

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cokesbury Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW JERSEY, Hunterdon

DATE RECEIVED: 6/17/97 DATE OF PENDING LIST: 7/01/97  
DATE OF 16TH DAY: 7/17/97 DATE OF 45TH DAY: 8/01/97  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97000802

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7/17/97 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_

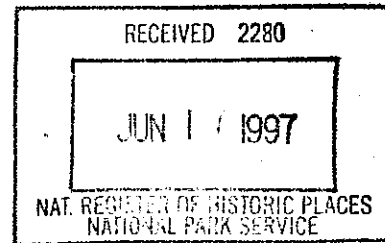
DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_

DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

United States Department of the Interior  
National Park Service



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### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Cokesbury Historic District

other names/site number \_\_\_\_\_

#### 2. Location

street & number Cokesbury-Califon Rd.  
Route 639, Water St., McCatharn Rd. NA  not for publication  
city or town Clinton and Tewksbury Townships  vicinity  
state New Jersey code NJ county Hunterdon code 019 zip code 08833

#### 3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Assistant Commissioner for Natural & Historic Resources / DSHPO

State of 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 the property is:

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

Signature of the Keeper

Date of Action

Edson H. Beall

7/17/97

Cokesbury HD  
Name of Property

Hunterdon, NJ  
County and State

5. Classification

Ownership of Property  
(Check as many boxes as apply)

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

Category of Property  
(Check only one box)

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

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

Contributing	Noncontributing	
44	9	buildings
2		sites
3		structures
2		objects
51	9	Total

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

N/A

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic /single family
- Religion/religious facility
- Industrial/manufacturing facility
- Commercial/department store
- Educational/school
- transportation/road-related
- agricultural/storage
- Funerary/cemetery

Current Functions

(Enter categories from instructions)

- Domestic/single family
- Religion/religious facility
- Transportation/road related
- Funerary/cemetery

7. Description

Architectural Classification

(Enter categories from instructions)

- Mid 19th/Greek Revival
- Mid 19th/Italianate
- Late Victorian/Queen Anne

Materials

(Enter categories from instructions)

- foundation stone
- walls clapboard
- stone
- roof asphalt shingle
- other \_\_\_\_\_

Narrative Description

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

Cokesbury HD  
Name of Property

Hunterdon, NJ  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**      N/A  
(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.

**Areas of Significance**

(Enter categories from instructions)

Community development/settlement

Religion

Architecture

Commerce

**Period of Significance**

c. 1799-1920

**Significant Dates**

1814

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**      N/A

**Primary location of additional data:**

- 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 # \_\_\_\_\_

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

Name of repository:

Tewksbury Twp. Historic Preservation Commission

Cokesbury HD  
Name of Property

Hunterdon, NJ  
County and State

10. Geographical Data

Acreage of Property 50 acres approx. Califon, NJ Quad

UTM References

(Place additional UTM references on a continuation sheet.)

1	118	513640	4503960
Zone	Easting	Northing	
2	118	513960	4503480

3	18	513980	4503020
Zone	Easting	Northing	
4	18	513340	4502880

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dennis N. Bertland  
organization Dennis Bertland Associates date November 1996  
street & number P.O. Box 11 telephone 908-689-6356  
city or town Port Murray state NJ zip code 07865

Additional Documentation

mit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.-

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name multiple  
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. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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

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Cokesbury Historic District

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Straddling the border of Clinton and Tewksbury Townships, the village of Cokesbury is located in the Highlands geographical province of northwestern New Jersey, in the first hills rising above the Piedmont. Set in a lowland among the hills at the headwaters of a branch of Rockaway Creek, a Raritan River tributary, the village extends along a short stretch of County Route 639 with off shoots on several side roads. Except for a church and associated cemeteries, Cokesbury is entirely residential. The surrounding landscape is a mix of wooded and open land and largely occupied by modern, low density residential development.

The Cokesbury Historic District encompasses the entire village, but excludes the surrounding modern residential development. An inventory of the district's resources forms part of this section, and all resources have been categorized as "contributing" or "non-contributing" to the district's historical significance. The contributing resources include forty-four mostly 19th-century buildings, three structures (three bridges), two sites (two cemeteries), and two objects (a cemetery fence and a pair of stone hitching posts). There are nine non-contributing resources, all buildings, eight of which are of 20th-century date.

District buildings, for the most part, are gable-roofed vernacular structures of frame or infrequently stone construction, dating to the middle decades of the 19th century and exhibiting simple stylistic embellishment typical of that era. The majority of them are dwellings with attendant outbuildings. Most have been enlarged or refurbished over the years. Modern improvements, while resulting in the loss or obscuring of early fabric and detailing in some cases, have been neither numerous nor disfiguring enough to mar the historic architectural character of the district.

In the central part of the district, a rather tight streetscape of closely spaced buildings on small lots with short setbacks prevails (photo #15). On the outskirts of the village, however, buildings are much more loosely grouped on larger lots. While district buildings typically face the road, at least one house (#4) was built perpendicularly to the road for a southern exposure, an orientation characteristic of the region's early architecture. Picket fences delineate several village properties, and one building, the former general store (#21) retains two stone hitching posts. With one notable exception (#7, a former artisan shop, photo #10) buildings generally are in good condition and well main-

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tained; surrounding yards similarly are well groomed, often featuring large trees and mature plantings.

Cokesbury's architecture is representative of the region's vernacular construction practices and building types. Most of the district's dwellings are traditional, 2-story, gable-roofed house types with single-pile plans, interior gable-end chimneys, and generally regular fenestrations of two to five bays. Such houses are ubiquitous in the region's 19th-century housing stock. Examples include #s 4, 5, 7, 11, 16, 17, 18, 20, 23, 28, and 29 of which #s 7, 17, 23, 28, and 29 appear to have center-hall plans (photo #s 3, 5, 11, 13, 14, 16, 17, and 19). Most of these house date to the middle decades of the 19th century. The gable-end chimneys of two frame houses (#s 20 and 29) have exposed masonry at the base on the exterior, a construction feature characteristic of the region's early domestic architecture. The district also has one example of the gable-fronted house type (#26) and two of the L-plan type (#s 1 and 2), both vernacular house types common in the region's towns during the later 19th century, but infrequently encountered in rural locations (photo #s 18 and 22). Traditional 1 and 1/2-story houses remained popular in hilly northeastern Hunterdon County into the middle of the 19th century, and the kitchen wings of two Cokesbury dwellings (#s 7 and 11) are examples.

While the exterior of some district dwellings is quite unadorned, most exhibit at least some decorative detailing, usually at the front entries or roof eaves. The embellishment of these vernacular structures was derived from several of the architectural styles popular in the 19th and early 20th centuries. Greek Revival influences are evident in the entries with side lights and/or long transoms of several houses (#s 7, 17, 23, and 28), the corner pilasters of # 17, the vertical two-panel front doors of #19, and the horizontal gable windows of #s 18, 19, 23, 28, and 29 (photo #s 3, 13, and 19). Cross gables evocative of the Gothic Revival style are found at #s 5 and 7 (photo #11). The round-arched gable windows of #s 7 and 26 are a typical Italianate motif, as are the scroll-bracketed box cornices of #s 5 and 7 and the square porch posts with pedestals and applied moldings of #4 (photo #s 11, 17, and 22). The turned posts, spandrel brackets, and/or spindle friezes ornamenting the front porches of #s 1, 17, and 23 are characteristic of the Queen Anne style, as is decorative shingle-work on the gables of #s 1 and 2 (photo #s 3, 16, and 18). Tuscan columns typical of the early 20th-century Colonial Revival style grace the porch of one district dwelling, #20 (photo #14).

