Newman	July 31, 2018
10	The agricultural fields of the nursery stand to the southwest of the agricultural complex. Looking southwest. These hooped garden beds are temporary, changing annually.	Margaret Newman	July 31, 2018
11	The north entrance, looking northwest, taken from Bordentown-Georgetown Road.	Margaret Newman	July 31, 2018
12	The Drive loops past the tank house	Margaret Newman	July 31, 2018
13	The south driveway, looking west, winding through lawns and trees	Margaret Newman	July 31, 2018
14	The south entrance, looking southwest, taken from Bordentown-Georgetown Road.	Margaret Newman	July 31, 2018
15	The south elevation of the John Newbold House	Margaret Newman	July 31, 2018
16	The Colonial Revival entrance and Palladian window	Margaret Newman	July 31, 2018
17	The western end of the north elevation showing the Colonial Revival west additions and the ca. 1940 first floor addition at the end	Margaret Newman	July 31, 2018
18	The east elevation of the kitchen wing	Margaret Newman	July 31, 2018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 2

19	The Colonial Revival reproduction mantel in the southwest parlor with flanking original built in cabinets	Margaret Newman	July 31. 2018
20	The Federal mantel of the northwest parlor may incorporate Colonial Revival reproduction elements	Margaret Newman	July 31. 2018
21	The features of the center stairhall including the 6-panel doors, woodwork and stair balustrade and newel remain from the 18 th century	Margaret Newman	July 31. 2018
22	The first floor of the west wing was enlarged by Walter Kuser, ca. 1940 adding the Craftsman influenced fireplace, beams and columns and camed casement windows.	Margaret Newman	July 31. 2018
23	East façade of the dairy barn, likely built by Kuser but may have been constructed by Morgan ca. 1881. The wagon house intersects it	Margaret Newman	July 31. 2018
24	West elevation of the barn	Margaret Newman	July 31. 2018
25	The south elevation of the barn	Margaret Newman	July 31. 2018
26	The interior of the barn retains is sloped and curbed concrete floor and cow stanchions, remnant of the dairy operation that began in the 1940s. The barn held as many as 100 cows at times.	Margaret Newman	July 31. 2018
27	The open grain storage of the second floor retains its original hay trolley	Margaret Newman	July 31. 2018
28	The wagon shed anchors the northeastern side of the barnyard. It was built contemporaneously with the barn.	Margaret Newman	July 31. 2018
29	The wagon shed is open and continues to be used as it was originally intended for storage	Margaret Newman	July 31. 2018
30	The machine shop dates to ca. 1943. It replaced a building that stood in the same location that was probably attached to the barn like the wagon house is	Margaret Newman	July 31. 2018
31	The machine shop anchors the southwestern end of the barn yard	Margaret Newman	July 31. 2018
32	The brick silo stands on the southeast of corner of the barn	Margaret Newman	July 31. 2018
33	This utilitarian structure possesses decorative brick piers and dormers.	Margaret Newman	July 31. 2018
34	The continuous door slit of the silo runs along the south side of the silo	Margaret Newman	April 3, 2019
35	The chicken house stands to the south of the machine shop	Margaret Newman	July 31. 2018
36	The chicken house houses goats today	Margaret Newman	July 31. 2018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 3

37	The north and west elevation of the farmhouse. The original building dates to the 19 th century and has several 20 th century additions	Margaret Newman	July 31. 2018
38	The south and east elevations. The gable end at eastern end of the south elevation (to the right) is the original 19 th century house. The upper gambrel of the barn is seen in the background	Margaret Newman	July 31. 2018
39	The south and east elevations of the CSA store	Margaret Newman	April 3, 2019
40	On the north elevation, the volume and roofline of the original 19 th century building is visible to the right with its older shingle cladding and 4-light wood window	Margaret Newman	April 3, 2019
41	This modern garage, adjacent to the CSA store, dates to 2018	Margaret Newman	April 3, 2019
42	The maple sugar house was constructed in the 1980s for Christmas tree sale	Margaret Newman	July 31. 2018
43	The tank house and playhouse	Margaret Newman	July 31. 2018
44	The tank house	Margaret Newman	July 31. 2018
45	The interior of the tank house	Margaret Newman	July 31. 2018
46	The east façade of the playhouse	Margaret Newman	July 31. 2018
47	The playhouse was built as an icehouse. Kuser converted it to a playhouse	Margaret Newman	July 31. 2018
48	The interior of the playhouse	Margaret Newman	July 31. 2018
49	The house stands behind the tank house. It was built in 2015	Margaret Newman	July 31. 2018
50	This pole barn was added in 2006 to help with the orchard operations	Margaret Newman	April 3, 2019
51	The pole barn stands to the southeast of the Tank House	Margaret Newman	April 3, 2019
52	The remnants of the Colonial Revival to the north of the Tank house at the southwest end of the great lawn	Margaret Newman	July 31. 2018
53	Gardens to the north of the Tank House at the southwestern end of the great lawn	Margaret Newman	July 31. 2018
54	Another garden on the southwestern side of the great lawn	Margaret Newman	July 31. 2018
55	The small pool, to the south of the Tank House, is evident in several historic photographs	Margaret Newman	July 31. 2018
56	An outdoor fireplace stands at the northwestern end of the great lawn. It was added ca. 2015	Margaret Newman	April 3, 2019
57	This rounded bench with lion's head fountain (moss covered at center, lower) stands along the west bank of Fern Brook. It was added before 1912	Margaret Newman	April 3, 2019

