
National Park Service
Cultural Landscapes Inventory
1998

Cross Estate
Morristown National Historical Park

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

The Cross Estate encompasses 162 acres and together with the Jarvis tract augments the 320-acre New Jersey Brigade Encampment Area, the second largest unit of Morristown NHP. The property lies on the north of the New Jersey Brigade unit and serves as a connection to the Jockey Hollow unit to the northwest. The property is located 5 1/4 miles southwest of Morristown Center in Bernardsville, Somerset County, NJ.

Located on the southeastern boundary of the New Jersey Highlands physiographic province along the Trowbridge Range, the Cross Estate landscape is a mountainous, mostly wooded terrain in the headwaters of the Passaic River. It is typical of the Bernardsville Hills area. Hardwoods such as oaks, maples, locusts, and tulip trees forest the land that is bordered by the Passaic River to the east and the intersection of Jockey Hollow and Hardscrabble Roads to the west. Indian Grave Brook flows south paralleling Hardscrabble Road through the property at its lowest point. The steeply sloped east bank of the brook is retained in several places by short stretches of dry laid random-course stone walls. A terraced central clearing occupied by the main house rises to 657 feet above sea level and affords views of the wooded land that gradually drops down to 425 feet at Hardscrabble Road over a distance of 1400 feet. The woods are abundant with wildlife and particularly host a large deer population.

Physical History Summary

Settlement in the area now known as the Cross Estate began in the 1680s when European settlers sought iron ore deposits in land inhabited by Native Americans, the Lenape. Throughout the 1700s and most of the 1800s the area's economy was primarily based on agricultural use, but also diversified through mining, logging and milling. During the American Revolution, the New Jersey Brigade, part of George Washington's military encampment at Morristown was located nearby. Small family farms located around town centers, such as Morristown and Bernardsville, typified the landscape until the late 19th century. With the introduction of the railroad, the nature of land ownership in the area began to change. Owners were acquiring larger tracts of land and the estate building era had begun.

By 1900 nearly one third of the area was populated by summer residents with large 100 to 2000 acre estates. The Mountain Colony estates, as they were known, were modeled on English estates and country houses complete with amenities such as private aviaries, deer parks, polo fields, and Japanese gardens. John and Ella Bensel purchased their Bernardsville property, Queen Anne Farm, in 1903. Although they acquired and constructed their property it was a more modest version of the typical Mountain Colony estates.

In 1929, W. Redmond and Julia Cross purchased Queen Anne Farm from Ella Bensel a few years after the death of her husband. They renamed the estate Hardscrabble House and began renovations shortly after their purchase. They employed Frederick R. King, an architect with the firm Wyeth & King, who had worked for McKim, Mead and White, to make major alterations to the house including the addition of a library wing. Landscape architect Clarence Fowler was commissioned to layout a sunken walled garden and pergola and clear vistas on the property. Following the death of Mr. Cross, Julia Cross recommissioned Frederick King to scale down the estate. Extensive changes included the removal of the east wing and large stone porch.

Cross Estate

Morristown National Historical Park

Mrs. Cross continued to live on the estate until her death in 1972. No changes were made to the estate between 1972 and 1975 when the National Park Service acquired the property as part of the Morristown National Historical Park. However, some landscape features such as the Cross Garden had begun to deteriorate through benign neglect. Since then the NPS had repaired or stabilized many of the buildings and structures on the Cross Estate, and The New Jersey Historical Garden Foundation was formed in 1987 to reestablish and care for the plants in the formal garden.

National Register Summary

The Cross Estate National Register documentation was submitted to the New Jersey State Historic Preservation Office (SHPO) on November 5, 1986. On January 22, 1987, the New Jersey State Review Board for Historic Sites recommended the Cross Estate for inclusion in the State and National Registers, pending additional information on the estate's landscape architecture and the clarification of the status of those buildings less than fifty years of age. The National Park Service did not submit a revised nomination. In response to our update of the List of Classified Structures (LCS), your office concurred with our evaluation that the Cross Estate landscape features were eligible for listing in the National Register on October 31, 1996. In the most recent correspondence (October 21, 1998, Terry Karschner to Paul Weinbaum.), the SHPO confirmed that the W. Redmond Cross Estate nomination was "conditionally approved by the State Review Board."

Statement of Significance

The Cross Estate garden derives significance under Criterion C, for its landscape design as the work of landscape architect Clarence Fowler and noted horticulturalist Julia Cross. The design is significant at the local level.

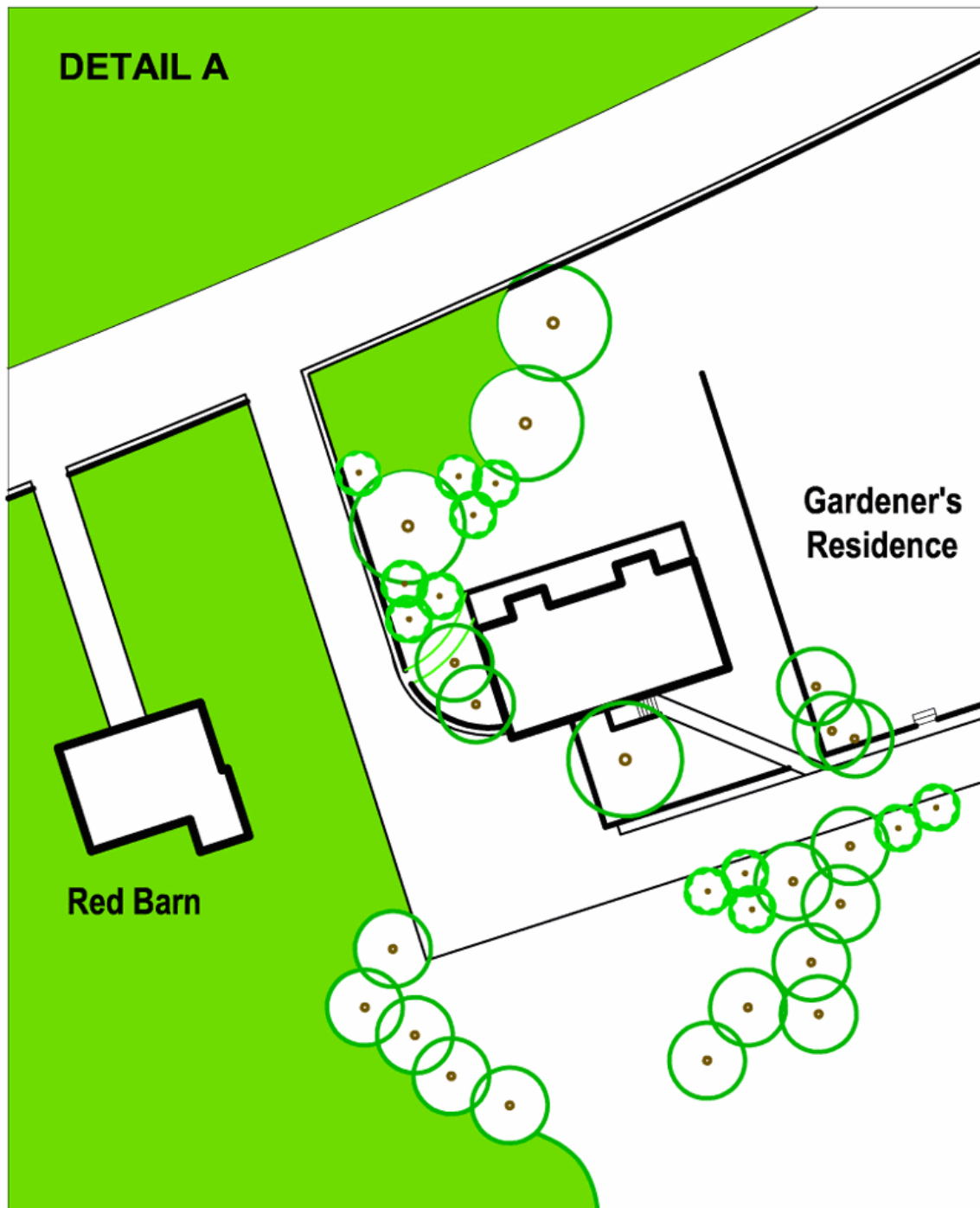
Condition

The condition of the Cross Estate is fair. Mrs. Cross's gardens and garden structures have either been preserved or rehabilitated and are maintained by the New Jersey Historical Garden Foundation. According to Mary Cross Spence, a Cross daughter, the estate under Park Service stewardship largely resembles its appearance from 1941-1975. The surrounding lands are now maintained as public open space. Many structures such as the mansion, the carriage house/garage, the gardener's residence, and the chalet have been stabilized and are used for park office and housing. However, some other buildings and structure are deteriorating and in need of repair or stabilization. Deferred maintenance has also affected some vegetation including specimen trees and shrub borders.