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Outbuildings of 19th- and 20th-century date are commonly associated with district houses. Typically unadorned frame structures of small size, they include privies, small barns and sheds, and modern garages. Several properties have more extensive complexes of outbuildings including barns, wagon houses, and other structures. Bank barns are a common feature of 19th-century northwestern New Jersey farmsteads, and the district has three examples of frame construction, #s 11, 25, and 29; small barns are located at #s 19 and 28 (photo #s 7, 20, and 24). Wagon houses with gable-end or side wall entries are found at #s 2, 6, 11, 22, 26, and 28 (photo #s 20 and 22). A drive-through corn crib survives at #29, as does a stone springhouse. Also individually of note is the frame out kitchen/wood shed at #11 (photo #6).

Cokesbury also contains a number of institutional, commercial, and industrial buildings and sites. There are two churches, the Methodist Episcopal Church (#10) erected in 1851 to replace the congregation's 1814 church (photo #1) and the 1881 Presbyterian Church (#15) which was converted into a dwelling in the 1970s (photo # 9). Both churches conform to the gable-fronted church type which derived from the Wren/Gibbs church formula and remained popular throughout the region well into the middle of the 19th century while receiving a variety of stylistic treatments. The Methodist church is distinguished by a Greek Revival temple front with recessed, stone-paved entry porch screened by two Ionic columns which along with plain flanking pilasters support a wide entablature and gable pediment. Its small belfry was rebuilt after storm damage, and the stained glass windows are a 1920s installation. The more modest Presbyterian Church had a small belfry and gabled 1-bay entry porch which have been removed, but retains simple Stick style ornament on its front gable. The former Cokesbury School (#27) was built shortly after its predecessor was destroyed by fire in 1915 (photo #23). A hip-roofed, 1-story block, the school features a modillion cornice and fanlighted entry with entablature and flanking pilasters, Colonial Revival detailing typical of the period.

There are two cemeteries in the Cokesbury district, both of which are associated with the Methodist Church. The older of the two adjoins the church (#10) and apparently was established upon the construction of the congregation's first church. It is fronted by a low stone wall (photo #2). The second cemetery (#14), founded in 1875, is fronted by an iron picket fence with octagonal posts



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(photo #9). Both cemeteries contain a variety of modest 19th and 20th-century grave monuments.

Cokesbury retains one 19th-century industrial building, a frame wheelwright/blacksmith shop (#7), which was erected in two parts in the middle of the 19th century (photo #10). The long, 2-story, gable-roofed building retains several wagon entries with batten doors; a portion of its upper story is said to have been used as a social hall. The false-fronted shed appendage at the south gable end of dwelling #22 served as a shoemakers shop, and retains a wide double-doored entry at ground level (photo #16). Although it has lost its upper story, the former general store next door (#21) still conforms to gable-fronted commercial type with central entry flanked by windows ubiquitous throughout the region in the 19th century (photo #15). While much remodeled, the mid-19th-century building retains its Greek Revival porch with low-pitched hip roof, entablature, and heavy square posts. The former Cokesbury Hotel was built in 1812-13, after an earlier tavern on the site was destroyed by fire, and probably is the district's oldest building (photo #12). The stone, domestically scaled and detailed building is a 7-bay, 2-story, single-pile block with gable-end chimneys, one of which features a protruding domed bake oven.

The district also contains three bridges, one of which, #8, is a 19th-century, single-arched stone bridge featuring cut stone voussoirs which evidently was rebuilt when the road was widened in this century (photo #1). The second (#12), is an early 20th-century concrete incased I-beam span with low paneled parapets. Its stone abutments presumably survive from an earlier bridge, and one of them retains an iron latticework railing bearing a plaque inscribed with the name of its manufacturer the "Dover Boiler Works" (photo #8). The third bridge (#13) is a 20th-century concrete slab span with rubble stone abutments and parapets (photo #9).

In the following inventory each principal structure and site is identified by a number which locates it on the accompanying district map. All entries are categorized as "contributing" or "non-contributing" to the significance of the district. All out-buildings included in the inventory are identified as contributing or non-contributing with the designations (C) and (NC).

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District Inventory: Tewksbury sites #s 1-16 & 29; Cinton #s 17-28.

- 1 594 Cokesbury Road. Frame, 2-story, L-plan, gable-roofed dwelling with the 1-bay gable-end of one "leg" facing the street, stone bank cellar, and a modern exterior brick chimney.

Style: Queen Anne influences

Date: late 19th

Now covered with asbestos shingle siding, it retains patterned wood shingles on its gables, overhanging eaves with narrow verge boards and exposed rafter ends, 2/2 sash windows (modern louvered shutters), front entry with glass and panel door, and a shed-roofed front porch with turned posts.

Contributing

B11/L31

Neg. # A 13-15

- 2 596 Cokesbury Road. Frame, 2-story, L-plan, gable-roofed, dwelling with the 1-bay gable-end of one "leg" facing the street, stone bank cellar, rear wing, and an interior chimney (brick stack).

Style: Queen Anne influences

Date: late 19th

The exterior features clapboard siding, patterned wood shingles on its gables, overhanging eaves with narrow verge boards and exposed rafter ends, 2/2 sash windows with modern louvered shutters, front entry with glass and panel door, and a shed-roofed front porch with turned posts.

Outbuildings: (1) frame, 2-story, 2-bay wagon house (late 19th) with vertical siding and modern overhead garage doors (C).

Contributing

B11/L30

Neg. # A 8-13

- 3 598 Cokesbury Road. Frame, 2-story, gable-roofed, 2-over-3-bay, single pile dwelling with gable-end chimneys (south interior, north modern brick exterior), rear appendage, and modern 1-story north addition.

Style: Queen Anne embellishment

Date: c. 1851-73

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Exterior features include vinyl siding, box cornice with returns that is carried on the raking eaves, 2/2 sash windows with modern louvered shutters, transomed central entry, and a 1-bay front porch with box cornice ornamented with an "ar-caded" bed molding, spandrel brackets, and turned posts.

Outbuildings: (1) small frame shed (mid 20th) (NC).

Contributing B11/L29 Neg. # A 6-7

- 4 600 Cokesbury Road. Frame, 2-story, gable-roofed, 4-bay, single pile dwelling, set perpendicularly to the road facing south, with small shed-roofed appendages on the rear and east end and a modern exterior west gable-end chimney.

Style: Italianate influences Date: c. 1851-73

The exterior features clapboard siding, a box cornice with returns and frieze that is carried on the raking eaves, 2/2 sash windows with louvered shutters, transomed inner-bay entry, 1-bay hip-roofed entry porch with box cornice and square posts with capital shoulder, waist, and base moldings, and a similarly detailed 2-bay west porch.

Outbuildings: (1) frame shed (mid/late 20th) (NC). The yard is enclosed with a picket fence.

Contributing B11/L28 Neg. # A 4-5

- 5 602 Cokesbury Road. Frame, 2-story, gable-roofed dwelling consisting of a 4-over-5-bay, single pile main block with central front cross gable, interior gable-end chimneys (brick stacks) and a rear ell which has been enlarged in recent years to the north.