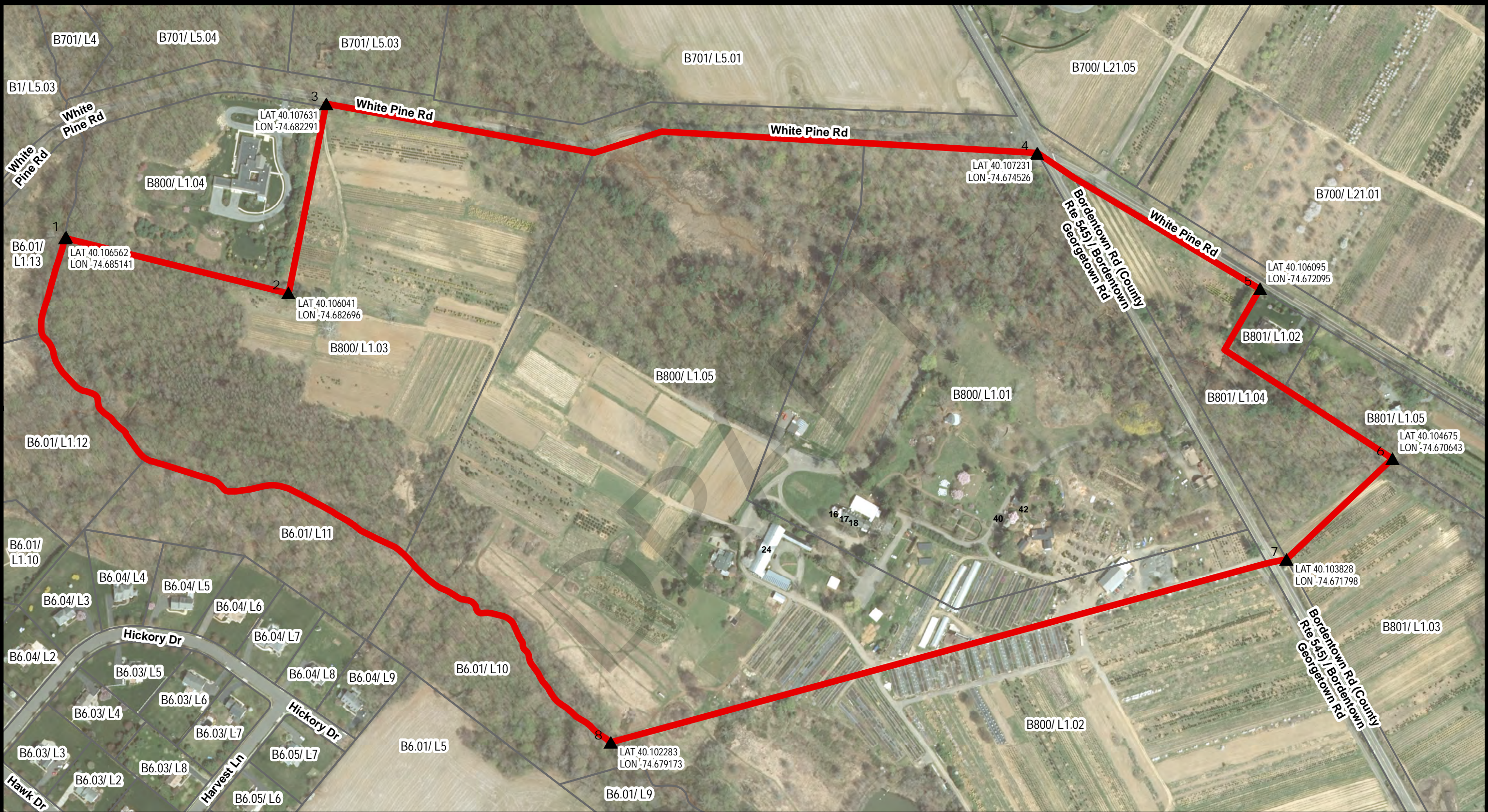
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 4

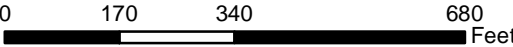
58	The stone steps, across the south driveway from the Gatehouse, provided access to a path along the west bank of Fern Brook and the lion's head fountain. They are made of the same stone as the entrance pillars at the south entrance	Margaret Newman	April 3, 2019
59	The bluestone slab was rustic bridge that crossed Fern Brook. It is assumed these features were all added when Fern Brook was dammed which was complete by 1912	Margaret Newman	April 3, 2019
60	This stone culvert allows Fern Brook to cross under the north driveway. Looking north	Margaret Newman	April 3, 2019
61	On the north side of the north drive was a pump house. The ivy-covered eastern gable end wall remains standing	Margaret Newman	April 3, 2019
62	The gatehouse complex along Georgetown-Bordentown Road	Margaret Newman	July 31, 2018
63	The three buildings of the gatehouse complex	Margaret Newman	July 31, 2018
64	The west façade of the Stick Style Gatehouse. This was likely built by Morgan ca. 1881	Margaret Newman	July 31, 2018
65	The chauffer's quarters (resource 25) with garages beyond (resource 26)	Margaret Newman	July 31, 2018
66	The western extension (Resource 27) includes garages topped by a residence	Margaret Newman	July 31, 2018
67	The south elevations of two of the buildings within the Gatehouse Complex	Margaret Newman	July 31, 2018



Fernbrook Historic District

New Jersey and National Registers Nomination
Chesterfield Township,
Burlington County, New Jersey