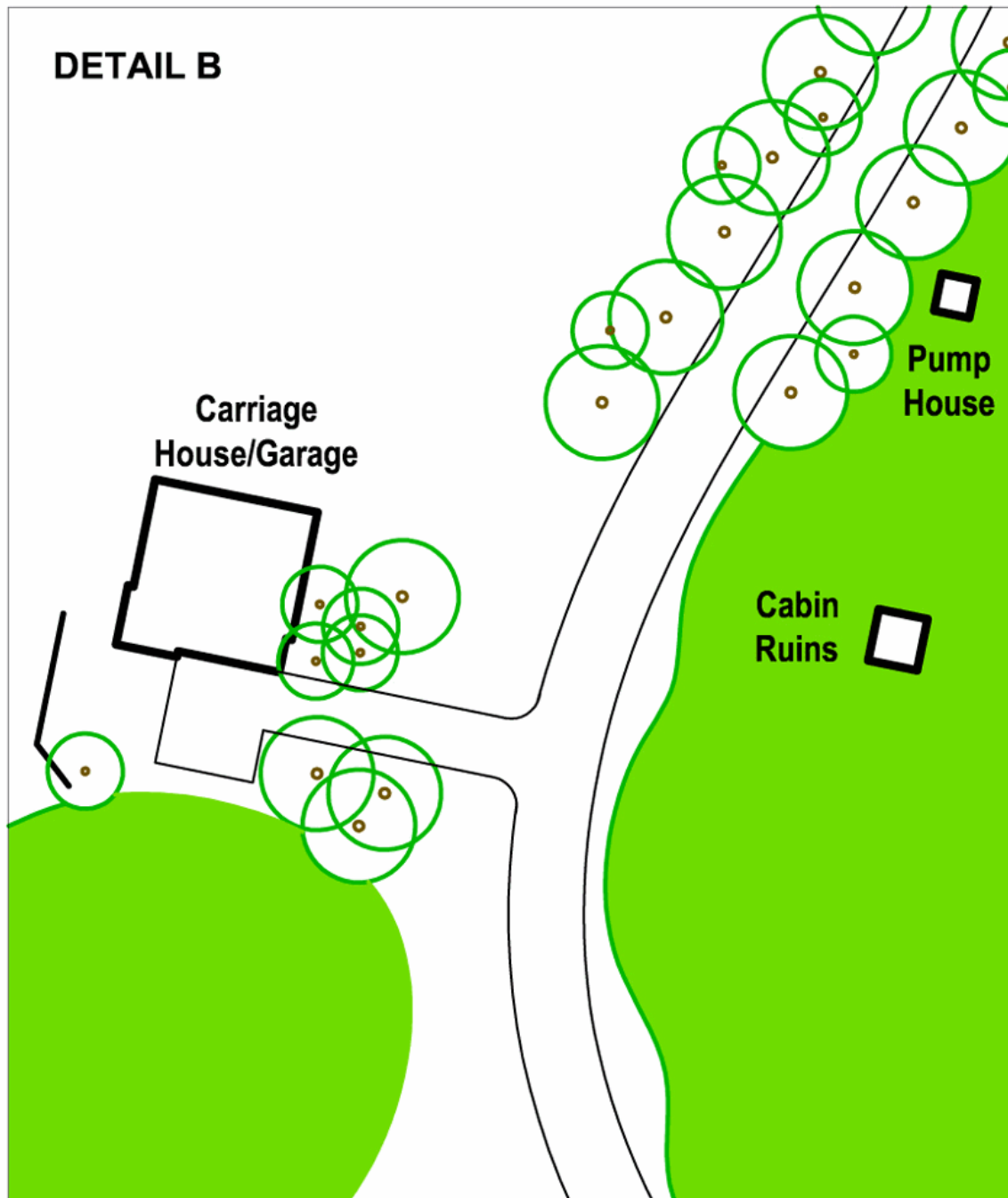
Site Plan



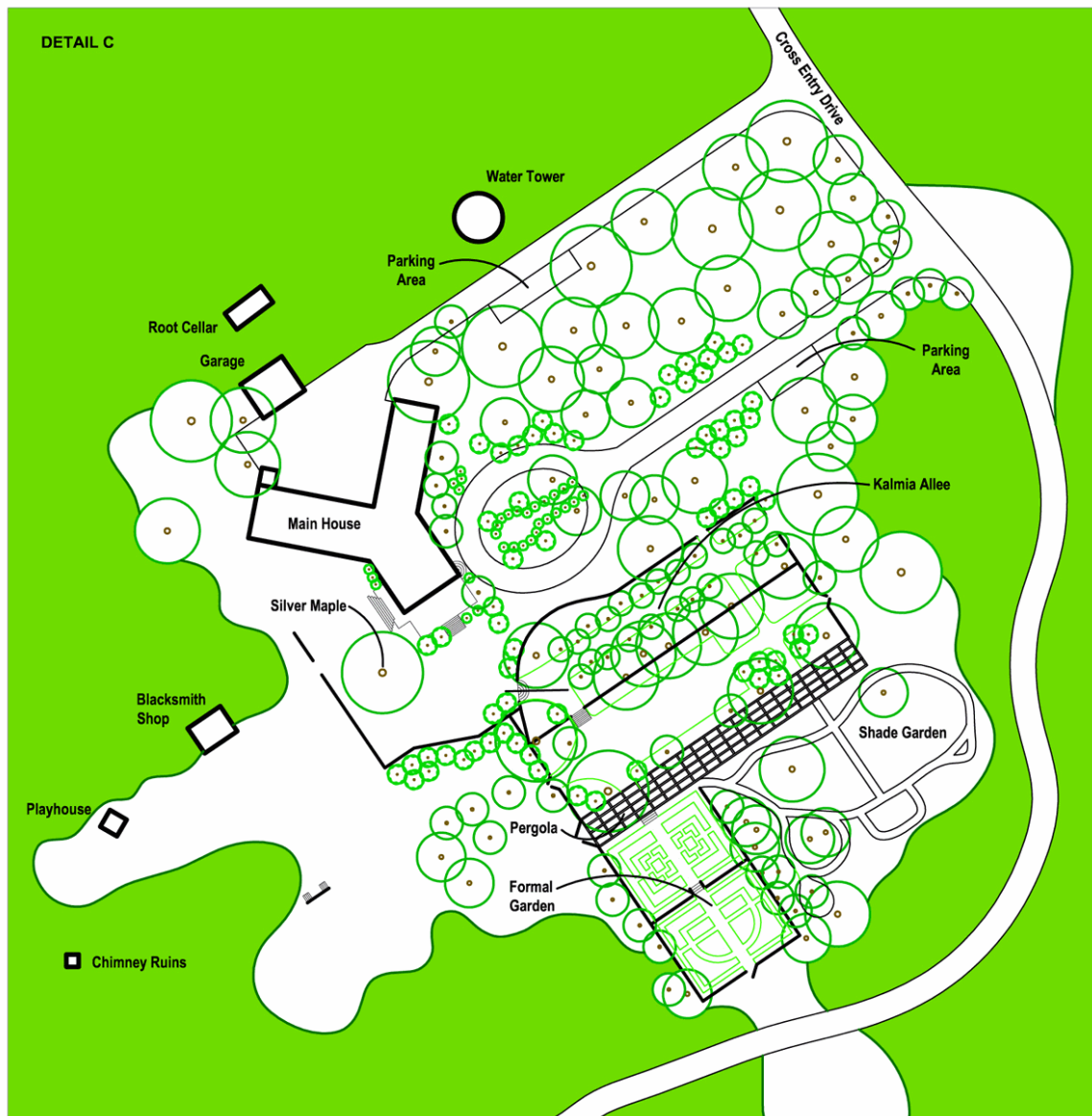
Cross Estate Site Plan 1 - Existing Conditions 2005: Overall Estate (see Appendix for enlarged version) (OCLP, 2005).



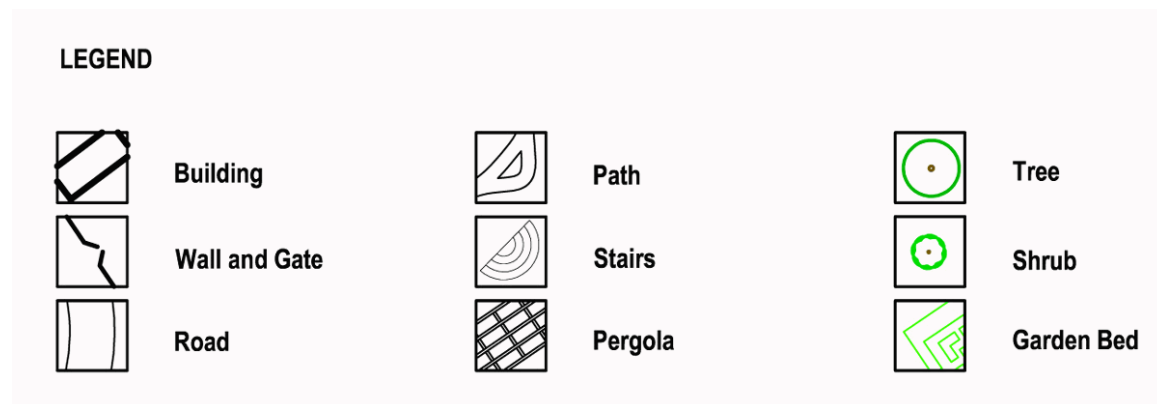
Cross Estate Site Plan - Existing Conditions 2005 - Detail A (see Appendix for enlarged version)
(OCLP, 2005).



*Cross Estate Site Plan - Existing Conditions 2005 - Detail B (see Appendix for enlarged version)
(OCLP, 2005).*



*Cross Estate Site Plan - Existing Conditions 2005 - Detail C (see Appendix for enlarged version)
(OCLP, 2005).*



Cross Estate Site Plan - Existing Conditions 2005 - Key (OCLP, 2005).

Property Level and CLI Numbers

Inventory Unit Name:	Cross Estate
Property Level:	Component Landscape
CLI Identification Number:	650046
Parent Landscape:	650157

Park Information

Park Name and Alpha Code:	Morristown National Historical Park -MORR
Park Organization Code:	1830
Park Administrative Unit:	Morristown National Historical Park