Style: Italianate influences Date: c. 1860-73  
Queen Anne embellishment

It has aluminum siding, a built-up box cornice with returns, wide frieze, and large scroll brackets that is carried on the raking eaves, 1/1 sash windows with modern louvered shutters,

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central entry with glass-and-panel door, and a 3-bay, flat-roofed front porch with scroll-bracketed box cornice and clustered small square posts. The small side porch with spindle frieze, spandrel brackets, and turned posts is a later 19th-century addition; its roof deck is modern.

Outbuildings: (1) frame, 2-bay, 2-story wagon house (mid/late 19th) with vertical siding and multi-pane sash windows (modern replacements), batten doors hung on strap hinges, and a modern-1 story garage appendage (C); (2) frame privy (late 19th/early 20th) with overhanging eaves and vertical siding (C). A picket fence encloses the front yard.

Contributing

B11/L27

Neg. # A 18-20

- 6 604 Cokesbury Road (former tavern and hotel) Stone, 2-story, gable-roofed, 7-bay, single-pile dwelling with interior gable-end chimneys (brick stacks, bake oven protruding from the base of west chimney).

Style: none

Date: 1812-13

It has boxed overhanging eaves, 6/6 and 9/6 sash windows, and two transomed front entries with panel doors.

Outbuildings: (1) frame, 1-story, 4-bay garage/studio (mid/late 20th) with a shed-roofed rear appendage, interior west gable-end chimney (brick stack), vertical siding, flush eaves, 6/6 sash windows, and a double leaf entry (NC); (2) frame, 1 and 1/2-story wagon house (late 19th/early 20th) with vertical siding, overhanging eaves, and batten doors (C). A wooden fence with close set pickets delineates the road front.

Contributing

B11/L26

Neg. # A 21-23 &  
26-28

- 7 606 Cokesbury Road. Frame, gable-roofed dwelling consisting of a 5-bay, single-pile, probably center-hall-plan main block with central front cross gable, modern exterior brick chimney on the north gable end and a 1 and 1/2-story rear wing with east gable-end interior chimney (brick stack) and a shed-

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roofed appendage to the west.

Style: Italianate/Gothic  
Revival influences

Date: c. 1860-73  
wing prob. earlier

Exterior features include clapboard siding, built-up box cornice with returns, wide frieze, and large scroll brackets that is carried on the raking eaves, a double round-arched front gable window with round-arched hood, eared surround and louvered shutters, 1/1 sash windows with louvered shutters, central entry with transom, sidelights, architrave surround and glass-and-panel door, and a 3-bay flat-roofed front porch with scroll-bracketed box cornice, scalloped verge board at the roof eaves, and turned posts and railing spindles which may be later Queen Anne replacements. The 1/1 sash windows and louvered shutters are modern replacements.

Outbuildings: (1) frame, 2-story, gable-roofed 5-over-7-bay wheelwright/blacksmith shop (mid 19th), built in two parts, with shed appendages, clapboard siding, 6/6 sash windows, sliding doors, and a modern exterior stone chimney on the south gable end; there are large holes in the slate roof covering the south end of the building (C).

Contributing

B11/L25

Neg. # C 16-17

8

Single-arched stone bridge (Hunterdon County bridge # CT-114) of coursed rubble stone construction whose barrel vault is outlined with cut stone voussoirs; the regular stonework of the upstream parapet suggest that the span was widened and that wall rebuilt.

Style: none

Date: mid/late 19th  
widened 20th

Contributing

Neg. # C 1-6

9

608 Cokesbury Road. Frame, 2-story, gable-roofed dwelling set perpendicular to the road facing south and consisting of three sections: a 2-bay, single-pile west wing with interior chimney (brick stack), a slightly lower and shallower 2-bay middle section, and a larger and deeper, modern 2-bay east

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wing with rear addition. It is said to have been occupied as a store at one time (former owner's information).

Style: none

Date: mid 19th & 20th

Among the exterior features are clapboard siding, overhanging eaves, 6/6 sash windows, shed-roofed porches with square posts, and a "pent roof" on the east wing.

Outbuildings: (1) frame, 2-story, gable-roofed wagon house (mid/late 19th) with overhanging eaves, 6/6 sash windows, and batten sliding doors (C).

Contributing

B32/L37.02

Neg. # C 18-19

10

610 Cokesbury Road, Cokesbury Methodist Episcopal Church. Frame, 1-story, gable-roofed church - 3-bays wide and 5-bays deep - with a recessed entry porch centered on the west gable front, a small square belfry (rebuilt after the original was destroyed in a 1932 hurricane, Hoffman, page 27), a small chancel on the east end, and a basement story fully above grade on the north (excavated in 1955, Hoffman, page 7).

Style: Greek Revival

Date: 1851

(date stone)

The front elevation, sheathed with horizontal flush boards, is articulated by a gable pediment, denticulated entablature (which continues on both side elevations), plain pilasters at both corners and framing the recessed porch, and two Ionic columns screening the porch whose floor and steps are brown-stone and whose ceiling is coffer paneled. The monumental central entry has 6-panel double doors with Grecian ovolo molding outlining the recessed panels, a matching 8-panel "blind transom," and wide architrave surround with plain outer fillet molding, canted sides and raked head; the end walls of the porch have similarly detailed 3-panel double doors. Other features include clapboard siding on the side walls, asbestos shingling on the rear, and flat-headed side windows whose stained glass was installed in 1924 (Hoffman, page 7). The date stone set in the northwest corner is inscribed "M. E. C./ Rebuilt 1851." The belfry has louvered openings on each side with pediments and corner pilasters.

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Outbuildings: (1) Just east of the church is the cemetery fronted by a low field stone wall and containing a variety of 19th-century stone monuments the earliest of which date to the early 1800s (C); at the east end of the graveyard is the site of the 19th-century schoolhouse.

Contributing B32/L1 Neg. # C 23-26

- 11 2 Water Street. Stone, 2-story, gable-roofed, single-pile dwelling consisting of a 3-bay main block with interior gable-end chimneys (brick stacks), a 2-bay east extension with interior south gable-end chimney (brick stack), and a 1 and 1/2-story rear wing with interior east gable-end chimney (brick stack).

Style: Georgian influences Date: 1836  
wing 1858

The main block, first-story front window lintels consist of large key stones flanked by rectangular flat stones, all roughly shaped. Other features include the box cornice with returns, 6/6 and 9/6 sash windows, and two transomed entries. Wing datestone reads "October 26, 1858 - Allen Apgar." Main block datestone inscribed 1836 purportedly reversed during repointing; date confirmed by Joshua Apgar's 3/4/1836 letter.

Outbuildings: (1) frame, 1-story, 4-bay, out kitchen/wood shed (19th, remodeled 20th) with rear shed appendage, interior west gable-end chimney (brick stack), clapboard siding, 6/6 sash windows, and two wide clip-cornered openings (C); (2) frame, 3-bay bank barn (1894, former owner's information) with an ell at the northwest corner, clapboard siding, overhanging eaves, 6/6 sash windows, and batten doors (C).

Contributing B18/L3 Neg. # B 15

- 12 Concrete incased, I-beam bridge (Hunterdon County bridge # T-99) with low, paneled, concrete parapets and stone abutments which presumably survive from an earlier bridge, of which the south, downstream abutment retains an iron latticework railing with chamfer-corner end posts and oval plaque inscribed "Dover Boiler Works/E. F. Birch prop'r./Dover, N.J."