Boundary and Tax Map



Datum: NAD 1983 State Plane New Jersey

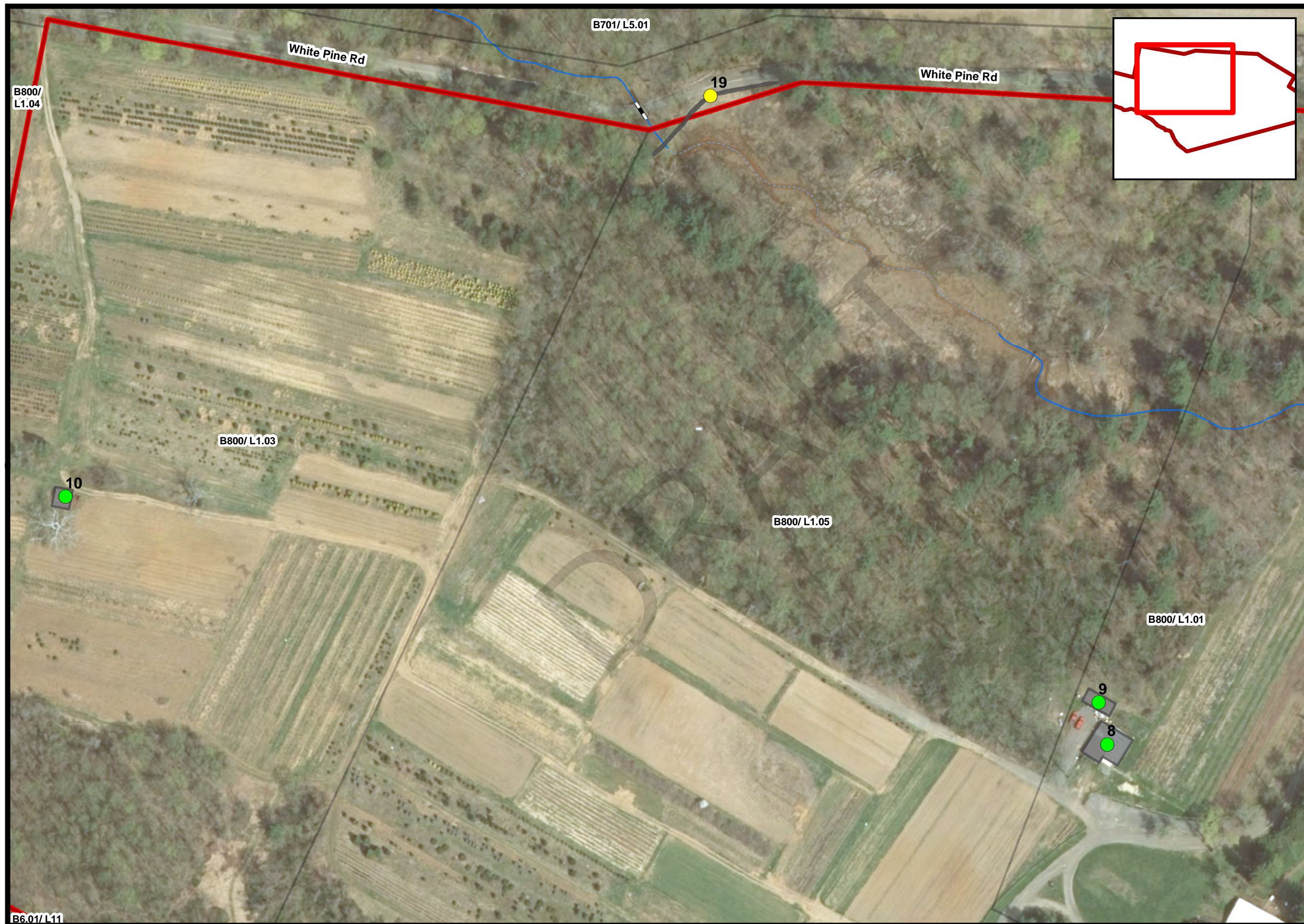
Legend

- District boundary
- Coordinates
- Tax Parcels

111.22 Acres



*NJDEP
Historic Preservation Office
December 2019*



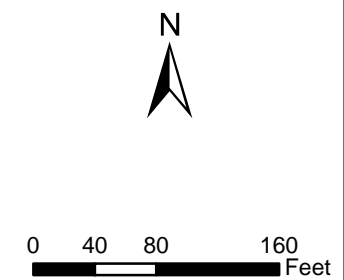
Map 1 a

**Fernbrook
Historic District**

New Jersey and National
Registers Nomination
Chesterfield Township,
Burlington County,
New Jersey

Boundary and Tax Map

- Legend**
- District boundary
 - Historic District Status**
 - Contributing
 - Non-contributing
 - Buildings and structures
 - Parcels Data (Block and Lot)

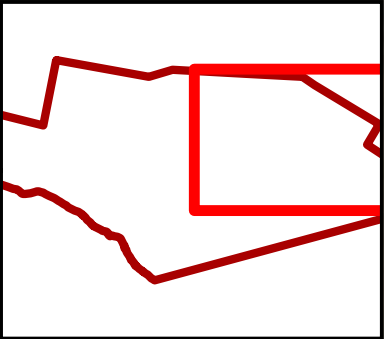


Datum: NAD 1983 State Plane New Jersey

111.22 Acres

**FHD DETAIL
1 of 3**

*NJDEP, Historic Preservation Office
December 2019*



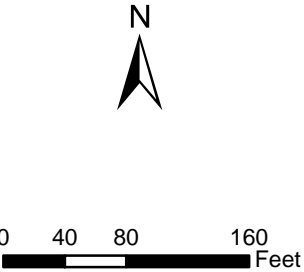
Map 1 b

**Fernbrook
Historic District**

New Jersey and National
Registers Nomination
Chesterfield Township,
Burlington County,
New Jersey

Boundary and Tax Map

- Legend**
- District boundary
 - Historic District Status
 - Contributing
 - Non-contributing
 - Buildings and structures
 - Parcels Data (Block and Lot)

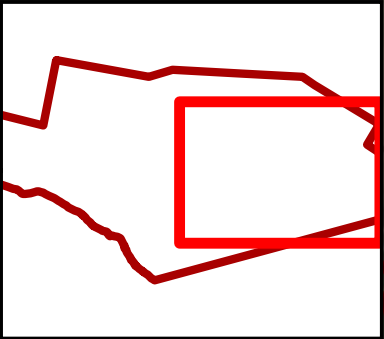
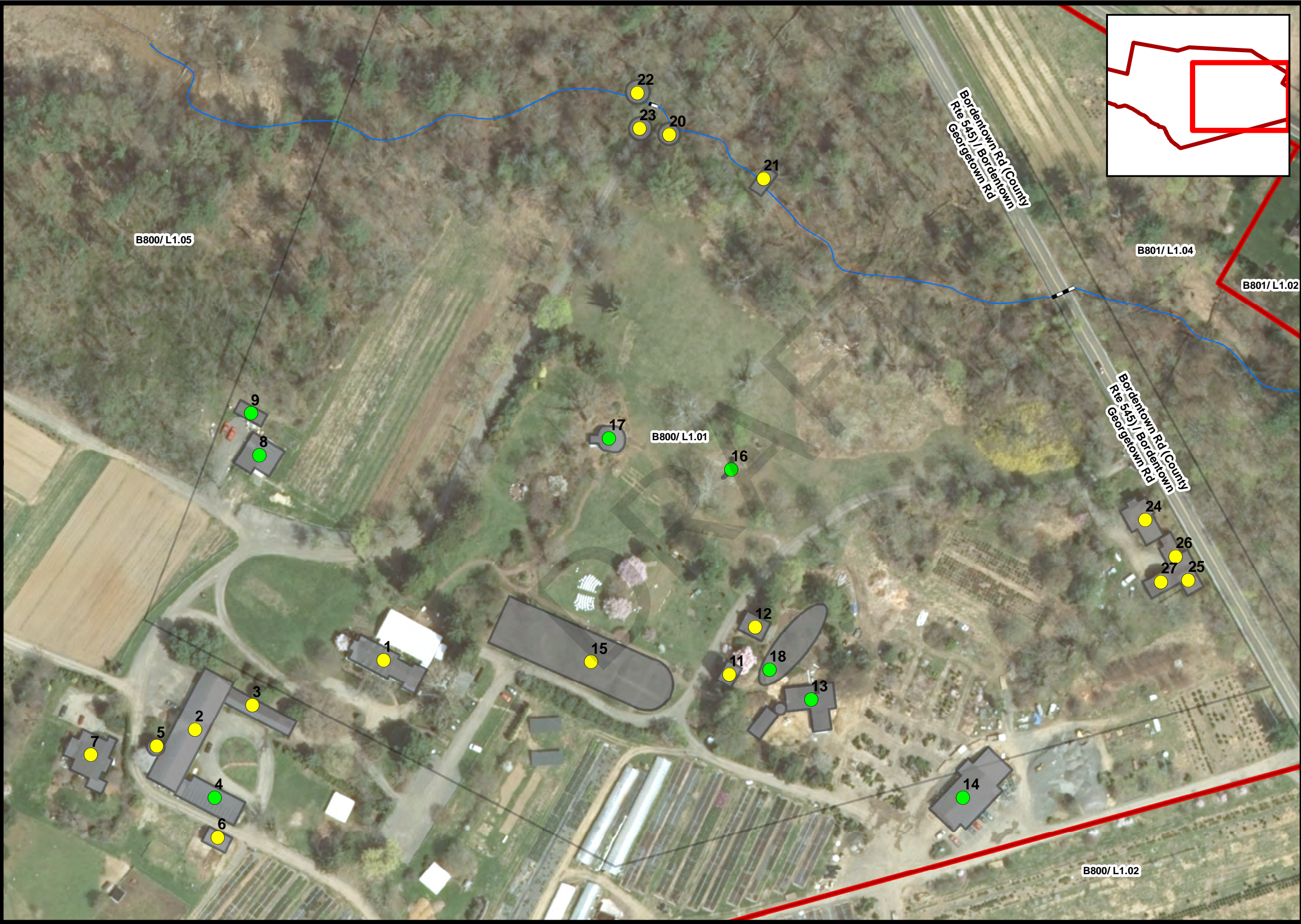