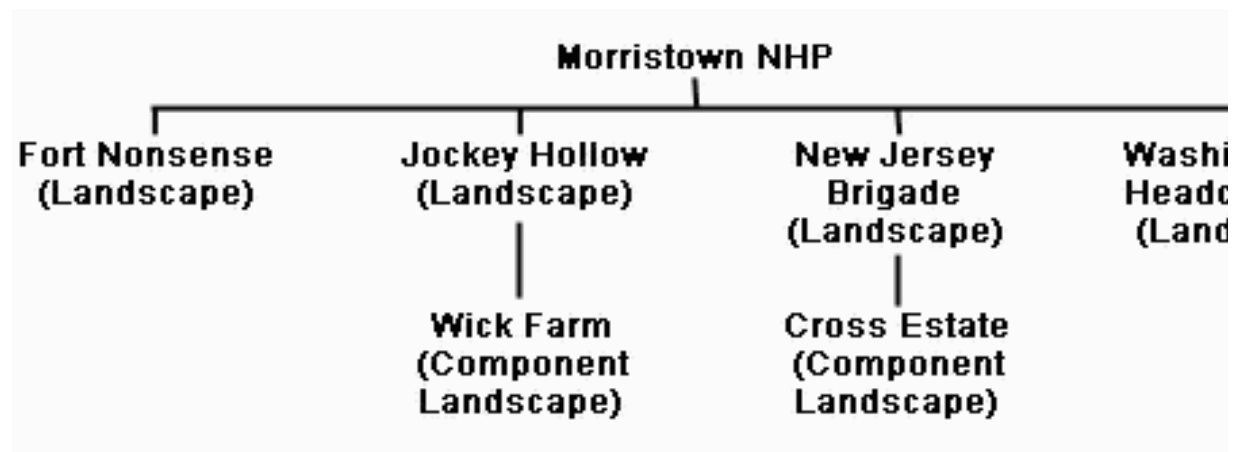
CLI Hierarchy Description

Cross Estate

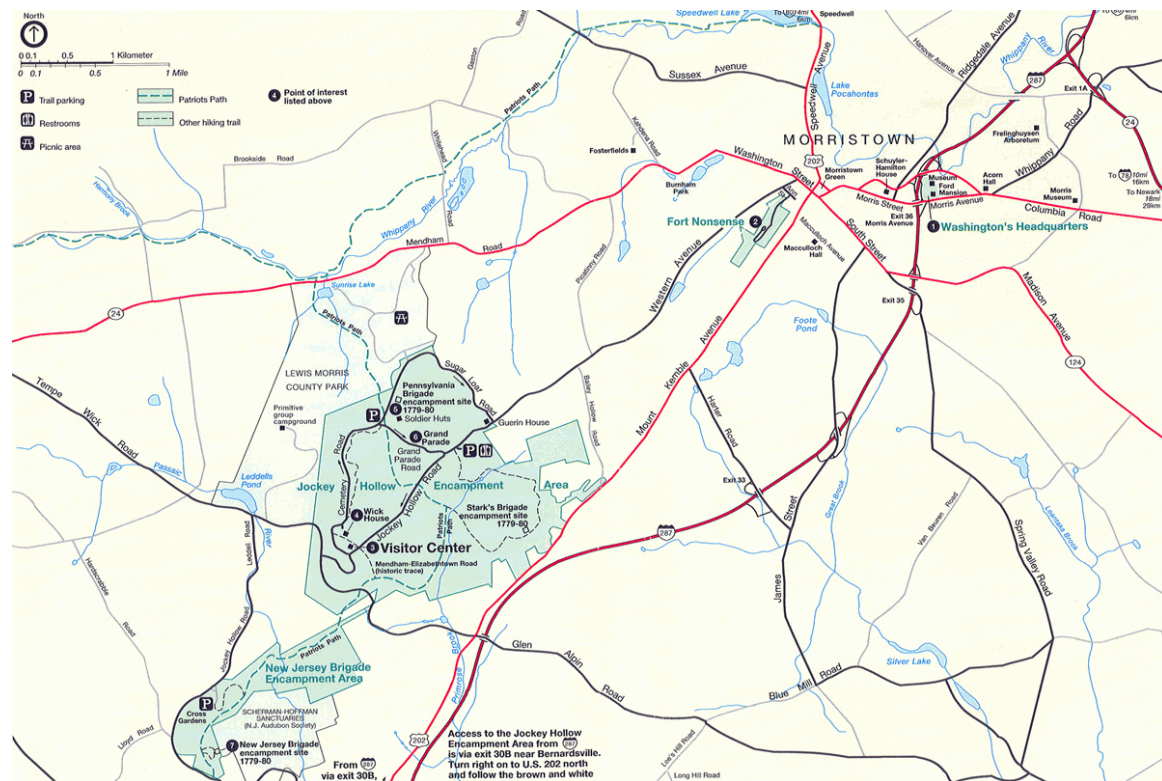
Morristown National Historical Park

Morristown National Historical Park in Morristown, N.J., commemorates a vital phase of the Revolutionary War. The Town of Morristown and various sites within the park served Continental Army encampment purposes several times between 1777 and 1782. The 1,711-acre park is organized into four noncontiguous units that played a significant role during the occupations. These include Washington's Headquarters, Fort Nonsense, the Jockey Hollow Encampment Area, and the New Jersey Brigade Encampment Area. Fort Nonsense and Washington's Headquarters are located within the Town of Morristown and the two encampment sites are located several miles to the southwest of Morristown. The Cross Estate, within the New Jersey Brigade Encampment Area, was purchased by the Park Service to form a link between the New Jersey Brigade and the Jockey Hollow Encampment units. The estate is thematically different from the other park units with its own features and history as an early twentieth-century summer retreat.

For purposes of the CLI, the park is inventoried as four landscapes and two component landscapes corresponding to the park's four units. Washington's Headquarters, Fort Nonsense, Jockey Hollow, and the New Jersey Brigade (encampment areas) are inventoried as four landscapes associated with the American Revolution. Wick Farm is a component landscape within Jockey Hollow and the Cross Estate is a component landscape within New Jersey Brigade. This CLI documents and evaluates the historical development and existing conditions for the Cross Estate which is inventoried as a separate component landscape because the property is a 20th-century estate and not related to the park's military significance.



CLI Hierarchy of landscapes and component landscapes (OCLP, 2000).



The Cross Estate is located within the New Jersey Brigade Encampment, adjacent to the Jockey Hollow Encampment (Morristown NHP brochure and OCLP, 2000).

Concurrence Status

Inventory Status: Complete

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	08/11/2005
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	09/30/2005

Concurrence Graphic Information:

**Cultural Landscapes Inventory
Condition Reassessment
2011**

Morristown National Historical Park
Cross Estate

Morristown National Historical Park concurs with the condition reassessment for the Cross Estate, including:

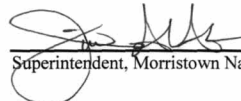
CONDITION ASSESSMENT: Fair -- Cross Estate

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The condition reassessment for the Cross Estate at Morristown National Historical Park is hereby approved and accepted.



Superintendent, Morristown National Historical Park

07.12.11

Date

Condition reassessment form, July 12, 2011.

Revisions Impacting Change in Concurrence:

Revision Date: 05/02/2005

Revision Narrative:

Major revisions to select sections were completed to this Cultural Landscapes Inventory in 2005 using updated information research and information obtained during a site visit in May 2005. Sections of the CLI which were revised include the Statement of Significance, Physical

History, Chronology, Analysis and Evaluation, and National Register Information. This inventory will satisfy the SHPO's request for further documentation of the landscape prior to determining its eligibility along with the rest of the property.

Revision Date: 07/12/2011

Revision Narrative:

Condition reassessment completed as scheduled.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The Cross Estate is a 162-acre unit of the Morristown NHP. The estate is an irregularly shaped tract largely defined by its bordering the bowed intersection of Hardscrabble and Jockey Hollow Roads to the west and northwest and the Passaic River to the east. Adjacent to the south is a small parcel of private land and the 159-acre New Jersey Brigade Encampment Area. The southwest property line borders the Scherman-Hoffman Sanctuaries managed by the New Jersey Audubon Society. To the north and northeast lie more private lands and a Girl Scouts of America camp.

State and County:

State: NJ

County: Somerset County

Size (Acres): 162.00

Boundary UTMS:

Source:	USGS Map 1:24,000
Type of Point:	Point
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	537,070
UTM Northing:	4,510,717

Location Map:



Cross Estate (indicated by the red star) is a component landscape of the New Jersey Brigade, in southwest portion of the Morristown NHP, west of New Jersey Route 287.

Regional Context:

Type of Context: Cultural

Description:

Morristown NHP is situated in north central New Jersey, 31 miles west of New York City. The four units of the park are located in or near Morristown. With its historic green, and a population of around 16,000 (1990 census), the town retains a distinct small town character. Morristown has a largely 19th- and early 20th-century character, although c. 1970 high-rise towers dominate the skyline northeast of the Green.

The Cross Estate, is located at an end of the park bordered primarily by residential properties. The majority of the current residential development is low density and much of it is made up of a higher income demographic. The existing development does leave quite a bit of forest cover bordering the Cross property and the surrounding roads, leaving a somewhat rural character. But the area surrounding Jockey Hollow has been experiencing a high degree of commercial and light industrial development and is reaching a saturation point. Corporate office parks and research facilities are common in the area.

As development continues, the park land becomes more of an oasis of nature within the suburban sprawl and industry of the surrounding lands. The unit is used quite heavily by surrounding residents as a passive recreation area (mostly walking and hiking).

Type of Context: Physiographic

Description:

Morristown NHP is situated along the eastern edge of New Jersey's Appalachian Highlands. The various units of the park are located on or around Kemble Mountain, rising up to the southwest of the Morristown green. The area has a varied topography of rolling hills, stream valleys, swamps and small mountains. While much of the surrounding land is experiencing development, forest cover is still predominant.

The New Jersey Brigade Encampment (containing the Cross Estate) of Morristown NHP is a 321-acre parcel situated 1 1/2 miles southwest of the park's Jockey Hollow unit and Mount Kemble. The area is wooded with rolling hills and slopes ranging from gentle to moderate. The Cross Mansion is situated at the high point of the Encampment parcel with the Chalet, Gardener's Residence, and Carriage House situated at lower elevations on the Cross Estate. Numerous springs and waterways run through this area. The majority of the unit's land is hardwood forest.

Type of Context: Political

Description:

The four units of Morristown NHP encompass 1711 acres within Morris and Somerset Counties, New Jersey. The Ford Mansion is within Morristown. Fort Nonsense is primarily in

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Morristown, but extends into Morris Township. Jockey Hollow crosses slightly into Morris Township but is primarily in Harding Township. The New Jersey Brigade and Cross Estate are in Bernardsville, Somerset County.

Management Unit: Cross Estate Unit

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 07/09/2004

Management Category Explanatory Narrative:

The above management category is based on the determination in the most recent General Management Plan for Morristown NHP.

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Unrestricted

Adjacent Lands Information

Do Adjacent Lands Contribute? No

National Register Information

Existing NRIS Information:

Name in National Register:	Morristown National Historical Park
NRIS Number:	66000053
Primary Certification:	Listed In The National Register
Primary Certification Date:	10/15/1966
Other Certifications and Date:	Additional Documentation - 2/27/1980

Significance Criteria: C - Embodies distinctive construction, work of master, or high artistic values

Area of Significance:

Area of Significance Category: Landscape Architecture

Statement of Significance:

The Cross Estate garden derives significance under Criterion C, for its landscape design as the work of landscape architect Clarence Fowler and noted horticulturalist Julia Cross. The design is significant at the local level.

The Cross Estate is representative of the work of landscape architect Clarence Fowler. "Fowler (1870-1935) served for 20 years on the Executive Committee of the American Society of Landscape Architects, and was described by the ASLA in the following words: 'In his knowledge of plant material, Mr. Fowler was surpassed by few in the profession and through this qualification he naturally became largely connected with private rather than public work'". Highly qualified in design, he developed a prominent reputation as a planner and designer of country places and gardens. He had a very substantial clientele, and for number of years preceding the depression his office was one of the most active in the vicinity of New York City(draft National Register nomination). Among the large estates he planned and developed were those of Winthrop W. Aldrich, William D. Guthrie, and George B. St. George. Many features of the Cross Estate design, especially the 200-ft Pergola, Mountain Laurel Allee, and rectilinear terracing, resemble those included in his well-documented designs for prominent estates such as Lowlands in Spring Lake, NJ, The Ledges (estate of August Harmon) in Harrison, NY and Twin Lindens (estate of Richard D. Wyckoff) in Great Neck, NJ. The Fowler Collection is among the Special Collections at Harvard's Frances Loeb Library and consists of about 250 photographs of 28 private gardens designed by Fowler in the 1920s and 1930s. The sites have all been identified and include photographs by a number of notable landscape photographers including Samuel Gottscho.

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However, no photographs of the Cross Estate are included in that collection.

In addition to his design work, Fowler also was an outspoken advocate for the field of landscape architecture, commenting eloquently on topics such as opposition to “threatened encroachments” to city parks including Central Park and Bryant Park for use as memorial sites, subway routes and assorted mixed uses. He stated, “The history of the New York City parks is largely made up of attacks on the integrity of the parks, and especially on those of Manhattan. These attacks are made by people who appear to think that no open space can fulfill a really useful function unless it has a building or street on it. If all the attacks on Central Park had been successful, there would be by this time little or no park left, merely a motley collection of structures varying from the purely eccentric to the really useful. But there would be no Central Park such as we still have. Such attacks often take the form of bequests to them, whereby the donors obtain the use of priceless park sites for the display of their own generosity.” (New York Times, 4/1/1924)

W. Redmond Cross and Julia Newbold Cross had very active and influential lives. Mr. Cross, a banker associated with firms in London and New York, was instrumental in early efforts to establish Morristown as the country’s first National Historical Park. He also held the first private pilot’s license issued in the U.S. (the document is now at the Smithsonian Institute). He was the President of the N.J. Zoological Society and the Chairman of the American Geographical Society. An avid hunter, he was the treasurer of the Boone and Crockett Club, a hunting and conservation group founded by Theodore Roosevelt, and one of the editors of "Hunting Trails On Three Continents" (book of the Boone and Crockett Club) along with Roosevelt’s son Kermit.