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- 
- Style: none Date: c. 1910-40;  
abuts. & rail. 19th
- Contributing B18/L4 Neg. # B 17-19
- 13 Concrete slab bridge (Hunterdon County bridge # T-100) with rubble stone abutments and parapets which probably survive from an earlier bridge on the site and were reworked.
- Style: none Date: early 20th
- Contributing B18/L5 Neg. # C 15
- 14 3 Water Street. Methodist Cemetery Cemetery of about two acres which rises up to the north and is filled with a variety of mostly modest late 19th and 20th century grave markers.
- Style: none Date: 1875  
(HC deeds 162/732)
- Site features: (1) iron picket fence (late 19th) with cast iron octagonal posts with ball finials and spear-finial pickets (C); (2) small, frame shed (20th) (NC).
- Contributing B18/L6 Neg. # C 12-14
- 15 5 Water Street (former Cokesbury Presbyterian Church). Frame, 1-story, gable-roofed, church (converted into a dwelling) - 3-bay wide and 4-bay deep.
- Style: Stick influences Date: 1881
- It has clapboard siding, boxed overhanging eaves, front gable pediment, round-arched front gable window framed by stick work, stained glass windows, and a central front entry with double doors. Photographs indicates it had a small belfry and a gabled, Stick style entry porch (Degenhart, Hunterdon Review, 6/4/1975).
- Contributing B28/L4 Neg. # C 10-11



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- 16      241 Cokesbury Road. Frame, 2-story, 3-bay, single pile dwelling with a rear ell.
- Style: none      Date: mid 19th
- The recently remodeled exterior features clapboard siding, boxed overhanging eaves, 1/1 sash windows, and off-center entry, and a shed-roofed porch.
- Outbuildings: (1) frame, 2-story, wagon house/barn (late 19th) with clapboard siding and sliding batten doors (C).
- Contributing      B10/L9      Neg. # C 29 & 30
- 17      247 Cokesbury Road. Frame, 2-story, gable-roofed, dwelling consisting of a 5-bay, single-pile main block with interior south gable-end chimney (brick stack) and a rear appendage.
- Style: Greek Revival influences      Date: c. 1840-51
- Exterior features include clapboard siding, box cornice with returns that is carried on the raking eaves, corner pilasters with cap and base moldings, 6/6 sash windows, central entry with sidelights and panel door, 1-bay, hip-roofed entry porch with turned posts (later replacements) and a shed-roofed south gable-end porch whose west end is enclosed.
- Outbuildings: (1) small, frame, shed (mid 20th) (NC).
- Contributing      B10/L13      Neg. # C 20 - 22
- 18      249 Cokesbury Road. Frame, 2-story, gable-roofed, 3-bay, single pile dwelling with brick exterior west gable-end chimney and shed-roofed rear appendage.
- Style: none      Date: mid 19th
- Now covered with vinyl siding, it has a box cornice with returns, horizontal 3-light attic gable windows, 1/1 sash windows, and off-center entry, and a 2-bay, shed-roofed porch with turned posts.

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Outbuildings: (1) concrete-block garage (mid 20th) with frame gables (NC).

Contributing B10/L14 Neg. # A 34 & 35

- 19 251 Cokesbury Road. Frame, 2-story, gable-roofed, 2-over-4-bay, single pile dwelling with interior south gable-end chimney (brick stack), 1 and 1/2-story north wing whose first floor level is several feet above that of the main block, and shed-roofed rear and north appendages.

Style: Greek Revival influences Date: mid 19th

Exterior features include clapboard siding, flush eaves, 2/2 sash windows, horizontal 3-light attic gable windows, and paired inner-bay front entries with vertical 2-panel doors. The entries' gable pediments and the wing's bay window are modern embellishments.

Outbuildings: (1) small frame shed (prob. mid 20th) (NC); (2) small frame barn (mid/late 19th) with a stone ground stone and vertical siding (C).

Contributing B10/L15 Neg. # A 31 - 33

- 20 253 Cokesbury Road. Frame, 2-story, gable-roofed dwelling consisting of a 3-bay, single pile main block (set perpendicularly to the road) with a modern exterior stone chimney on the north gable end and a 2-bay rear ell whose interior north gable-end chimney has an exposed stone back and brick stack.

Style: Colonial Revival embellishment Date: c. 1830-50

It has clapboard siding, overhanging eaves with exposed rafter ends, 2/2 and 6/6 sash windows with plain trim and modern louvered shutters, off-center south entry, 1-bay south entry porch with box cornice and square posts, side entry with 6-panel door (four upper panels replaced with glass), and a 3-bay, flat-roofed side porch with Tuscan columns.

Contributing B10/L16 Neg. # A 24-25, 29-30

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- 21 255 Cokesbury Road (former general store). Frame, 1 and 1/2-story, building (now a dwelling) with a 3-bay gable-end front and rear appendage. An old photograph indicates that it had a second story and 2-bay north wing which were removed probably in the 1920s (Cokesbury Church and Environs, page 11).

Style: Greek Revival influences

Date: mid 19th

The most notable extant original feature is the 3-bay front porch which has a low-pitched hip-roofed, entablature, and heavy square posts with molded capitals and bases. The first story front retains its original fenestration of central entry and flanking windows. Most of the other exterior fabric including stucco and brick veneer, large wall dormer to one side, and casement gable window is modern.

Outbuildings: (1) two square stone hitching posts (late 19th) with chamfered corners and iron rings (C).

Non-contributing

B10/L16.01

Neg. # A 1

- 22 257 Cokesbury Road. Frame, 2-story, 3-bay, single pile, gable-roofed, dwelling with a shed-roofed, 2-story appendage on the south gable end which, according to local tradition, at one time housed a shoemakers shop.

Style: Queen Anne embellishment

Date: mid 19th

Exterior features include clapboard siding, boxed overhanging eaves, 6/6 sash windows with plain trim, an off-center front entry, and a 3-bay porch with box cornice, spandrel brackets, and turned posts. The addition has a "false front" hiding its shed roof and a wide entry with double-leaf batten doors.

Outbuildings: (1) Frame, 1 and 1/2-story wagon house (mid/late 19th) with shed appendages on both sides, batten-doored gable-end entries, vertical siding, and overhanging eaves (C).

Contributing

B10/L17

Neg. # B 21-22

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- 23 259 Cokesbury Road. Frame, 2-story, gable-roofed, 5-bay dwelling with a single pile, center-hall plan, interior north gable-end chimney (brick stack), and a low-pitched shed-roofed rear ell.

Style: Greek Revival influences;  
Queen Anne embellishment

Date: c. 1851-73

Exterior features include aluminum siding, box cornice with returns that is carried on the raking eaves, 6/6 sash windows with modern louvered shutters, horizontal 3-light attic gable windows, central entry with sidelights, transom, and panel doors, and a flat-roofed 3-bay porch with spindle frieze, spandrel brackets, and turned posts and balusters.

Outbuildings: (1) frame 1-bay garage (mid 20th) with vertical siding, double-leaf door, and small shed appendage (NC).

Contributing

B10/L18

Neg. # B 24-29

- 24 305 Cokesbury Road. Frame, 2-story, gable-roofed, 3-bay, single pile dwelling with a 2-bay north-gable end street front, south gable-end addition, small 1-story west appendage, and a shed appendage on the street front.

Style: none

Date: c. 1880

It has aluminum siding, box cornice with returns, and 2/2 sash windows with modern louvered shutters.

Contributing

B12/L3.01

Neg. # D 15 - 17

- 25 25 McCatharn Road. Frame, 2-story, gable-roofed, 3-bay dwelling with shed-roofed rear appendage and a modern perpendicular addition at the southwest corner.

Style: none

Date: mid 19th

Exterior features include clapboard siding, overhanging eaves, multi-pane sash windows with modern louvered shutters, and an enclosed front porch.