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111.22 Acres

**FHD DETAIL
2 of 3**

*NJDEP, Historic Preservation Office
December 2019*



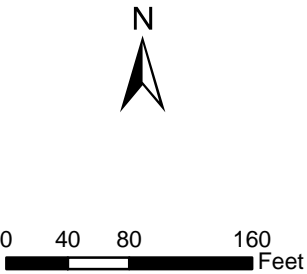
Map 1 c

**Fernbrook
Historic District**

New Jersey and National
Registers Nomination
Chesterfield Township,
Burlington County,
New Jersey

Boundary and Tax Map

- Legend**
- District boundary
 - Historic District Status
 - Contributing
 - Non-contributing
 - Buildings and structures
 - Parcels Data (Block and Lot)

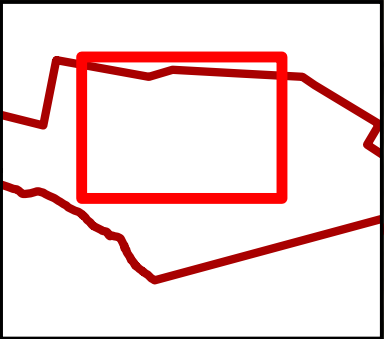


Datum: NAD 1983 State Plane New Jersey

111.22 Acres

**FHD DETAIL
3 of 3**

*NJDEP, Historic Preservation Office
December 2019*



Map 1 a

**Fernbrook
Historic District**

New Jersey and National
Registers Nomination
Chesterfield Township,
Burlington County,
New Jersey

Boundary and Tax Map

Legend

- District boundary
- Photo location
- Parcels Data (Block and Lot)



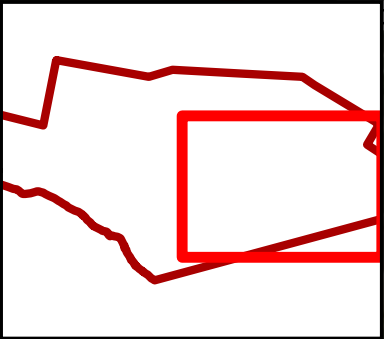
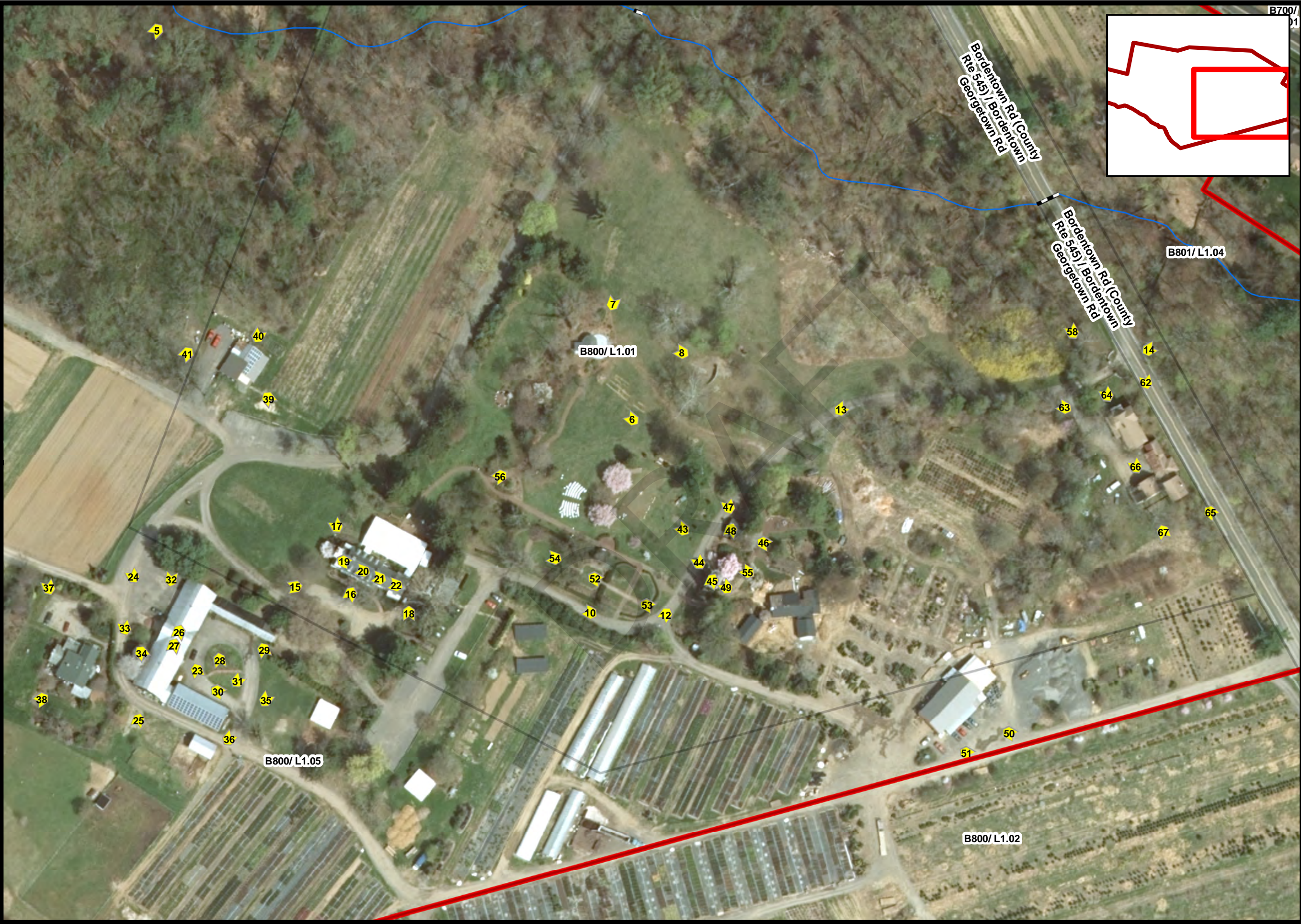
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Datum: NAD 1983 State Plane New Jersey

111.22 Acres

**FHD DETAIL
1 of 3**

*NJDEP, Historic Preservation Office
December 2019*



Map 1 b
Fernbrook
Historic District

New Jersey and National
Registers Nomination
Chesterfield Township,
Burlington County,
New Jersey

Boundary and Tax Map

Legend

- District boundary
- Photo location
- Parcels Data (Block and Lot)