Julia Cross, an accomplished amateur horticulturist, exerted the most influence over the grounds, with the exception of the formal gardens and pergola area designed by Clarence Fowler. Mrs. Cross oversaw the construction of the gardens and creation of vistas, reconfigured the lawns, planted substantial vegetation and constructed a completely new entry drive, abandoning the Bensel drive. “The grounds at Hardscrabble reflect a taste for naturalized planting and a landscape attitude generally more informal than that in vogue during the period 1890-1929.” (draft National Register nomination) This likely reflected the aesthetic ideas of Julia Cross whose interest in horticulture influenced the layout of the estate grounds. Mrs. Cross served as president of the NY Horticultural Society from 1950-58 and was a member of the Royal Horticultural Society. “Under her supervision, the gardening staff at “Hardscrabble” created winning entries in the New York Flower Show. Mrs. Cross took an interest in establishing both annual and perennial plantings, and experimented with the introduction of some exotic specimens as well. Her horticultural library is now at the Frelinghuysen Arboretum, Morris County Park Commission.”(draft National Register nomination)

The Cross Estate retains integrity in location, design, materials, workmanship, feeling and association. Based on the findings of this CLI, we recommend that the National Register documentation be updated to reflect the Cross Estate’s eligibility at the local level in the area of landscape architecture under Criterion C as an example of the work of landscape architect Clarence Fowler and Julia Newbold Cross.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed

Current and Historic Use/Function:

Primary Historic Function: Estate Landscape

Primary Current Use: Outdoor Recreation-Other

Current and Historic Names:

Name	Type of Name
W. Redmond Cross Estate	Both Current And Historic
Bensel-Cross Estate	Current
Cross Estate	Current
Hardscrabble House	Historic
Queen Anne Farm	Historic

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year	Event	Annotation
AD 1600	Settled	Lenape Indians of Algonquin tribe inhabited land that would become New Jersey.
AD 1685	Explored	First European settlers begin exploring New Jersey area, seeking iron ore.
AD 1688	Established	Somerset County is officially established.
AD 1708	Purchased/Sold	The West Jersey Proprietors, a group of land speculators with William Penn as a leading member, purchased all of northern New Jersey thought to be in their jurisdiction.
AD 1710	Established	Village of Morristown, first called West Hanover, was established.
AD 1713 - 1714	Land Transfer	Indians deed most of northern New Jersey to the West Jersey Proprietors.

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AD 1715 - 1719	Platted	John Reading and others surveyed West Jersey Proprietors land holdings.
AD 1730	Settled	During mid-1700s, influx of settlers move into Morristown area, mostly from Jersey Highlands.
AD 1739	Established	Township of Morris is established with the creation of Morris County.
AD 1748	Established	Elisha Ayers buys 168-acre farm in "Log Town" bordering Passaic River. After 1748 he builds "Eyre's Forge" on the river, later the encampment site of the New Jersey Brigade.
AD 1777 - 1782	Established	Continental Army uses Morristown area for encampment purposes.
AD 1780 - 1801	Farmed/Harvested	Elisha Ayers resumes normal activities on his land. Log huts from the New Jersey Brigade Encampment Site are pulled down or allowed to deteriorate.
AD 1801	Land Transfer	Elisha Ayers dies, passing his 347-acre farm to his son John.
AD 1808 - 1827	Land Transfer	John Ayers loses the farm and forge. The property changes hands several times during this period.
AD 1827 - 1920	Exploited	The McMurty family owns and operates a sawmill on the old Ayers property.
AD 1850	Established	Numerous local families establish holdings in the region consisting of small farms or orchards.
AD 1872	Established	Railroad spur reaches Bernardsville, allowing easy access to Manhattan.
AD 1873	Established	First "Mountain Colony" estates are established (e.g. Post, Seney).
	Memorialized	Washington Association acquires Ford mansion, beginning first local memorialization efforts.
AD 1890	Established	Frederick P. Olcott, president of Central Trust Company, acquires 238 acres near Bernardsville most of which is sold to the Bense's in 1903.

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	Established	Rail service is extended to Gladstone, west of Bernardsville.
AD 1896	Established	The Ravine Association (country club for the Mountain Colony) was established.
AD 1903	Purchased/Sold	John and Ella Bensel acquire Bernardsville land at Hardscrabble and Jockey Hollow Roads, begin to establish "Queen Anne Farm".
AD 1903 - 1905	Built	Bensels construct a large stone mansion, chalet/gatehouse complex, stone water tower, winding entry drive and several smaller support structures.
AD 1922	Land Transfer	John Bensel dies, property transferred to his widow who used Queen Anne Farm very little after his death.
AD 1929	Purchased/Sold	The Bensel's 204-acre Queen Anne Farm sold to W. Redmond Cross and his wife Julia Appleton Newbold Cross, renamed Hardscrabble House.
AD 1929 - 1930	Altered	Crosses hire architect Frederick R. King to remodel main house and add a large wing.
		Frederick R. King
	Built	Gardener's cottage and several small structures added to property.
AD 1931	Designed	Landscape designer Clarence Fowler designs walled garden and plans for clearing vistas at Hardscrabble House.
		Clarence Fowler
AD 1933	Established	Morristown National Historical Park established, first National Historical Park in NPS.
AD 1940	Land Transfer	W. Redmond Cross dies, property goes to Julia Cross.
AD 1941	Altered	Main house remodeled, southeast wing demolished.
		Frederick R. King

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AD 1966	Memorialized	Morristown National Historical Park is listed on the National Register of Historic Places.
AD 1967 - 1968	Established	"Eyre's Forge" and the New Jersey Brigade encampment site confirmed on New Jersey Audubon Society land bordering the Cross property to the south. Remains of 36 log huts identified.
AD 1969	Land Transfer	Approximately 25 acres encompassing the New Jersey Brigade Encampment Site and bordering 900 feet of the Cross Estate's southern boundary donated by the New Jersey Audubon Society to Morristown NHP.
AD 1972 - 1975	Land Transfer	Julia Appleton Newbold Cross dies. The New Jersey Conservation Foundation (NJCF) acquires the property with the help of a citizens' group, the Cross Lands Committee, to secure it until the NPS can obtain authorization and funding to purchase it.
AD 1975	Purchased/Sold	NPS acquires 162 acres of the Cross Estate from the NJCF, including all buildings and structures, due to the link the estate forms between New Jersey Brigade and the Jockey Hollow units of Morristown NHP.
AD 1977	Altered	Garden renovation begins on the Cross Estate with volunteers from the Morris Nature Club and the Herb Society of Northern New Jersey.
AD 1987	Established	Volunteers organized under the direction of James Spiniello form the New Jersey Historical Garden Foundation to maintain Cross garden.

Physical History:

1600-1890: Early Settlement

Located along the edge of the Appalachian Highlands, the vicinity of Morristown and Bernardsville in northern New Jersey was first inhabited by Native Americans of the Lenape, or Delaware tribe of the Algonquin people. The Lenape range extended throughout what would become New Jersey and included parts of southern New York and eastern Pennsylvania. The earliest European settlers came to the area around 1685 seeking iron ore deposits. Somerset County was officially established in 1688. Veal Town (now known as Bernardsville) was within the political boundaries of the county. In 1690, the first deeds of sale for Native American land to European settlers were documented. Ultimately, the West Jersey Proprietors, a group of land speculators led by William Penn, by 1708 purchased all of northern New Jersey that was thought to be in their jurisdiction. No rights or privileges were given to the Native Americans, most of which left the region by 1750.

The village of West Hanover, later renamed Morristown, was founded in 1710. The Township of Morris was established later in 1739 with the creation of Morris County. By the mid-eighteenth century, the area supported an economy primarily based on agriculture. However, local ironworks, powdermills, and sawmills diversified the economic system. In fact, a small community known as “Log Town”, located in the area south of Morristown and adjacent to the present day Cross Estate, possessed a forge, a grist mill, and a fulling (processing a denser-weave cloth by beating and cleansing in water with clay) mill by the time of the Revolution.

Elisha Ayers purchased 168 acres of farmland near Log Town in 1748. The property began at the intersection of Indian Grave Brook and the Passaic River and by 1779 was occupied by a forge. Near the forge, just south of the current Cross Estate boundary, the 1300-man New Jersey Brigade under the command of General William Maxwell, built an encampment of ordered wooden huts in December 1779. The Continental Army remained in the Morristown area through the winter. After the troops left in June 1780, Elisha Ayers continued working his land. The New Jersey Brigade encampment huts were either dismantled or allowed to decay. Nevertheless, Ayers made a success of his farm and forge. He eventually accumulated a total of 347 acres of land that extended all the way to Veal Town, or Bernardsville.

Through most of the nineteenth century, the Bernardsville hills remained a collection of mostly small parcels owned by local families. The Ayers farm was in the midst of these properties, though it changed hands in 1808 and underwent a succession of owners, including the McMurty family, who in 1827 began a successful operation of a sawmill there for nearly 100 years. However, in the late nineteenth century the nature of land ownership in the Bernardsville area changed radically. In 1873 names such as Post and Seney, owners of the first great tracts of land in the Bernardsville hills, began appearing on maps. By the 1890's, fewer families owned far more land relative to just ten years before. The estate building era had begun.

1890-1903 Establishment of the Mountain Colony

In the 1870s, the Bernardsville area was still rural, consisting mainly of small farms and orchards owned by long-time local families. The region was transformed dramatically, however, with the arrival of a railroad transportation link that allowed wealthy New Yorkers easy commuting access to the Bernardsville hills area. A railroad spur was added to Bernardsville in 1873, and rail was extended west to Gladstone in 1890. Within a decade, the landscape was transformed from one of small farms owned by long-time local families into a refuge for the privileged. Most of Bernardsville's new wealthy inhabitants were industrialists who made their fortunes from railroads, banking, the stock market, utilities, or timber and mineral mining. By 1900, nearly one third of the northern section of Somerset County was populated by several hundred summer residents with large estates of 100 to 2000 acres. The Mountain Colony manors were modeled on the great English estates and country houses and were complete with amenities such as private aviaries, deer parks, polo fields, and Japanese gardens. The remaining nearby villages and farms became part of a service economy supporting the Mountain Colony.

1903-1929: Bensel Family Ownership

John Anderson Bensel and his wife Ella purchased their Bernardsville property in 1903 to establish a summer home. Bensel was an engineer who designed and supervised construction of large-scale New York public works improvements. At the time the Bensels began establishing their estate, called "Queen Anne Farm", the development of northern New Jersey's "Mountain Colony" was also well underway. The area surrounding Bernardsville was accessible to Manhattan by rail service and became a popular location for extravagant country retreats.