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Outbuildings: (1) frame, gambrel-roofed bank barn (late 19th/early 20th) with perpendicular ells at the southeast, southwest, and northwest corners, vertical siding, overhanging eaves, multi-pane sash windows, batten doors, and a square stone appendage at the south end of the southwest ell, and a stonewalled barn yard (C).

Contributing                      B12/L10.01                      Neg. # B 3-8

- 26                      28 McCatharn Road. Frame, 2-story, gable-roofed, dwelling with a 2-bay west gable-end front, interior chimney (brick stack), a modern east gable-end addition with incorporates a basement garage, and 1-story appendage on the south side.

Style: Victorian embellishment                      Date: c. 1880

Exterior features include clapboard siding, box cornice with returns that is carried on the raking eaves, round-arched west gable window, 2/2 sash windows with louvered shutters, an a wrap-around porch which has been partially enclosed and incorporates an entry vestibule on the west gable end.

Outbuildings: (1) frame, gable-roofed, 1 and 1/2-story wagon house (mid/late 19th) with shed-roofed side appendage, board and batten siding, overhanging eaves, 6/6 sash windows, and batten doors hung on strap hinges (C).

Contributing                      B10/L11                      Neg. # A 14-18

- 27                      27 McCatharn Road (former Cokesbury School). Frame, 1 and 1/2-story, hip-roofed, 3-bay, school (now a dwelling) with a hip-roofed 2-bay addition at its southeast corner which incorporates a basement garage. Erected to replace an earlier school on the site which was destroyed by fire in 1915 (Hoffman, page 19); it was converted into a dwelling in 1956 (HC Deeds, 565/250).

Style: Colonial Revival                      Date: c. 1916-20

Exterior features include slate roof, clapboard siding, modillion bracketed cornice, and a central entry with large

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entablature, flanking pilasters, fanlight, and double doors; the multi-pane sash windows flanking the entry evidently date to residential conversion, as an early 1950s photograph depicts small rectangular windows which may themselves have been alterations ("Tour Old Cokesbury With Anna Crump Circle," Hunterdon Review, June 4, 1975).

Contributing                      B12/L2                      Neg. # B 10-13

- 28            33 McCatharn Road. Frame, 2-story, gable-roofed, 5-bay dwelling with a single pile, center-hall plan, with interior gable-end chimneys (octagonal terra cotta stacks on brick bases), and a low-pitched gable-roofed rear ell.

Style: Greek Revival influences                      Date: c. 1851-73

It has clapboard, siding, box cornice with returns that is carried on the raking eaves, 6/6 sash windows with louvered shutters, horizontal 3-light attic gable windows, a central entry with sidelights, transom, architrave surround and panel door, and a 3-bay porch with box cornice and square posts whose pedestals may be early fabric but whose shafts appear to be replacements.

Outbuildings: (1) frame 1 and 1/2-story wood shed (mid/late 19th) with clapboard siding and batten doors (C); (2) frame, 1 and 1/2-story wagon house (mid/late 19th) with vertical siding, gable-end entry and overhanging eaves (C); (3) small frame barn (mid/late 19th) with a small appendage at its southeast corner and clapboard siding (C).

Contributing                      B12/1.02                      Neg. # B 30-32

- 29            586 Cokesbury Road. Frame, 2-story, gable-roofed, 5-bay dwelling with a single pile, center-hall plan, interior gable-end chimneys (brick stacks and exposed backs), and a shed-roofed rear appendage.

Style: Greek Revival influences                      Date: c. 1830-50  
Colonial Revival embellishment

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It has clapboard siding, a box cornice with wide frieze (quirk-bead-molded edge), flush raking eaves, 6/6 sash windows with modern louvered shutters, horizontal attic gable windows (fitted with louvers), a central entry with sidelights, flanking pilasters, glass-and-panel door, and Colonial Revival pediment.

Outbuildings: (1) stone, 1-story spring house (early/mid 19th) with clapboarded gables (C); (2) frame, gable-roofed drive-through corn crib (late 19th/early 20th) with canted side walls covered with widely spaced horizontal slats, vertical sided end walls, and concrete foundation piers (C); (3) frame, 4-bay, gable-roofed bank barn (mid/late 19th) with clapboard siding, overhanging eaves, gable entry with pented hoist overhang, multi-pane sash windows, and batten doors, both siding and hung on straphinges (C); (4) small frame chicken coop (early 20th) with clapboard siding (C).

Contributing

B11/22.03

Neg. #

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Cokesbury possesses significance under Criteria A and C in the areas of settlement pattern, architecture, religion, and commerce. The village exemplifies the small settlements that developed during the 18th and 19th centuries to serve the region's dispersed agricultural population, but whose growth was arrested when bypassed by 19th century transportation innovations. The district has architectural significance as an assemblage of mostly 19th-century buildings whose construction, form, detailing, and spatial organization are representative of the rural region's vernacular architecture in that era. The community's religious significance stems from its Methodist congregation, evidently the first in Hunterdon County to organize and build a church. Cokesbury has commercial significance because of its tavern, a physical document of the important economic and social roles of such establishments in isolated agricultural neighborhoods. Archaeological resources relating to the area's 19th-century material culture also may be present in the environs of district buildings.

While settlement occurred in the neighborhood around what became Cokesbury before the middle of the 18th century and a tavern was established there by the late 1700s, and perhaps much earlier, a village did not coalesce until well after 1814 when the Methodist congregation organized and built the church which gave the locality its name.<sup>1</sup> By the middle of the 19th century Cokesbury had acquired a general store, post office, wheelwright/blacksmith shop, school, and about one dozen dwellings.<sup>2</sup> At a time when the movement of people and goods was largely limited to horse-drawn conveyances, such small communities provided the region's isolated rural population with almost its only centers for commercial and social activity. Except for the construction of a Presbyterian church in 1881 and a few dwellings thereafter, Cokesbury experienced no development during the late 1800s.<sup>3</sup> Overshadowed by nearby communities more favored with transportation connections, it continued as a small service center for the surrounding rural neighborhood into the first decades of 20th century.

While in recent decades, low density residential development has engulfed the community, much of Cokesbury's 19th-century rural character has survived. A majority of the district's buildings date to the middle decades of the 19th century, although a few are earlier in whole or part and several others are later. The distinctive historical character of the hamlet results from the survival of these buildings, their varied spacing and setback, and their



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juxtaposition with the remaining portions of the surrounding open countryside. These resources -mostly dwellings with attendant out-buildings, but including several institutional, industrial and commercial structures- are in general well-preserved and exhibit few inappropriate modern alterations. Collectively they possess architectural significance. Their form, construction, detailing, and siting provide a representative illustration of the rural region's vernacular architecture in the middle decades of the 19th century. The wheelwright shop/blacksmithy (#7), a small-scale structure of utilitarian design, typifies the area's early rural manufactories. Dwellings like #s 4, 11, 17, 18, 20, 22, and 24 exemplify the traditional house types and construction practices found in the region, as does what is probably the district's earliest building, the 1812-13 tavern (#6). Of similar interest are the district's various domestic and agricultural outbuildings including bank barns (#s 11, 25, and 29) and wagon houses (#s 9, 26, and 28) as well as an out kitchen/wood shed (#11) and a springhouse (#29). The influence of popular architectural styles is readily apparent in the design and/or detailing of many district buildings. For example, houses like #s 2, 5, 7, 17, 23, 26 and 28 are essentially vernacular structures of traditional or popular type embellished with Greek Revival, Italianate and/or other of the styles current during the 19th and early 20th centuries, as are the two churches, #s 10 and 15, and the schoolhouse, #27. The Methodist Church (#10), in particular, is distinguished by its Greek Revival temple front design which features a recessed entry porch screened by two robustly carved Ionic columns. The district also contains representative example of late 19th-century decorative metalwork, a lattice work bridge parapet (#12) and a picket fence (#14).