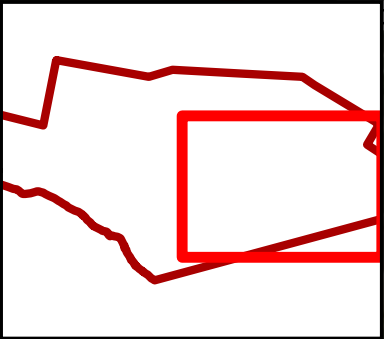
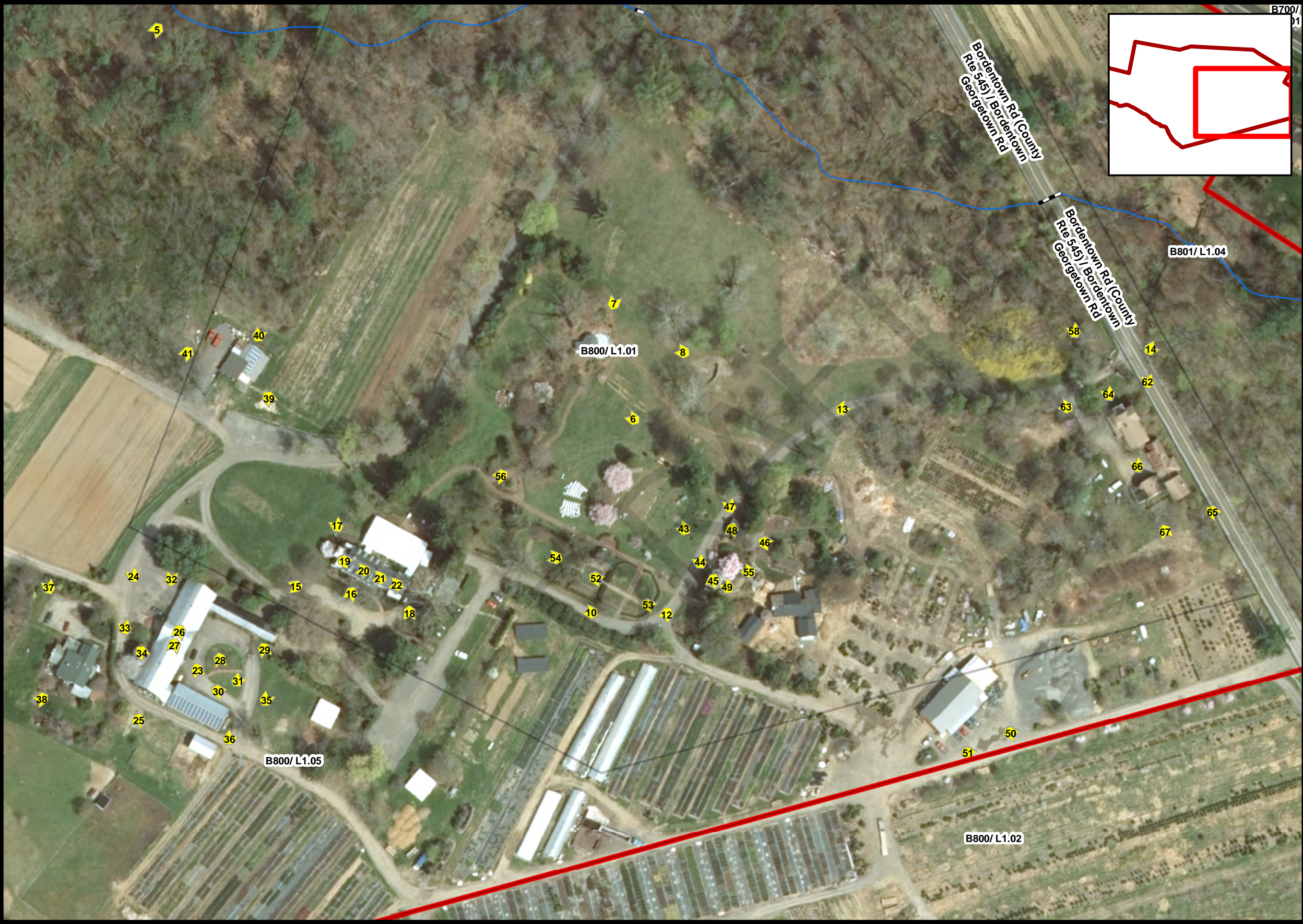
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Datum: NAD 1983 State Plane New Jersey

111.22 Acres

FHD DETAIL
2 of 3

NJDEP, Historic Preservation Office
December 2019



Map 1 c
Fernbrook
Historic District

New Jersey and National
Registers Nomination
Chesterfield Township,
Burlington County,
New Jersey

Boundary and Tax Map

Legend

- District boundary
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0 40 80 160
Feet

Datum: NAD 1983 State Plane New Jersey

111.22 Acres

FHD DETAIL
3 of 3

NJDEP, Historic Preservation Office
December 2019

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Maps Page 1



Map 1: 1849 with Satterthwaite's Farm indicated. J.W. Otley and R. Whiteford, "Map of Burlington County" (Philadelphia: Smith & Wistar, 1849)



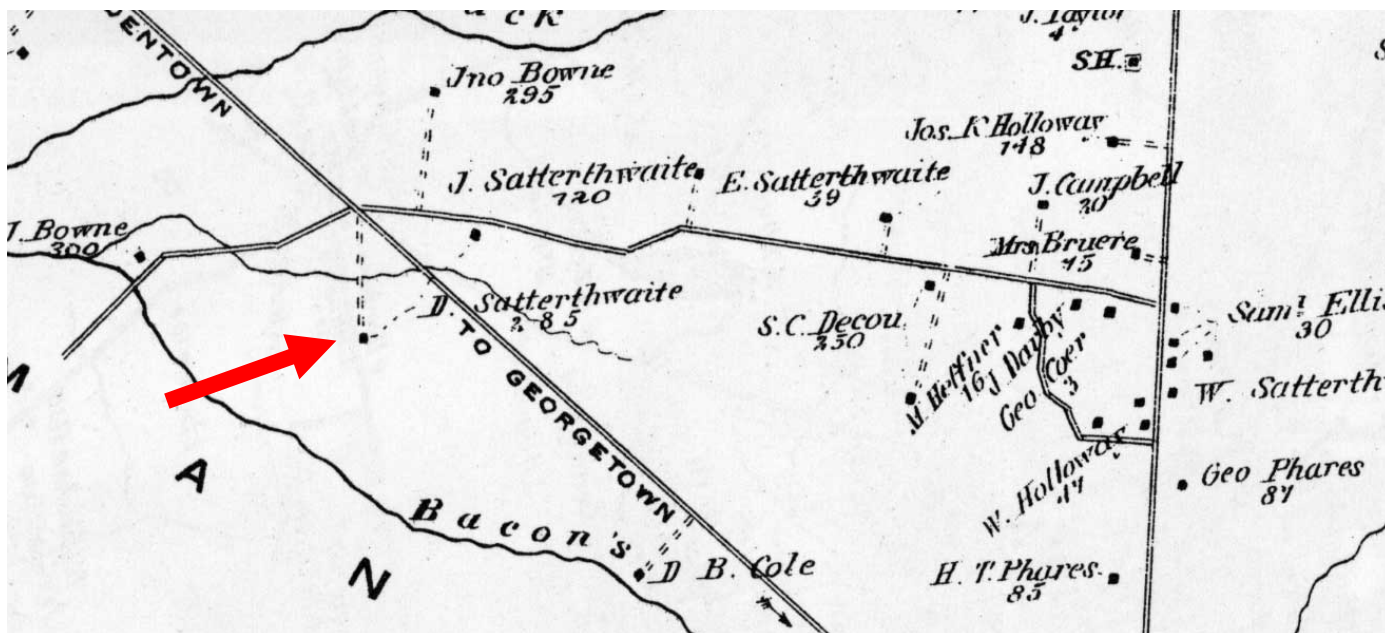
Map 2: 1858, Satterthwaite's Farm noted. Wm. Parry, Geo. Sikes, F.W. Earl, "New Map of Burlington County" (R.K. Kuhn & J.D. Janney, 1858)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Maps Page 2



Map 3: 1876. The farm remained in Daniel Satterthwaite's name, although he no longer lived there. Note: Bordentown-Georgetown Road has been established. J.D. Scott, "Combination Atlas Map of Burlington County, New Jersey: Compiled, Drawn and Published from Personal Examinations and Surveys, (J.D. Scott, 1876).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 1



Historic Photo 1: John L. Kuser crossing Fern Brook. This photo is taken from the stone culvert at the north driveway (see Photos 59-60).