Upon acquisition of the property, the Bensels immediately began constructing the main house and several outbuildings. By 1905 an elaborate stone mansion, stone water tower and windmill, and stone root cellar were constructed at the center of the property, accessed by a winding entry drive. The style of the main house is described as a "moderately eclectic building typical of its era" with elements of both the neoclassical and romantic picturesque. The structure had a symmetric facade, dominant hipped roof, and "strongly Palladianesque" entry frontispiece. Its more romantic features were apparent in its rustic stone masonry, octagonal corner tower and massive porch piers.

The water tower was originally capped by a wooden windmill used to pump water. Two balconies also circumscribed the five-story structure. The masonry construction style used for both the house and tower featured granite rubble stones that were a vernacular material used in Mountain Colony structures such as entry gateposts, garden walls, and buildings. This masonry style can still be seen in the Bernardsville countryside today.

A large carriage house also existed near the house. Its origin is questioned and may have been standing when the Bensels purchased the property. A gatehouse complex, referred to as the chalet, was also constructed in this same period. The chalet consisted of a large gatehouse structure at the property's entry along with a garage and substantial stone wall. The designer of the Bensel structures is unknown.

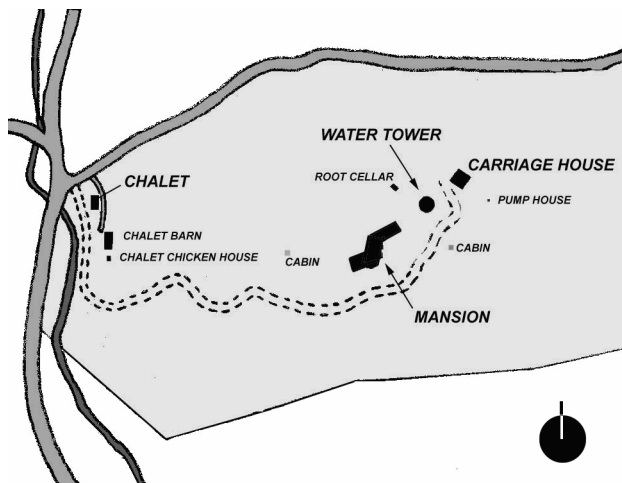
The Bensels used Queen Anne Farm as their summer retreat until John Bensel's death in June 1922. Ella Bensel used the estate very little after his death, finally selling the 204 acre property to W. Redmond Cross in 1929.



The Bensel mansion on Queen Anne Farm, circa 1928 (Cross Family Scrapbook).



Bensel's Water Tower, circa 1920s (MORR NHP Archive).



Bensel-era site plan with major structures and original entry (OCLP, 2000).



View from the south, 1928 (Cross Family Scrapbook).

1929-1975: Cross Family Ownership

By 1929, the Mountain Colony was waning. Many of the original estate owners had died and their heirs weren't willing or perhaps able to keep up the expensive estates. The opulent style of Mountain Colony architecture also went out of favor. Morristown resident W. Redmond Cross purchased the 204-acre Queen Anne Farm in February 1929, renaming it "Hardscrabble House." Cross, his wife Julia Newbold Cross, and their five children lived on the estate for many years. Cross was a banker associated with firms in London and New York and also had many avocations. He was president of the New York Zoological Society, chairman of the

American Geographical Society, and treasurer of the Boone and Crockett Club, a hunting and conservation group founded by Theodore Roosevelt. He was also actively involved in the establishment of Morristown National Historical Park. Julia Newbold Cross was interested in horticulture, and was active in the New York Horticultural Society and the Royal Horticultural Society. These interests became apparent in the changes made to the landscape of Hardscrabble House.

Renovations began on the property shortly after purchase. A May 2, 1929 article in the *Bernardsville News* described ongoing modifications made by “100 men employed on the property making extensive improvements to the buildings and grounds”. The main house was remodeled while outbuildings and new roads were added. Frederick R. King of the firm Wyeth & King of New York City designed the architectural renovations. King was a cousin of Mrs. Cross and had worked for McKim, Mead, and White. The major alterations to the house included the addition of a rectangular library wing that opened to a terrace and had views to the south. Other construction included the gardener’s house and Mr. Cross’s blacksmith workshop. These structures illustrate the family’s rejection of architectural pretense as they are believed to be “pre-cut” Sears & Roebuck buildings with a very utilitarian character. In addition, the Crosses removed several small deteriorated Bensen-era outbuildings, built a utilitarian, flat-roofed, stucco masonry garage behind the main house, and added support buildings near the chalet.

Noted local landscape architect, Clarence Fowler, was commissioned to lay out a garden and clear vistas. Fowler produced three alternative plans in 1931, each of which had a formal garden laid out southeast of the house. Mrs. Cross played a strong role in the development of the property and it is possible that Fowler’s primary role was the design of the walled garden. It is suspected that some of the landscape elements around the main house, such as low stone walls and a large silver maple predate the Crosses.

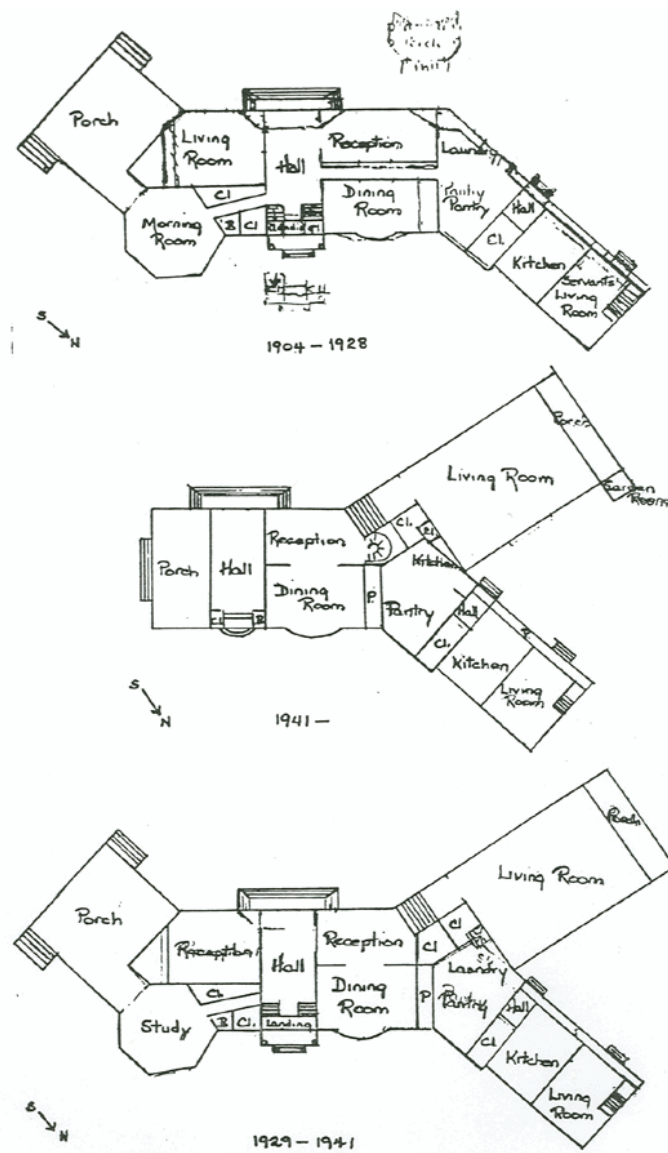
A large specimen silver maple (c1907) that dated to the Bensels was centered on a lawn terrace retained by granite rubble masonry walls at the rear of the house. A second area peripheral to the rear of the house was cleared for a grass tennis court and a small, stepped observation terrace retained by a low rubble stone wall. A 200' x 16' pergola (designed by Fowler) was constructed to the southeast of the house and planted with wisteria. The walled formal garden (designed by Fowler) with views south was constructed adjacent to the pergola.

Mrs. Cross turned the property into a botanical “showcase”, and made extensive use both of native and ornamental plant materials to create a “serene, naturalistic landscape with a strong English influence.” Her preference for a less formal landscape was not typical of the Mountain Colony style. An example of the care taken to preserve existing native plants is shown by the creation of a circular, rather than straight drive to the house, in order to preserve a large grove of native sassafras trees in front of the mansion. In addition, Mrs. Cross continually added exotic plant materials from seeds sent by friends from around the world.

Another turning point for Hardscrabble occurred at the death of Mr. Cross in 1940. Julia Newbold Cross commissioned Frederick R. King once again, but this time to scale down the

estate. Extensive changes included removal of the east wing (including the octagonal tower room) and the large stone porch. Two semi-octagonal bays on the rear facade were also demolished, along with the wooden porch they framed. The renovations required the redesign of the roof and removal of some dormers and chimneys. In addition, the projecting Palladian frontispiece, a modillion cornice, and two of three dormers were removed. The external walls of the main block were treated with a coat of stucco, although the stone walls of the service wing were left in their original condition. Inside the house, King removed the staircase from the center hall and replaced it with a new staircase between the main block and the service wing. The overall result of the renovations was simplification and a smaller, less expensive residence to maintain. After the renovations were complete, virtually the only interior decorative details remaining from the original house were the two shell-motif cupboards in the dining room. There is no evidence that alterations, such as those completed on the house, were translated on such a scale into the landscape.

Mrs. Cross continued to live on the estate until her death in 1972. At that time her heirs and local citizens worked with the New Jersey Conservation Foundation to retain the property for eventual transfer to the NPS. Nearly one million dollars was acquired to purchase the property and retain it until the NPS could authorize its acquisition. No changes were made to the property during this period. 162 acres including the core of the estate and all the structures was acquired by the NPS in 1975, as part of Morristown NHP.



Evolution of the Main House as sketched by Mary Cross Spence. (MORR NHP Archive, 1985).



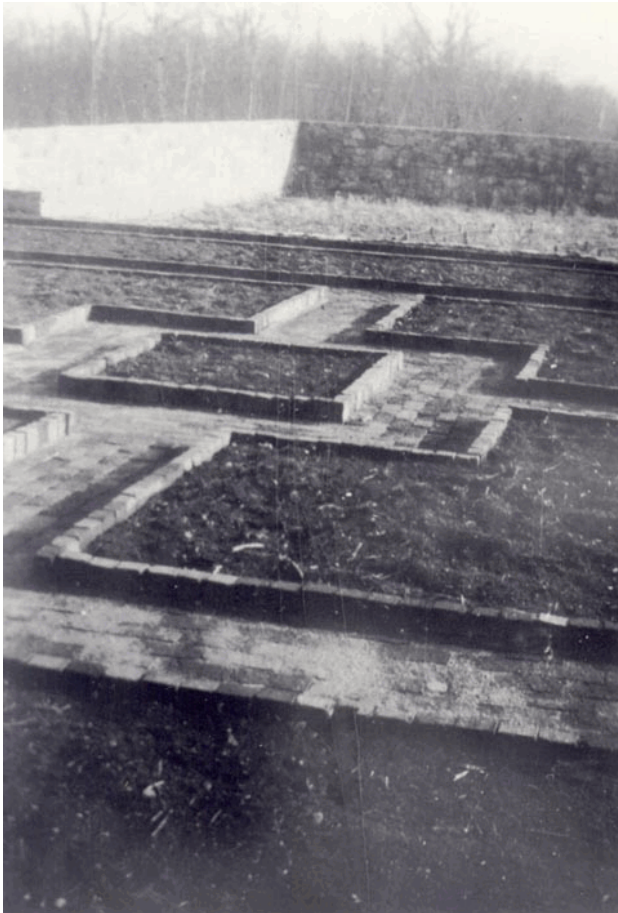
These comparative shots, taken from slightly different angles, of Main House show it c. 1905 (left) and 2000 (right). The south facade, which appears on the left of c.1905 photo, is same facade that appears on right in 2000 photo.