European settlement of the western New Jersey Highlands began in the second quarter of the 18th century initiated by pioneer agriculturalists of English, Scotch-Irish, Dutch, and German stock. The German element was particularly strong in northeastern Hunterdon County, and according to one local 19th-century historian, the Cokesbury neighborhood was settled by Germans around 1740. Through out much of northwestern New Jersey, the pioneers were often tenants or squatters on property acquired by absentee owners through New Jersey's system of proprietary landholding. During the second half of the 18th century freeholders who purchased the land which they settled and improved became more common as absentee owners sought to divest themselves of their often unprofitable holdings.<sup>4</sup>

Cokesbury is located near the eastern end of one of northwest-

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ern New Jersey's largest single proprietary holdings, the 92,513-acre "Great Tract," which, surveyed for the West Jersey Society in 1711, extended across northern Hunterdon County between the Delaware and Lamington Rivers. The West Jersey Society, a London-based joint stock company, had trouble managing its holdings and in 1752 sold them to an American company which proceeded to subdivide and sell the "Great Tract."<sup>5</sup> While some quite large tracts were sold, like the several thousand acres just west of Cokesbury purchased by prominent Philadelphians William Allen and Joseph Turner and developed as the Union Iron Works, much of the Society's holdings in northeastern Hunterdon County, including the Cokesbury neighborhood, were subdivided into lots of up to several hundred acres in size.<sup>6</sup> While absentee investors acquired some of these parcels, by the early 1800s resident farmers had purchased most, if not all, of them. A 110-acre tract at the north end of Cokesbury, for example, was purchased by "yeoman" Jacob Apgar, probably the son of German emigrant Johan Adam Apgar, in a 1791 deed which describes the parcel as part of lot #15 of the Great Society Tract and indicates that absentee landlords had been its previous owners.<sup>7</sup>

While many early deeds were not recorded, there is evidence that freeholders acquired land at what became Cokesbury well before 1791. The 1881 Hunterdon County history claims Mindurt Farley as the first settler at Cokesbury.<sup>8</sup> Although when he purchased the 206-acre farm subsequently owned by his descendants (#s 9 and 11) is unknown, deeds for adjacent tracts indicate that Allen and Turner were the previous owners and Tewksbury Township records suggest that the conveyance occurred before the Revolutionary War. He was assessed for 200 acres on the 1779 township tax ratables list, the earliest one surviving for the municipality, and held local office in the 1770s, serving as Freeholder in 1773 and on the Township Committee in 1776.<sup>9</sup> Upon his c. 1790 death the farm passed to his son Joshua, whose brother John also owned land in the vicinity.<sup>10</sup> Other early settlers of German background included Conrad Apgar, a brother of Jacob Apgar, who married a daughter of Mindurt Farley, John Hoffman who acquired the farm just north of the latter's property perhaps as early as 1779, and Harmon Henry who purchased property to the southwest from John Farley in 1811.<sup>11</sup>

By 1800, according to one 19th-century source, there were only four houses in the immediate vicinity of what became Cokesbury, one of which was the tavern kept by Conrad Apgar. The same source, which drew on local traditional accounts, further claimed that Apgar's tavern had been preceded by a "a small hut kept as a tavern

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on the site of the present Cokesbury tavern, about as soon as any settlers came to this place, which was about 1740."<sup>12</sup> While they do not corroborate this pioneer provenance for the hostelry, tavern licensing records do document that Conrad Apgar lived and operated a tavern on the site (#6) at least as early as 1799.<sup>13</sup> There also is evidence suggesting that a tavern was kept in 1779 by a relative of Conrad Apgar on the border of Tewksbury Township and what was then Lebanon Township which may well have been located at or near the site of his tavern. Adam Apgar, Conrad's brother and another son of Johan Adam Apgar, petitioned the county court for a tavern license in 1779, informing the judges that he lived "at a public road in the Township of Lebanon where many travelers pass," and in the same year he was assessed for a tavern on the Tewksbury Township tax role.<sup>14</sup> Conrad Apgar appears to have operated his tavern until April of 1812 when it was destroyed by fire.<sup>15</sup> A year later Apgar and his wife Charity sold the premises to John Farley who on May 1, 1813 petitioned the court for a tavern license stating that he had rebuilt the tavern and provisioned himself for the business.<sup>16</sup>

Shortly after the tavern was rebuilt, the nascent community acquired another focal point of activity with the establishment of a Methodist church. The work of Methodist missionaries, such as Bishop Francis Asbury who had made periodic visits to the neighborhood since the Revolutionary War era, culminated locally with the incorporation of the Cokesbury Methodist Church, so named to honor both Asbury and his fellow missionary and bishop Dr. Thomas Coke, in early 1814 and the subsequent construction of a church, the first Methodist Church to be erected in Hunterdon County.<sup>17</sup> Deeming it "necessary...to build a meeting house," the congregation met on January 27, 1814 to elect trustees who proceeded with incorporation and who the following March acquired a building lot, the site of the present church (#10), from Joshua and Hannah Farley.<sup>18</sup> The construction of the new church evidently was completed within a year, since at its August 15, 1815 meeting the Methodist quarterly conference agreed to hold its next meeting "at the new meeting house near Jacob Farley's Nov. 4th and 5th, 1815 named Cokesbury Church."<sup>19</sup> The church is said to have remained unfinished for several years during which time boards and work benches served for pulpit and pews.<sup>20</sup>

Other institutional development occurred at Cokesbury in the 1820s. While there had been a log school house in the neighborhood as early as the 1770s, which was succeeded by another log school in

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the early 1800s, a rival school, the Cokesbury Academy, was organized in 1822. The latter evidently stood near the south end of the Methodist church yard and eventually became the district school.<sup>21</sup>

The community grew slowly during the first half of the 19th century, as evidenced by its depiction on the 1851 county map as a hamlet of about a half dozen buildings.<sup>22</sup> Joshua Farley built a new house on the old homestead in 1836 which he described as being located "south of the old house about one rod" and which evidently is house #11.<sup>23</sup> In 1837 his son Oliver purchased the tavern property which came with "a good storehouse"<sup>24</sup> Oliver W. Farley evidently established a general store on the premises, if one had not been previously associated with it, and in 1848 was appointed postmaster of the new "Cokesburgh" post office (the name change purportedly resulting from a typographical error).<sup>25</sup>

In the next quarter century the community almost doubled in size. A harbinger of this development and a reflection of the community's growing prosperity was the replacement of the old Methodist church with the present Greek Revival edifice in 1851.<sup>26</sup> In 1855 the east end of tavern lot was purchased by John Johnson, who evidently established a wheelwright shop which according to the 1870 industrial census manufactured seven carriages worth \$1,000 and undertook "job work" totaling \$1,500.<sup>27</sup> The 1873 county atlas indicates that a blacksmith shop was conducted in conjunction with this enterprise.<sup>28</sup> The upper story of the building is said to have been used for church suppers, dances, and other community events.<sup>29</sup> About one dozen dwellings were erected in the village between 1851 and 1873, and in 1868 the old schoolhouse near the church was repaired and remodeled.<sup>30</sup> A second cemetery was established by the Methodists in 1875 on Water Street, and a newly formed Presbyterian congregation built a church on a lot adjoining the new cemetery in 1881.<sup>31</sup>