Historic Photo 2: Fernbrook, pre-1904, looking north with the Charles Morgan's Stick Style mansion on the far right and the Colonial Revival gardens with the tankhouse as a feature of the symmetrical landscape. The barns are on the far left with the extant one in the distance and the other with cupola in front. This barn burned in 1904.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 2



Historic Photo 3: The mansion of Fernbrook after it has been altered by the Kusers, pre-1914. Note the half-timbering has been removed or painted over and the gable ends have been parapeted with rectangular extensions at each peak. This transformed the house from the Stick Style and made it more imposing, more Chateausque. The renovations reportedly cost \$50,000.



Historic Photo 4: The John Newbold House, pre-1914. The kitchen wing on the right was removed when the additions were added after 1914. The western 3 bays (to the left) are the original, ca. 1761; the eastern 2 bays were added ca. 1791.

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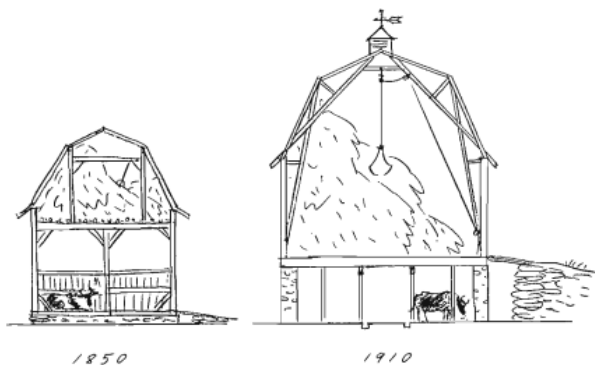
National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 3



Historic Photo 5: The east elevation of the John Newbold House, pre-1914 with the ca. 1791 end and later kitchen wing. In the distance (lower right), note the agricultural fencing and buildings. The CSA store incorporates one of these buildings.



Historic Photo 6: The taller gambrel-roof barn with its trussed rafters, in the late 19th century, allowed for the use of the labor-saving hay trolleys then coming into favor.¹ The track of the hay trolley remains in the barn at Fernbrook today.

¹ Ann Gourlay Gabler and Mirko Gabler, "About Barns," The Hudson River Valley Institute, 58-59
http://www.hudsonrivervalley.org/review/pdfs/hvrr_18pt1_gablerandgabler.pdf

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 4



Historic Photo 7: This photo dates to after 1904 and the burning of the front barn shown in Historic Photo 5. The patch in the center left is where this earlier barn stood. Note the barnyard wall and original southern wing. The chicken house is in the distance. The man on the horse is Fred Jones, the Kuser family chauffeur.



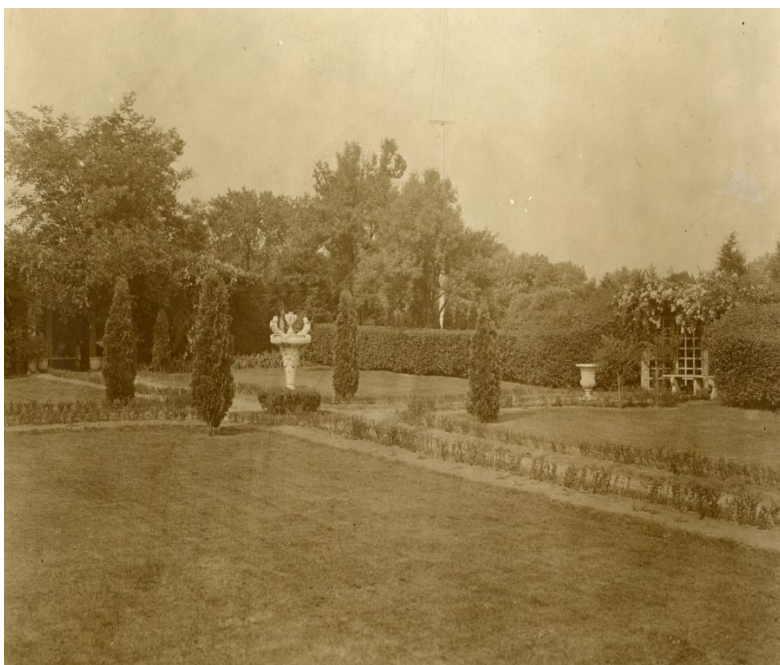
Historic Photo 8: Walter Kuser, Fred Jones and one of the borzois (Russian wolfhounds) the Kusers bred. This is taken prior to 1914 and the additions to the John Newbold House. Note the barn with a shed-roofed addition off its northeast corner. This no longer remains.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 5



Historic Photo 9: The Colonial Revival gardens in front of the playhouse, 1910s.



Historic Photo 10: The Colonial Revival gardens with the playhouse on the left, 1910s. The stone pillars no longer remain.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 6



Historic Photo 11: The gardens, 1910s.



Historic Photo 12: Undated photo of the pergola with small pool in front. This pool remains behind the tankhouse.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 7



Historic Photo 13: The pergola, undated.



Historic Photo 14: Pool, 1938.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 8



Historic Photo 15: May 12, 1936 of the gardens in front of the Tankhouse



Historic Photo 16: May 12, 1936 Colonial Revival garden arch

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 9



Historic Photo 17: August 23, 1938 of the Colonial Revival garden



Historic Photo 18: August 23, 1938 of the Colonial Revival gardens

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 10



Historic Photo 19: The "wild" landscape of Fernbrook



Historic Photo 20: It is believed this is Mary Kuser with her two sons, John and Walter on one of the rustic bridges that once crossed Fernbrook.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 11



Historic Photo 21: John Kuser and Fred Jones ca. 1914 on the Bordentown-Georgetown Road.



Historic Photo 22: John L. Kuser on a bridge, over Fern Brook, which was close to Bordentown-Georgetown Road, ca. 1914.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 12



Historic Photo 23: Horseback riding was one of the leisure activities at Fernbrook, ca. 1914.