Building the new wing, circa 1929 (Cross Family Scrapbook).



*View of Main House from the Water Tower, circa 1929, during construction of new wing
(Cross Family Scrapbook).*



Laying out Formal Garden, 1930 (Cross Family Scrapbook).



Formal Garden looking southeast, circa 1960s (Cross Family Scrapbook).



Mrs. Cross in the Formal Garden, circa 1960s (Cross Family Scrapbook).



Cross Estate Main House front entrance, circa 1960s (Cross Family Scrapbook).



Looking south from the Formal Garden circa 1960s (Cross Family Scrapbook).



View of southwest corner of the Formal Garden, circa 1960s (Cross Family Scrapbook).

1975-Present: NPS Stewardship

In 1975, the National Park Service acquired 162 acres of the estate, including all buildings and structures, to provide a link between Jockey Hollow and the New Jersey Brigade units of Morristown NHP. The acquisition of the Cross Estate also completed the Passaic River Greenbelt, an eleven mile section of public open space beginning with the Frelinghuysen Arboretum in Morris Township and terminating at the Scherman-Hoffman Sanctuaries of the New Jersey Audubon Society in Bernardsville.

By the time the NPS acquired the property, the Cross gardens had deteriorated. Jean Pope, a Park Service employee who had once worked for the Cross family, initiated volunteer efforts to restore the garden. She received support from the Morris Nature Club and the Herb Society of Northern New Jersey. A former resident of the estate helped identify the proper location of many missing plants. Some plants given to neighboring gardens over the years were returned and replanted at the Cross Estate. Members of the Youth Conservation Corps installed wooden latch gates at the ends of the pergola to prevent deer from grazing the garden. Volunteers formed The New Jersey Historical Garden Foundation in 1987. This organization continues to maintain the garden today.

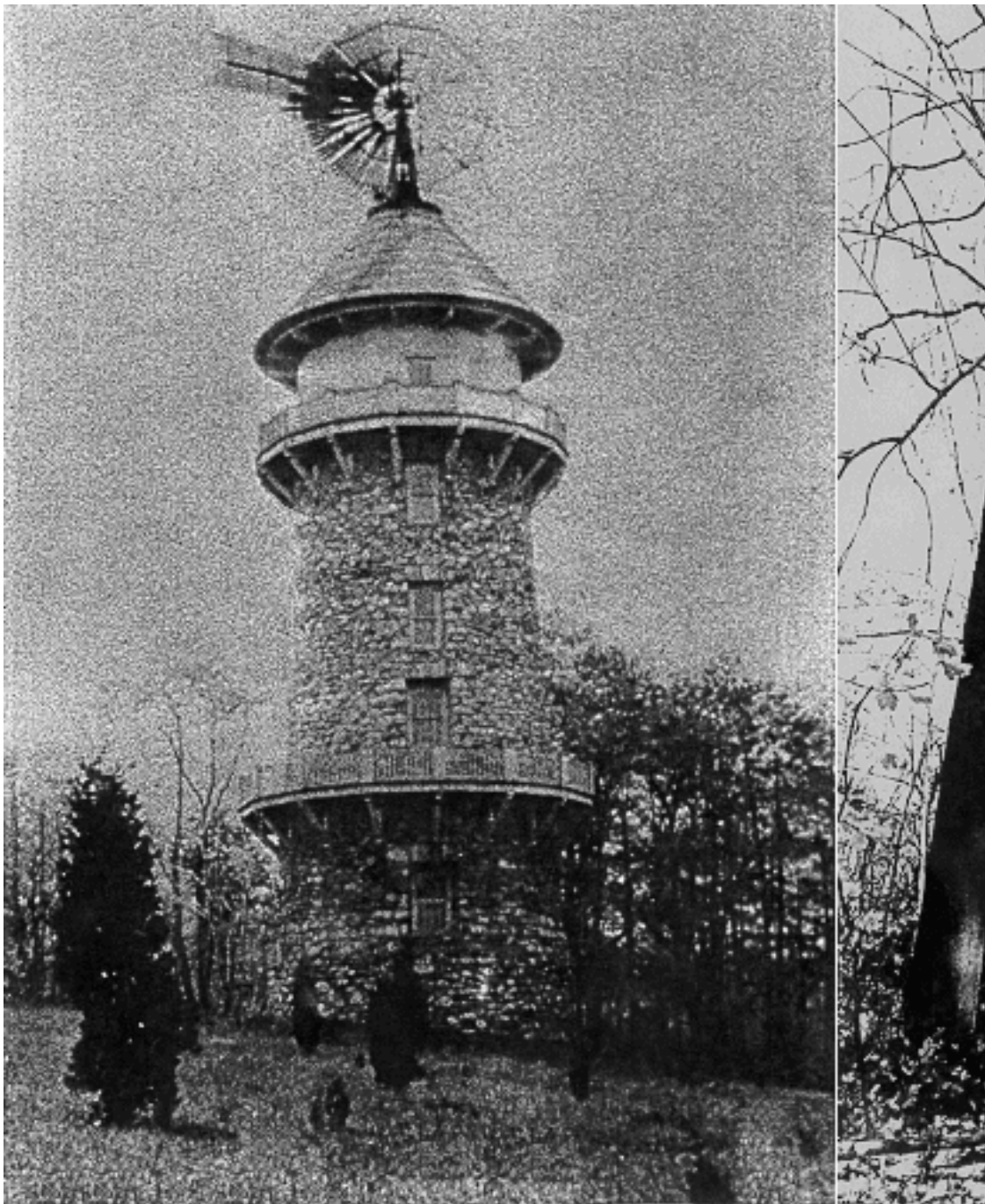
The Park Service has repaired or stabilized many of the structures on the Cross Estate but several others continue to deteriorate. The Main House is in fair condition and is currently used as park meeting space and staff residences. Most of the outbuildings around the mansion are in good condition. The Water Tower, Pump House and Chalet outbuildings are in fair condition. The Water Tower's wooden balconies and windmill have been removed due to their

deterioration.

The Carriage House/Garage is in good condition and used as staff office space. The Gardener's Residence is used as staff housing. The Chalet and Chalet Stone Wall have been most recently rehabilitated and that complex serves as staff housing.

In addition to the major structures, many of the landscape elements on the property are also in fair to good condition. The garden, as discussed above is mostly in good condition. The vistas from the Main House and Formal Garden however are in danger of being lost due to vegetation growth. Features such as the Root Cellar, Cabin Ruins, and Chicken Coop are neglected and in need of attention. The Bensel entry drive is kept somewhat clear of vegetation as part of the park's trail system, but its Gateposts and Retaining Walls are in need of stabilization.

Some of the vegetation on the property is in need of attention. The specimen silver maple on the rear terrace is almost 100 years old and has been cabled already. Some of the plant masses around the gardens and along the edges of the lawn are becoming overgrown. The wooded edges of lawn that once framed vistas are overgrown. The flowering trees and herbaceous plants that edged these areas are no longer apparent. The plants in the Formal Garden are in good condition.



Water Tower ca. 1920's and 1996 (MORR archives and OCLP, 1996).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

This section provides an evaluation of the landscape's physical integrity by comparing landscape characteristics and features present during the period of significance with current conditions. Each characteristic or feature is classified as contributing, non-contributing or undetermined to the site's overall historic significance. By documenting and evaluating the Cross Estate in the CLI, the historical significance of the site's landscape as a whole has been explored. Landscape characteristics identified for Cross Estate are Spatial Organization, Circulation, Buildings and Structures, Vegetation and Small-scale Structures. The following narrative does not address areas of significance that relate solely to other resource disciplines, such as architecture or archeology. This evaluation pertains only to the landscape resources.

The Cross Estate does not contribute to the established areas of significance for Morristown NHP for its use as an encampment area during the American Revolution or as the first national historical park during the memorialization period. The existing resources of the Cross Estate post date the 1777-1782 period of significance for the American Revolution theme, and it was not part of the park during the 1873-1942 memorialization period.

Various areas of significance for the property have been discussed including:

1. its association with the development of the "Mountain Colony" estates in northern NJ from 1890-1929,
2. its association with landscape architect Clarence Fowler for landscape design,
3. its association with W. Redmond Cross, and
4. its association with Julia Newbold Cross.

Only those areas of significance which pertain directly to the landscape resources are discussed below.

Mountain Colony:

Based on the findings of this CLI, the Cross Estate does not have historical significance related to the Mountain Colony nor does it retain integrity to that time period. The Mountain Colony refers to a period (1890-1929) when the area around Bernardsville became a popular location for wealthy families and their opulent country estates. The Mountain Colony residents often maintained homes or worked in New York City, using their country estates as summer homes or getaways. The Mountain Colony estates were generally modeled after the great manors of England with a great house, support structures, and elaborate, ornate landscape elements.

The Cross Estate does not reflect the characteristics common to Mountain Colony estates and cannot be considered significant for that theme. First, the Mountain Colony can only be associated with the Bensel ownership (1903-1929) due to the time frame generally associated with the Mountain Colony: 1890-1929. The large house and out buildings existing during the Bensel tenure are somewhat reminiscent of the Mountain Colony, but not nearly as grand. Landscape features commonly associated with a Mountain Colony estate are no longer present, due to the fact that the Cross family made substantial alterations to the property, beginning in 1929. Those changes altered the character of the Bensel property and seriously diminished the property's integrity for the Mountain Colony era.

Clarence Fowler:

The Cross Estate has significance as representative of the work of landscape architect Clarence

Cross Estate

Morristown National Historical Park

Fowler. He is acknowledged as a prominent and respected landscape architect of the early 20th century and is best known for his designs of large estates and gardens. Fowler's influence at the Cross Estate is reflected in his designs for the walled formal garden and pergola areas. He is also believed to have influenced the clearing of vistas on the property. Some features of his design at the Cross Estate, especially the Pergola and Mountain Laurel Allee, resemble features included in his well-documented designs for prominent estates such as Lowlands in Spring Lake, NJ. Original features of the Cross Estate Formal Gardens include the walls, pergola, stairs and paths, and specimen plantings. The garden, neglected for years, was reclaimed by local volunteer efforts. While the garden and its structures have been carefully restored, changes to the annual and perennial plant materials have been extensive in areas. Specimen trees and the wisteria remain intact. The vistas created during the Cross tenure are also substantially diminished by plant succession.