By the 1880s, however, Cokesbury's growth had passed its zenith, except for the new cemetery and church, little development having occurred since the early 1870s. According to the 1881 county history the community consisted of

a hotel, store, blacksmith-shop, wheelwright-shop  
two churches, and fourteen dwellings.<sup>32</sup>

While a few new houses were erected in the late 19th century and the old district school was replaced with a new building on another

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site in 1887, no appreciable commercial or industrial development occurred other than for the establishment of Alvah Alpaugh's modest shoemaker's shop by 1890 and Rosa LacQuay's millinery and confectionary business in the early 1900s in the old hotel which closed at that time.<sup>33</sup> The wheelwright shop presumably ceased operation in the early 20th century and the post office closed in 1915.<sup>34</sup>

Although no longer important in the local economy, the village remained a social center for the surrounding agricultural community throughout the early 20th century. The churches and the school, in particular, continued as centers of community life. The Methodist church sponsored fairs, many of which were held in the meadow across the road, as well as other events, which raised money for needed repairs and improvements, and a small, but substantial new school with Colonial Revival detailing was erected shortly after its predecessor was destroyed by fire in 1915.<sup>35</sup> After the Presbyterian Church disbanded in the 1930s, its building was conveyed to the Methodists who used it for a social functions and meetings.<sup>36</sup>

In recent decades Cokesbury, along with other once isolated rural neighborhoods in northwestern New Jersey, has attracted new residential development as improved roads and new highways have allowed urban and suburban families to establish their homes there and commute to work. Old farmsteads have been renovated and new dwellings built on large lots subdivided from abandoned hill farms. In Cokesbury, renovations to older buildings have generally been sympathetic to their historic architectural character, and while the surrounding farms have mostly been developed, the village retains a rural setting. Both township residents and officials have recognized the special qualities of the community's architecture and landscape which make it a worthy candidate for inclusion on the National Register of Historic Places and the desirability of preserving that heritage.

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Notes

- <sup>1</sup> Hunterdon County Tavern Licenses, Conrad Apgar, 1803; Book of Records of the Quarterly Meeting for Asbury Circuit, August 15, 1815 meeting; Hunterdon County Deeds, Volume I of Special Deeds, page 194.
- <sup>2</sup> Samuel C. Cornell, Map of Hunterdon County, New Jersey, Philadelphia: S. C. Cornell and Lloyd Vanderveer, 1851.
- <sup>3</sup> Hunterdon County Deeds, Book 191, page 281.
- <sup>4</sup> Peter Wacker, Land and People. A Cultural Geography of Pre-industrial New Jersey: Origins and Settlement Pattern, New Brunswick, NJ: Rutgers University Press, 1975, pp. 127, 213-16 & 220; Hubert G. Schmidt, Rural Hunterdon: An Agricultural History, New Brunswick, NJ: Rutgers University Press, 1945, pages 57 and 58.
- <sup>5</sup> Wacker, pages 310, 343 and 344; Schmidt, pages 57 and 58.
- <sup>6</sup> D. Schmidt, pp. 57 and 58; Charles S. Boyer, Early Forges & Furnaces in West Jersey, Philadelphia: University of Pennsylvania Press, 1931, pp. 233-38; Stanton Hammond, Hunterdon County, New Jersey, Sheet B. Map Series #4. Genealogical Society of New Jersey, 1965; Book 12, page 3.
- <sup>7</sup> Hunterdon County Deeds, Book 4, page 717; T. F. Chamber, Early Germans of New Jersey. Dover, NJ: Dover Printing Company, 1895, page 236.
- <sup>8</sup> James P. Snell (ed.), History of Hunterdon and Somerset Counties, New Jersey, Philadelphia: Everts & Peck, 1881, page 471.
- <sup>9</sup> Hunterdon County Deeds, Book 1, page 614, Book 8, page 244, and Book 51, page 200; Tewksbury Township Tax Ratables, 1779, Mindurt Farley; Snell, pp. 478-79.
- <sup>10</sup> New Jersey Wills, 1502J; Hunterdon County Deeds, Book 21/pages 507 and 508 and Book 22, page 372; Tewksbury Township Tax Ratables, 1790.
- <sup>11</sup> Chambers, pp. 236, 242 and 409; Hunterdon County Tavern Licenses, Conrad Apgar, 1800 and 1803; Hunterdon County Deeds, Book 22, page 372 and Book 515/page 200.

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<sup>12</sup> D. H. Morrow, (ed.), Traditions of Hunterdon County, Flemington, NJ: D. H. Morrow, 1957, (originally published as a series of articles entitled "Traditions of Our Ancestors" in the Hunterdon Republican in 1869-70 and believed to have been written by John W. Lequear, page 125.

<sup>13</sup> Hunterdon County Taverns Licenses, Conrad Apgar, 1803.

<sup>14</sup> Chambers, page 236; Hunterdon County Tavern Applications, Vol. 6, page 786; Tewksbury Township Tax Ratables, 1779, Conrad Apgar.

<sup>15</sup> Hunterdon County Tavern Licenses, Conrad Apgar, 1811 and John Farley, 1813.

<sup>16</sup> Ibid.

<sup>17</sup> Elmer T. Clark, (ed.), The Journal and Letters of Francis Asbury. Nashville, Tennessee: Abington Press, 1958, vol. 1, page 433 and vol. 2, page 512; Brief History of the Cokesbury Methodist Episcopal Church and Vicinity, Newark, NJ: Brice Brothers, Printers, 1890, page 12; Vernon Boyce Hampton, Newark Conference Centennial History, 1857-1957, The Historical Society of the Newark Annual Conference of the Methodist Church, 1957, pp. 498 and 524.

<sup>18</sup> Hunterdon County Deeds, Volume 1 of Special Deeds/page 194.

<sup>19</sup> Book of Records of the Quarterly Meeting for Asbury Circuit, August 15, 1815 meeting.

<sup>20</sup> Brief History, page 73.

<sup>21</sup> Carrie Teets McCatharn Hoffman, Cokesbury Church and Environs. (no date), page 19; Cornelius S. Conkling, County Superintendent, History of Schools, Hunterdon County, New Jersey, pp. 98-99; Hunterdon County Deeds, Volume 1 of Special Deeds/page 379.

<sup>22</sup> Samuel C. Cornell, Map of Hunterdon County, New Jersey, Philadelphia: S. C. Cornell and Lloyd Vanderveer, 1851.

<sup>23</sup> Barbara V. Powell, "John Farley and His Descendants," page 26.

<sup>24</sup> Ibid.; Hunterdon County Deeds, Book 66/page 505.

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<sup>25</sup> John L. Kay, and Chester M. Smith, Jr., New Jersey Postal History, Lawrence, Massachusetts: Quarterman Publications, Inc. 1976, page 75; A. Van Doren Honeyman, (ed.), Northwestern New Jersey: A History of Somerset, Morris, Hunterdon, Warren, and Sussex Counties. New York: Lewis Historical Publishing Company, 1927, vol. 2, page 932.

<sup>25</sup> United States Census, Products of Industry, Hunterdon County, Tewksbury Township, 1870.

<sup>26</sup> Brief History, page 73.

<sup>27</sup> United States Census, Products of Industry, Hunterdon County, Tewksbury Township, 1870.