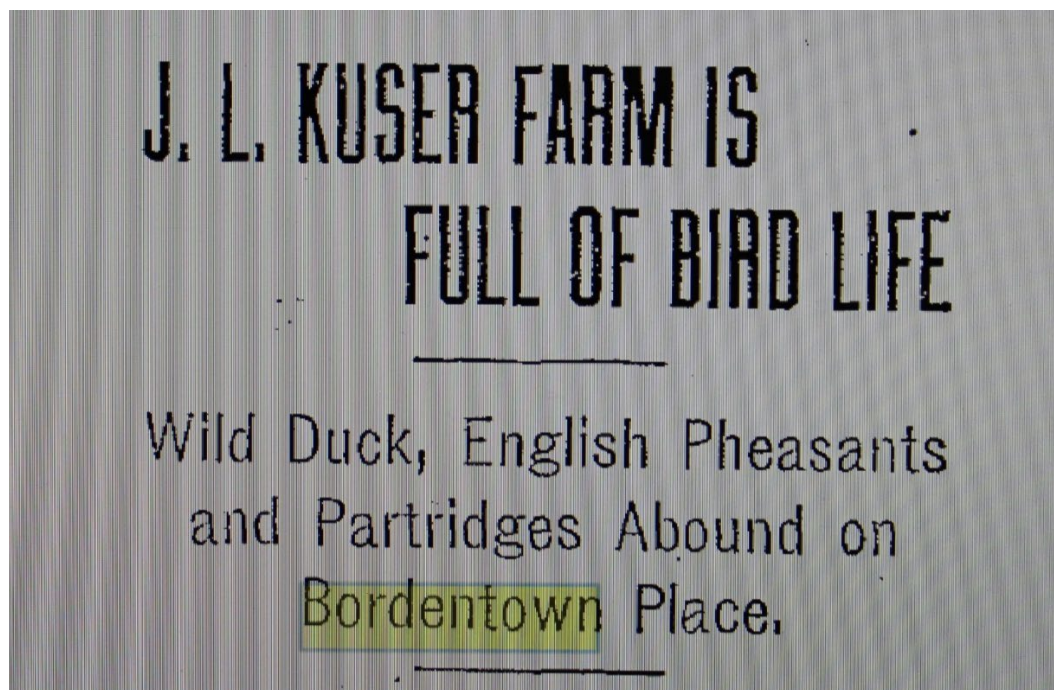
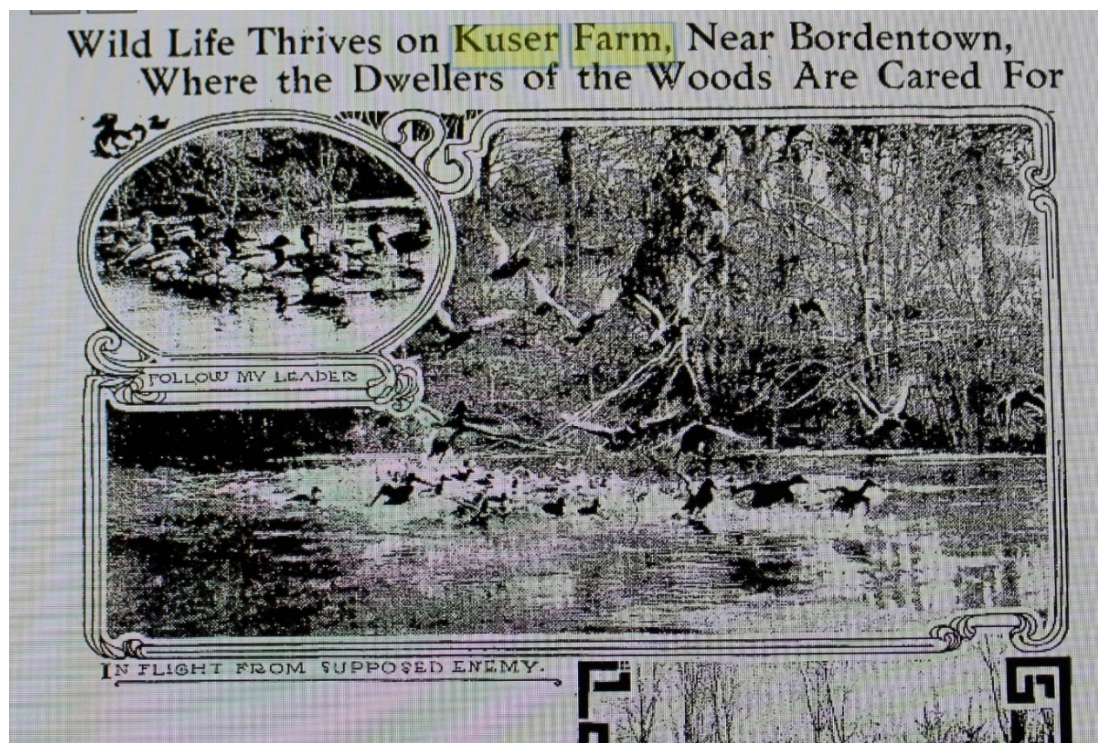
Historic Photo 24: John L. Kuser also installed a golf course at Fernbrook.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 13



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 14



Historic Photo 26: Ice skating was also an important leisure activity at Fernbrook. This bath house, along Kuser Pond, no longer remains.



Historic Photo 27: A photograph taken behind the Newbold House with the barnyard wall to the right. This sleigh took the family to the pond for skating.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 15



Historic Photo 28: Walter by the Newbold House between 1914-1918. At first the western most section was only one story. By about 1918, a second store was added.



Historic Photo 29: The John Newbold House after 1918 with the western-most section two-stories in height.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 16



Historic Photo 30: The south elevation of the Newbold House after 1918



Historic Photo 31: The northwest corner of the Newbold House, after 1918

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Hist Pho Page 17



Historic Photo 32: Undated photo of Kuser Dam, looking north with White Pine Road behind it.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 1



Photo 1: Looking north at the remains of Kuser Pond from a path in the woods. The dam has been breached so the pond no longer holds water.



Photo 2: The remnants of the chimney for the warming house with Kuser Pond to the north.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 2



Photo 3: Kuser Dam stands along White Pine Road. It has been breached so it no longer holds water.



Photo 4: Kuser Dam and Kuser Pond looking south from White Pine Road

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 3



Photo 5: The northern woods are traversed by trails that cross Fern Brook



Photo 6: The center of Fernbrook is a great lawn with mature trees, and smaller shrubs, looking southwest at the tank house and playhouse.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 4



Photo 7: Within this lawn are several modern amenities for wedding guests including this gazebo over an outdoor bar and grill, built ca. 2015. Looking northwest.



Photo 8: This modern stone wall was built ca. 2015. It stands in the great lawn and is an amenity for wedding celebrations. Looking southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 5



Photo 9: The agricultural fields are a primary landscape feature. Looking southwest with the barn and Newbold House in the distance.



Photo 10: The agricultural fields of the nursery stand to the southwest of the agricultural complex. Looking southwest. These hooped garden beds are temporary, changing annually.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 6



Photo 11: The north entrance, looking northwest, taken from Bordentown-Georgetown Road.