Julia Newbold Cross

Julia Newbold Cross oversaw the construction of the gardens, reconfigured the lawns and created vistas, planted substantial vegetation and constructed a completely new entry drive, abandoning the Bensel drive. She took an interest in establishing both annual and perennial plantings. An early proponent of naturalistic style and native plantings, Mrs. Cross also experimented with the introduction of some exotic specimens as well. Mrs. Cross did serve as president of the NY Horticultural Society from 1950-58 and was a member of the Royal Horticultural Society.

The National Register recognizes seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Several or all of these aspects must be present for a site to retain its historic integrity. To be listed on the National Register, a property must have significance under at least one of the four criteria, and must also retain integrity.

Location

This aspect of integrity refers to the place where the landscape was constructed. All lands within the current boundary of the Cross Estate were part of the estate during its period of significance.

Therefore, the Cross Estate retains high integrity of location.

Design

The combination of elements that create the form, plan, space, structure and style of a cultural landscape fall under this category. Cross Estate retains the essential form, structure and style created by Clarence Fowler and Julia Cross at its conception. Therefore, the site retains integrity of Design.

Setting

The setting, or physical condition, of the Cross Estate has been altered slightly since its period of significance. While the environs remain home to exclusive Mountain Colony estates, the historic character of the Cross Estate's immediate setting was impacted by the alterations in 2003 by the Mansions in May program. As a result, though it is diminished, the Cross Estate retains integrity of setting due to the fact that most of the changes instituted in 2003 are reversible.

Materials

All types of materials, including both vegetative and hardscape, are considered under this aspect of integrity. The construction materials used to create architectural features in the Formal Garden and on the estate grounds (free-standing and retaining walls, the pergola, garden ornaments, gates, walkways, and stairs) have not been greatly altered. This lends high integrity to the more permanent materials on site. While many trees on site date to the period of significance, it is likely that more temporal vegetation (including perennials and some shrubs) have been replaced as needed. Where possible,

replacements have been made in kind. In many cases, vegetative species remain in the same location and reflect the materials and character of the historic period. As with setting, the exception to this is plant materials planted in the ellipse of the front entry in conjunction with the Mansions in May alterations. This planting is not consistent with the historic character of the Cross Estate but could easily be removed without negative impact. On the whole, though somewhat diminished with regard to the plant material, the Cross Estate retains integrity of materials.

Workmanship

As with materials, the workmanship evident in architectural features of the estate and Formal Garden is essentially unchanged from the historic period. Therefore, the site retains integrity of workmanship.

Feeling and Association

Feeling refers to a property's expression of the aesthetic of a particular time period. Association refers to the direct link between the significant historic persons or events and the landscape. The Cross Estate retains integrity as a representation of the lush country estates being created during the period of significance by renowned landscape architects such as Clarence Fowler, often with the active involvement of knowledgeable clients, like Mrs. Cross. The association between Fowler and Julia Cross and the landscape they created remains undiminished from its period of significance. The Cross Estate, therefore, retains integrity of Feeling and Association.

Integrity of the Property as a Whole

As stated above, the Cross Estate retains integrity of location, design, materials, workmanship, feeling and association.

Landscape Characteristic:

Spatial Organization

The Cross Estate is delineated on two sides by Hardscrabble and Jockey Hollow Roads and was primarily wooded during the Bensel and Cross ownership. The original winding entry drive from the Bensel period extended from the intersection of Hard Scrabble Road and Jockey Hollow Road. The long drive led to the Main House which was secluded and set away from the main road. The area immediately surrounding the Main House was landscaped with lawns, meadows and formal gardens that were not apparent from Jockey Hollow Road. The complex of Chalet support structures was located near the Bensel Entry Drive. Other support structures were adjacent to the Main House. A formal clearing for construction of the Main House and Water Tower was executed circa 1903.

While many features dating to the Bensel ownership were changed by the Crosses, the overall spatial organization of the property remained similar. The Crosses added a new entrance road that wound southeast from Jockey Hollow Road. This gravel drive culminated in an ellipse at the east entrance to Main House. Mrs. Cross delineated the new Entry Drive Ellipse in a fashion to accommodate several mature Sassafras trees she wished to preserve. New support buildings were cited near the Jockey Hollow Road entrance (in the case of the Gardener's Residence, Old Barn and Greenhouses). The Carriage House was built along this lengthy drive to the Main House and utilized as an active support structure.

In 1931, Julia Newbold Cross and landscape designer Clarence Fowler introduced a naturalistic, picturesque planting scheme that created two long clearings and vistas. In addition to the

construction of new formal gardens, garden structures, and outbuildings, the clearings on axis with the gardens and house enhanced the spatial arrangement of the landscape. This axial emphasis was extended into the Formal Garden design with its interconnected rectilinear paths and terraces. A clearing for a tennis court overlooked by a terrace to the northwest of the house also contributed to this organization.

Today, the site's existing spatial organization, comprised of its circulation (roads and paths) and location of buildings, is still present. Encroaching successional vegetation has reduced the vistas and changed the open landscape areas somewhat, but not drastically. The axial relationship of the Main House to the Formal Garden is intact and the walls and fences still delineate the distinct areas on the Estate grounds and within the Formal Garden. The front of the Main House is still framed by the elliptical gravel drive. The large specimens of native sassafras are in decline. The Bensel entry drive remains as a road trace and is used a trail for walkers and mountain bikes. Relationships between the various structures are less apparent due to woodland vegetation growth but do not impact the property's original spatial organization.

Landscape Characteristic Graphics:



Overlooking terrace with silver maple and back lawn (OCLP, 2005).



Terracing in Formal Garden, (OCLP, 2005).

Circulation

The Bensel Estate was built atop the hill southwest of the intersection of Jockey Hollow and Hardscrabble Roads. Jockey Hollow Road snakes from the direction of the Jockey Hollow Encampment Area from northeast to southwest and meets Hardscrabble Road as it meanders from northwest to southeast. The roads converge at a bend.

The original Bensel entry drive entered the property near the intersection of Jockey Hollow Road and Hardscrabble Road. After passing through a gated entry at the base of the hill behind the main house, the drive meandered up and around the densely wooded hillside to the front of the mansion. The drive plateaued in the area of the gardens and the main house.

The Crosses constructed a new entry drive further north on Jockey Hollow Road. This drive approached the front of the main house more directly after passing the Carriage House. The Cross Entry Drive terminated at the front of the house in a formal ellipse. Another short drive extended from Jockey Hollow Road, passing the Gardener's Residence and connecting with the Entry Drive.

Circulation within the walled portion of the Formal Garden was laid out in the style of a formal Italianate parterre with axial paths and terraces. A combination of grass and gravel walks extended through the terraced garden. A crushed stone path led through the pergola between the terraced garden and the walled garden. Rectilinear brick paths inscribed the walled garden. Masonry steps of granite rubble connected the terraced garden, pergola and walled garden. The overall pattern of circulation within these garden areas was circuitous, each being interconnected. The circulation patterns in the terraced garden and walled garden were designed by Clarence Fowler and Mrs. Cross. The origin of the shade garden and its circulation is unclear but evidence suggests Mrs. Cross developed the irregular path system to showcase her Lilac and specimen collection.

Two areas of paved brick paths were added during the 2003 Mansion in May Showcase. One was located in the middle of the Entry Drive Ellipse in conjunction with a formal box parterre planting. The second was located south of the Main House, in between the house and formal garden associated with the porch entrance and a new foundation planting.

Today, the Circulation system developed during Cross ownership remains in use. The Cross Estate Entry Drive is paved in asphalt and gravel and is the main means of public access to the property today. Along the Entry Drive, across from the Carriage House/Garage is a gravel parking lot. The lot is at a trailhead for the New Jersey Brigade Trail. The trail, part of the Patriots Path, passes through the Cross Estate forest to the New Jersey Brigade Encampment Area one mile to the south. Just further south along the entry drive, there are also NPS staff parking areas at the Carriage House/Garage and behind the Main House. Just northwest of this back parking area, trace of the Bensel drive remains evident. It is now a well-used grassy walking and trail bike trail marked by gateposts and retaining walls erected by the Bensels. Despite the alterations of the plantings within the center as part of 2003 Mansion in May, the Cross Main House Entry Drive Ellipse remains unchanged from its historic period.

All elements of circulation within the Formal Garden remain intact from the original Fowler/Cross design. Curved paths of crushed stone with metal edging lead through the shade garden. Origin of these paths is unknown. At present, the two areas of paved brick paths added 2003 Mansions in May remain intact. Both additions are non-contributing and counter to the historic character of either Bensel or Cross eras.

Character-defining Features:

Feature:	Cross Entry Drive
Feature Identification Number:	98310
Type of Feature Contribution:	Contributing
Feature:	Formal Garden Paths
Feature Identification Number:	98311
Type of Feature Contribution:	Contributing

Cross Estate

Morristown National Historical Park

IDLCS Number:	040707
LCS Structure Name:	Cross Estate - Formal Garden Paths
LCS Structure Number:	41B
Feature:	Main House Terrace
Feature Identification Number:	98313
Type of Feature Contribution:	Contributing
IDLCS Number:	040711
LCS Structure Name:	Cross Estate - Main House Terrace
LCS Structure Number:	41D
Feature:	Shade Garden Paths
Feature Identification Number:	98316
Type of Feature Contribution:	Undetermined
Feature:	Bensel Entry Drive Trace
Feature Identification Number:	98309
Type of Feature Contribution:	Contributing
Feature:	Trailhead Parking Lot
Feature Identification Number:	98317
Type of Feature Contribution:	Non-Contributing
Feature:	Patriots Path
Feature Identification Number:	98315
Type of Feature Contribution:	Non-Contributing
Feature:	NPS Staff Parking Areas
Feature Identification Number:	98314
Type of Feature Contribution:	Non-Contributing
Feature:	Formal Garden Stairs
Feature Identification Number:	98312
Type of Feature Contribution:	Contributing

Landscape Characteristic Graphics:



Chalet driveway (OCLP, 2005).



Formal Garden Circular Stair (OCLP, 2005).



Formal Garden Paths (brick) through the Formal garden (OCLP, 2005).



Cross Entry Drive (OCLP, 2005).

Buildings And Structures

As the estate developed over 100 years, two main building complexes evolved from the Bensel's initial construction. Around 1905, a cluster of structures including the Main House was completed near the center of the property. Another group of buildings supporting a gatehouse emerged on Jockey Hollow Road at the entry drive.