<sup>28</sup> Samuel C. Cornell, Map of Hunterdon County, New Jersey, Philadelphia: S. C. Cornell and Lloyd Vanderveer, 1851; F. W. Beers, County Atlas of Hunterdon, New Jersey, New York: F. W. Beers & Co., 1873, p. 20.

<sup>29</sup> Hoffman, page 624.

<sup>30</sup> Beers, page 20.

<sup>31</sup> Hunterdon County Deeds, Book 162/page 732 and Book 191/page 281.

<sup>32</sup> Snell, page 480.

<sup>33</sup> Brief History, pp. 3 and 5; Hoffman, page 20; Nancy Degenhardt, "Tour Old Cokesbury With Anna Crump Circle," Hunterdon Review, Clinton, New Jersey, June 4, 1975.

<sup>34</sup> Kay and Smith, page 75.

<sup>35</sup> Brief History, pp. 81-87; Hoffman, pp. 7-10 & 19.

<sup>36</sup> Hoffman, page 8; Hunterdon County Deeds, Book 419/page 7.



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Industrial Schedules, Tewksbury Township, 1850-1880

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Verbal Boundary Description

The boundaries of the Cokesbury Historic District are delineated on the attached map entitled "Cokesbury Historic District Site Location and Boundary Map", and is verbally described and justified in the following paragraphs. The site and boundary map is an assemblage of the following municipal tax maps: Sheets 7 and 11, Tewksbury Township, Hunterdon County, New Jersey, prepared by Frank C. Bohren, C. E. in July, 1963 and last revised in 1992 by Heritage Consulting Engineers and Sheet 2, Clinton Township, Hunterdon County, New Jersey, prepared by John E. Studer, Professional Engineer and Land Surveyor, in October, 1962 and last revised in 1991 by Robert C. Bogart and Associates, Professional Engineers.

The boundary of the district begins in Tewksbury Township on the east side of Cokesbury-Califon Road at the northwest corner of block 11, lot 31 and proceeds east along the north sides of that lot and block 11, lot 26 to a northeast corner of the latter lot also the southeast corner of block 11, lot 22.02. From there it runs north along the east side of lots 22.02 and 22.08 to the latter lot's northeast corner, and then cuts across block 11, lot 22.07 in a straight line to the southeast corner of block 11, lot 22.03. It proceeds west along the south side of lot 22.03 to that lot's southwest corner on the east side of the Califon-Cokesbury Road, turns north along the east side of the road, also the west side of lot 22.03 to that lot's northwest corner. It next runs east along the north side of lots 22.03 and 22.07 of block 11 the northeast corner of lot 22.07, and continues south along the east side of lot's 22.07 and 23 to Water Street which it crosses in a straight line to the south side of that road. From there it follows the south side of Water Street, jogging eastward as necessary to encompass the abutments of Bridge T-100 over Beaver Brook, to the northwest corner of block 32, lot 37.03.

From that point the district boundary runs east along the north side of block 32, lot 37.03, south along the east sides of block 32, lots 37.03 and 37.02, and west along the south side of the latter lot to the northeast corner of block 32, lot 1. It proceeds south along the east side of block 32, lot 1 to the southeast corner of that lot and Old Mine Road and turning west follows the south side of lot 1 and the north side of tMine Hill Road to the southwest corner of lot 1 and County Route 639 (also known as Cokesbury Road).

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From there the district boundary crosses County Route 639 and the municipal boundary into Clinton Township to the southeast corner of Clinton Township block 10, lot 10 on the west side of the road. The district boundary proceeds south, west, and north along the east, south, and west sides of block 10, lot 10 to the northwest corner of lot 10. From there it cuts across block 10, lot 9.01 on a straight continuation of the west side of block 10, lot 10 to a point in the south line of block 10, lot 12. It then runs west along the south side of lot 12 to that lot's southwest corner, then south along the east sides of block 10, lots 11.01 and 11, then west along the south side of lot 11, and then north along the west side of lot 11 to that lot's northwest corner on the east side of McCatharn Road.

From that point the boundary crosses McCatharn Road to its west side and the southeast corner of block 12, lot 2. It proceeds south along the west side of the road to the southeast corner of block 12, lot 10.01. From there it runs west, north, and east along the south, west, and north sides of block 12, lot 10.01 to a northeast corner of that lot on the south side of Fieldstone Drive. It then crosses Fieldstone Drive to the south east corner of block 12, lot 10, from which point it proceeds north along the east side of lot 10 to that lot's northeast corner. It next runs north along the west side of block 12, lot 3.01 to County Route 639, east along the south side of that road and the north side of lot 3.01, south along the east side of lot 3.01, and east along the north side of block 12, lot 2.01 to the northeast corner of lot 2.01 and McCatharn Road.

The district boundary then follows the west side of McCatharn Road north to the southeast corner of block 12, lot 1.02. From there it runs west along the south side of lot 1.02 and northeast along the northwest side of lot 1.02 to that lot's north corner and the south side of County Route 639. It proceeds north along west side of Route 639 to its intersection with Cokesbury-Califon Road, and continues north along west side of the Cokesbury-Califon Road right-of-way across the frontage of block 11, lots 34, 33 and 32 to include the dry stone wall on the west side of the road as far as the north side of lot 32. From there it runs east along the north side of that lot to northeast corner of lot 32. It continues east across the Cokesbury-Califon Road and the municipal boundary back into Tewksbury Township, and follows the east side of the road south to the place of beginning.

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## Verbal Boundary Justification

The boundaries of the Cokesbury Historic District were delineated to include to the greatest extent possible the architectural and historical resources of the village, with not only the fewest non-contributing buildings but also to protect the district's historic rural setting.

On the north, east and west sides the district is constrained by mostly modern, large lot residential development, and the boundary follows property lines to exclude those uses. It jogs north along the Cokesbury-Califon Road across the fronts of several modern residential lots to include a dry stone wall. To the south of the village, however, lightly wooded lands are present along the creek as well as a meadow, originally used by the Methodist Church for its church fairs, and now in part for parking. There the line was delineated to include the meadow.

## UTM References (cont.)

5 - 18 // 5 1 3 3 4 0 / 4 5 0 3 4 6 0

6 - 18 / 5 1 3 5 2 0 / 4 5 0 3 3 8 0

7 - 18 / 5 1 3 4 8 0 / 4 5 0 3 8 2-0

8 - 18 / 5 1 3 4 8 0 / 4 5 0 3 9 4 0

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Photographic Identification:

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

Name: Cokesbury Historic District  
Location: Clinton and Tewksbury Townships,  
Hunterdon County, NJ  
Photographer: Dennis Bertland  
Date of photographs: October 1996  
Negative repository: Dennis Bertland Associates  
P.O. Box 11  
Port Murray, NJ 07865

Photograph direction of view:

#1	Site #10, NE view
#2	" #10, cemetery, SE view
#3	" #17, SW view
#4	" #9, SE view
#5	" #11, SE view
#6	" #11, out kitchen, NE view
#7	" #11, barn, NE view
#8	" #12, NW view
#9	" #s 13, 14 & 15, NE view
#10	" #7, wheelwright shop, NW view
#11	" #7, NE view
#12	" #6, NE view
#13	" #18, SW view
#14	" #20, SE view
#15	" #s 20, 21 & 22, SE view
#16	" #22, SW view
#17	" #4, NE view
#18	" #2, SE view
#19	" #28, west view
#20	" #28, barns, NW view
#21	" #s 22, barn, 23 & 25, NE view
#22	" #26, NE view
#23	" #27, west view
#24	" #29, barns, NW view
#25	" #25, north view