Photo 12: The Drive loops past the tank house

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 7



Photo 13: The south driveway, looking west, winding through lawns and trees



Photo 14: The south entrance, looking southwest, taken from Bordentown-Georgetown Road.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 8



Photo 15: The south elevation of the John Newbold House



Photo 16: The Colonial Revival entrance and Palladian window

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 9



Photo 17: The western end of the north elevation showing the Colonial Revival west additions and the ca. 1940 first floor addition at the end



Photo 18: The east elevation of the kitchen wing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 10



Photo 19: The Colonial Revival mantel was reproduced from the original by the Kuser family.



Photo 20: The mantles in the rest of the house are Federal and Colonial Revival reproductions.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 11



Photo 21: The features of the center stairhall including the 6-panel doors, woodwork and stair balustrade and newel remain from the 18th century



Photo 22: The first floor of the west wing was enlarged by Walter Kuser, ca. 1940 adding the Craftsman influenced fireplace, beams and columns and camed casement windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 12



Photo 23: East façade of the dairy barn, likely built by Kuser but may have been constructed by Morgan ca. 1881. The wagon house intersects it.



Photo 24: West elevation of the barn

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 13



Photo 25: The south elevation of the barn



Photo 26: The interior of the barn retains its sloped and curbed concrete floor and cow stanchions, remnant of the dairy operation that began in the 1940s. The barn held as many as 100 cows at times.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 14



Photo 27: The open grain storage of the second floor retains its original hay trolley



Photo 28: The wagon shed anchors the northeastern side of the barnyard. It was built contemporaneously with the barn.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 15



Photo 29: The wagon shed is open and continues to be used as it was originally intended for storage



Photo 30: The machine shop dates to ca. 1943. It replaced a building that stood in the same location that was probably attached to the barn like the wagon house is.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Photos Page 16



Photo 31: The machine shop anchors the southwestern end of the barn yard



Photo 32: The brick silo stands on the southeast of corner of the barn

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 17



Photo 33: This utilitarian structure possesses decorative brick piers and dormers.



Photo 34: The continuous door slit of the silo runs along the south side of the silo.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 18



Photo 35: The chicken house stands to the south of the machine shop



Photo 36: Today it houses goats.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 19



Photo 37: The north and west elevation of the farmhouse. The original building dates to the 19th century and has several 20th century additions



Photo 38: The south and east elevations. The gable end at eastern end of the south elevation (to the right) is the original 19th century house. The upper gambrel of the barn is seen in the background.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 20



Photo 39: The south and east elevations of the CSA store



Photo 40: On the north elevation, the volume and roofline of the original 19th century building is visible to the right with its older shingle cladding and 4-light wood window.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 21



Photo 41: This modern garage, adjacent to the CSA store, dates to 2018.



Photo 42: The maple sugar house was constructed in the 1980s for Christmas tree sale.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 22



Photo 43: The tank house and playhouse



Photo 44: The tank house

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook
Chesterfield Township, Burlington County, NJ

Section number Photos Page 23



Photo 45: The interior of the tank house



Photo 46: The east façade of the playhouse

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 24



Photo 47: The playhouse was built as an icehouse. Kuser converted it to a playhouse



Photo 48: The interior of the playhouse

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 25



Photo 49: The house stands behind the tank house. It was built in 2015.



Photo 50: A pole barn was added in 2006 to help with the orchard operations.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 26



Photo 51: The pole barn stands to the southeast of the Tank House.



Photo 52: The remnants of the Colonial Revival to the north of the Tank house at the southwest end of the great lawn.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 27



Photo 53: Gardens to the north of the Tank House at the southwestern end of the great lawn

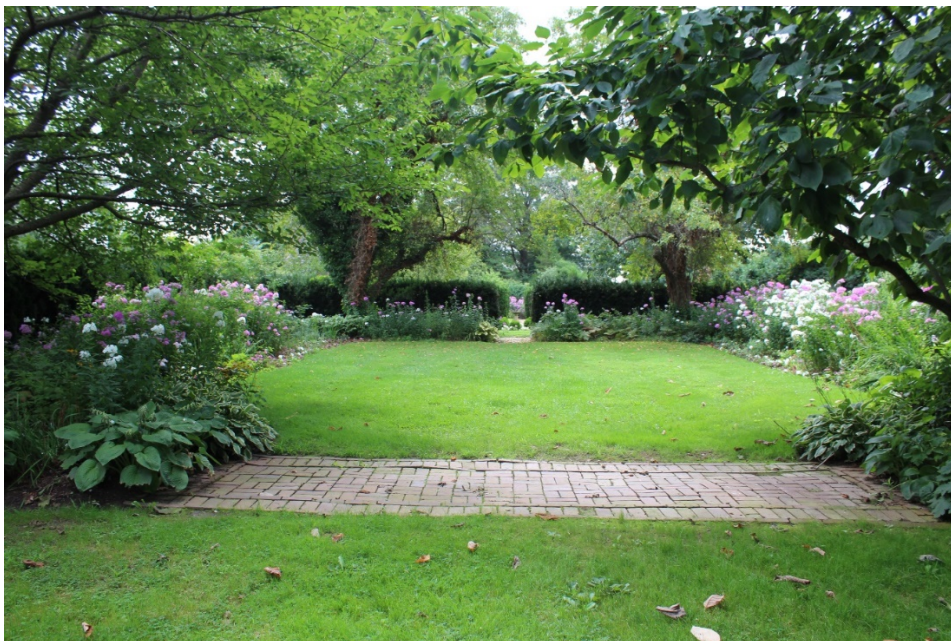


Photo 54: Another garden on the southwestern side of the great lawn.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 28



Photo 55: The small pool, to the south of the Tank House, is evident in several historic photographs



Photo 56: An outdoor fireplace stands at the northwestern end of the great lawn. It was added ca. 2015

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 29



Photo 57: This rounded bench with lion's head fountain (moss covered at center, lower) stands along the west bank of Fern Brook. It was added before 1912.



Photo 58: The stone steps, across the south driveway from the Gatehouse, provided access to a path along the west bank of Fern Brook and the lion's head fountain. They are made of the same stone as the entrance pillars at the south entrance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 30



Photo 59: The bluestone slab was rustic bridge that crossed Fern Brook. It is assumed these features were all added when Fern Brook was dammed which was complete by 1912.



Photo 60: This stone culvert allows Fern Brook to cross under the north driveway. Looking north.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 31



Photo 61: On the north side of the north drive was a pump house. The ivy-covered eastern gable end wall remains standing.



Photo 62: The gatehouse complex along Georgetown-Bordentown Road

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 32



Photo 63: The three buildings of the gatehouse complex



Photo 64: The west façade of the Stick Style Gatehouse. This was likely built by Morgan ca. 1881

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 33



Photo 65: The chauffer's quarters (resource 15) with garages beyond (resource 16)



Photo 66: The southern extension (Resource 17) includes garages topped by a residence

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fernbrook

Chesterfield Township, Burlington County, NJ

Section number Photos Page 34



Photo 67: The south elevations of two of the buildings within the Gatehouse Complex.