The gatehouse, called the Chalet, was developed on Jockey Hollow Road on the north side of the Bensel's entry drive. The building rested on a slope that rose away from the private driveway. The Bensels constructed the Chalet and Chalet Barn by 1905. The Chalet was a 2 ½ story masonry and frame building with a steeply pitched gabled roof. The details of the house, such as wooden brackets and a tall roof with hipped ends and a flared base, were reminiscent of a Swiss chalet. In fact, it was common in the picturesque style of English gardens to include a romantic Swiss chalet gatehouse for servants' quarters. The Chalet Barn was a 1 ½ story rectangular masonry and frame structure built in the same style as the Chalet. Its main features were a steeply pitched gabled roof with a flared base, a large central dormer with single-swung doors, and a large central doorway featuring a pair of sliding wood doors. The entire Chalet complex was built into a hillside facing the entry drive. Each building was constructed to negotiate the slope. The Chalet had an exposed basement wall facing west. The outbuildings were all built directly into the hillside so that only the front elevations were fully

exposed.

The complex surrounding the Main House was also initiated by the Bensels. The Main House, completed c. 1905, was originally a formal, yet eclectic, stone masonry mansion. The house had three floors and approximately twenty rooms. The construction materials were typical of the Mountain Colony mansions, but the BenseL mansion was not quite as grand or formal as many others dating to that era. Along with the Main House, the Bensels constructed an elaborate water tower (c. 1905) near the house. The Water Tower was also constructed of stone. It is cylindrical in shape and stands five stories high. It had a conical roof with a functional windmill on top and also had two wooden balconies at the second and top level. A Root Cellar was also constructed c. 1905 near the tower. The root cellar is a rectangular stone structure with an elliptically vaulted roof and half sunken into the hillside. A large carriage house was erected just north of the house. The Carriage House/Garage was a 1-1/2 story building chiefly of frame construction with painted shingles originally built c. 1905. A small section of the lower level is stone. The structure had an irregular but generally square plan with the ground floor primarily dedicated to a large garage space. The upper level was intended to serve as an apartment. The building had a hipped roof with dormers and is capped with a square louvered cupola. Two other buildings were located on the grounds around the main house. The first, a c.1910 log cabin, stood adjacent to the entry drive near the garden. It is believed to have burned to the ground. The second, an unidentified cabin-like structure of unknown origin, was located in the woods behind the main house.

When the Cross family purchased the property, they made many changes, altering existing structures and adding several new ones. The mansion was renovated twice during the Cross tenure. In 1929, architect Frederick R. King was retained to redesign the mansion. The interior was completely renovated and a large library wing was added. During this same time period, the Carriage House/Garage and Water Tower were altered.

The Cross family constructed the Chalet Garage, Chalet Workshop and Chalet Wall during their tenure in the 1930s. When compared to the BenseL era structures, these buildings were more utilitarian in nature. They stood opposite the chalet and were both one story, gable-roofed, rectangular, masonry structures. The workshop housed one room while the garage contained two carports and an icehouse. The Chalet wall, near the rear of the complex, was a coursed-rubble granite masonry wall separating the complex from the woods to the rear. The wall rose gently up a slope in five stepped segments and had capped piers between each section. It has not yet been documented, but it is speculated that the wall dates to the construction of the chalet. Other buildings and structures added during this period include the Chalet Gate & Chalet Retaining Wall. A Chicken House, built in 1920, was located toward the rear of the Chalet complex. The one-room chicken house was a flat-roof structure with a rectangular frame and masonry foundation.

The Crosses added a more direct entry drive to the Main House off of Jockey Hollow Road above the sinuous original drive. The Gardener's Residence and the Red Barn were

constructed near the Cross entry. The two-story brick Gardener's Residence, added in 1934, was most likely a prefabricated Sears & Roebuck house. The gable-roofed, symmetrically designed house was utilitarian in appearance. The Red Barn, c. 1930, was another simple, vernacular structure, thought to be used as a potting shed. A one-story frame building constructed on a rectangular granite rubble masonry foundation, it had a gable roof, shiplap siding and a centered pair of large sliding wood doors on the front elevation. A secondary block extending from the corner of the barn comprised a one-story below-grade, shed-roofed, concrete masonry wing. The Crosses built a large greenhouse complex adjacent to the Gardener's Residence which was used by the estate gardener, Anthony Sayler, to help Mrs. Cross to prepare plants for use in the Formal Garden, as well as Garden Club competitions and flower shows.

A Blacksmith Shop (called the Workshop) and Garage were constructed behind the mansion c. 1930 and 1935 respectively. Mr. Cross's blacksmith shop, like the garage, was a simple, unpretentious building relative to the Bensel era structures. It is reputed to have been a "pre-cut" Sears & Roebuck edifice. A small Pump House was also added to the property around 1940. It was located across the drive from the Carriage House/Garage and was a framed shed roofed structure built on a poured concrete foundation and covered in shiplap.

Mrs. Cross retained Frederick King for further alterations to the Main House again in 1941. When King returned, he simplified the mansion to suit what had become a more modest lifestyle after the death of Mr. Cross. The architect removed the south wing, including the entry and a large porch, and faced the remaining stone façade in stucco. The renovated house had a very different character. It was far less formal and greatly reduced in scale.

At the time the NPS acquired the property in 1975, many of the smaller outbuildings were in a state of ruin or neglect. The NPS contracted to demolish the greenhouse structure in 1976. The Chalet and Chalet Wall were rehabilitated in 1991.

In 2003, the Cross Estate was used for "Mansions in May", a designer showhouse fundraiser sponsored by a local women's group. The exterior alterations made to the site included construction of an elaborate playhouse built southwest of the Main House. The Playhouse, located just south of the Blacksmith Shop, was designed in a stucco stone style, meant to resemble the Main House.

Today, the structures on the property, existing from either the Bensel or Cross ownership, all contribute to its historic character. They also represent the clear difference in tastes of style of the two families. The Bensels commissioned much more elaborate and ornate structures. While their buildings may not have been as grand as typical Mountain Colony construction, they did have a definite design style and utilized fine materials. Structures from the Cross tenure were often more simple and utilitarian. Alterations that the Crosses made to existing Bensel structures also resulted in more humble buildings.

Presently, the Main House, Carriage House/Garage, Gardener's Residence and Chalet are used for staff office and housing. The Water Tower is no longer in use. It is in a deteriorated state having lost its balconies and windmill. Some of the estate's historic support structures, such as the Red Barn, Blacksmith Shop, and Garage, are used for storage and maintenance functions. Other historic structures like the Root Cellar and Pump House are not presently used and are in fair condition.

The Chalet Wall and Chalet are both in good condition due to their recent rehabilitation. The Chalet Garage, Chalet Workshop and Chalet Barn are both in fair condition but the other Chalet complex structures, especially the Chicken House, are deteriorating and in need of restoration. The Chalet Ruins, a structural ruin of unknown origin and use, sits uphill from the chalet complex. All that remains is a poured concrete foundation. It is speculated that it may have been constructed as a laundry building during the Cross ownership.

Other documented ruins remain on the estate grounds. The Cabin Ruins, remains of the c. 1910 log cabin, consist of poured concrete masonry piers, a granite rubble masonry fireplace and chimney, and granite rubble masonry steps. The Chimney Ruins, ruins of the unidentified structure near the Carriage House/Garage, consist of a rustic rubble masonry fireplace and chimney, scattered remnants of a stone rubble masonry foundation, and a few decaying rough hewn log supports outlining the structure's foundation. Both the Lawn Retaining Wall and the Chalet Retaining Wall remain structurally sound and in fair condition.

The Mansions in May Playhouse remains on site and is available for sale to anyone willing to move it to another site. It is non-contributing and counter to the historic character of either Bensel or Cross eras. The topiary planting remains in fair condition but greatly altered the historic character of the Main House Entry Drive. All alterations made in conjunction with "Mansions in May" were detrimental to the historic character of the Cross Estate and diminished the landscape's integrity.

Character-defining Features:

Feature: Blacksmith Shop

Feature Identification Number: 92955

Type of Feature Contribution: Contributing

IDLCS Number: 40718

LCS Structure Name: CROSS ESTATE - BLACKSMITH SHOP

LCS Structure Number: 50

Feature: Cabin Ruins

Feature Identification Number: 92956

Type of Feature Contribution: Contributing

IDLCS Number: 040739

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LCS Structure Name: Cross Estate - Ruins

LCS Structure Number: 51

Feature: Carriage House/Garage

Feature Identification Number: 92957

Type of Feature Contribution: Contributing

IDLCS Number: 40724

LCS Structure Name: CROSS ESTATE - GARAGE/APARTMENT

LCS Structure Number: 43

Feature: Chalet

Feature Identification Number: 95071

Type of Feature Contribution: Contributing

IDLCS Number: 40719

LCS Structure Name: CROSS ESTATE - CHALET

LCS Structure Number: 45

Feature: Chalet Barn

Feature Identification Number: 97259

Type of Feature Contribution: Contributing

IDLCS Number: 40720

LCS Structure Name: CROSS ESTATE - CHALET - BARN

LCS Structure Number: 58

Feature: Chalet Chicken House Ruins

Feature Identification Number: 98292

Type of Feature Contribution: Contributing

IDLCS Number: 040697

LCS Structure Name: Cross Estate - Chalet - Chicken House Ruins

LCS Structure Number: 53

Feature: Chalet Garage

Feature Identification Number: 98293

Type of Feature Contribution: Contributing

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IDLCS Number:	40721
LCS Structure Name:	CROSS ESTATE - CHALET - GARAGE
LCS Structure Number:	56
Feature:	Chalet Retaining Wall
Feature Identification Number:	98294
Type of Feature Contribution:	Contributing
IDLCS Number:	040743
LCS Structure Name:	Cross Estate - Chalet - Retaining Wall
LCS Structure Number:	59A
Feature:	Chalet Workshop
Feature Identification Number:	98297
Type of Feature Contribution:	Contributing
IDLCS Number:	40722
LCS Structure Name:	CROSS ESTATE - CHALET - WORKSHOP
LCS Structure Number:	57
Feature:	Gardener's Residence
Feature Identification Number:	98300
Type of Feature Contribution:	Contributing
IDLCS Number:	40725
LCS Structure Name:	CROSS ESTATE GARDENER'S RESIDENCE
LCS Structure Number:	44
Feature:	Main House
Feature Identification Number:	98303
Type of Feature Contribution:	Contributing
IDLCS Number:	40726
LCS Structure Name:	CROSS ESTATE - MAIN HOUSE
LCS Structure Number:	46
Feature:	Garage
Feature Identification Number:	98299

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Type of Feature Contribution:	Contributing
IDLCS Number:	40723
LCS Structure Name:	CROSS ESTATE - GARAGE
LCS Structure Number:	49
Feature: Red Barn	
Feature Identification Number:	98306
Type of Feature Contribution:	Contributing
IDLCS Number:	40727
LCS Structure Name:	CROSS ESTATE - RED BARN
LCS Structure Number:	52
Feature: Root Cellar	
Feature Identification Number:	98307
Type of Feature Contribution:	Contributing
IDLCS Number:	40728A
LCS Structure Name:	CROSS ESTATE - ROOT CELLAR
LCS Structure Number:	42
Feature: Water Tower	
Feature Identification Number:	98308
Type of Feature Contribution:	Contributing
IDLCS Number:	40729
LCS Structure Name:	CROSS ESTATE - WATER TOWER
LCS Structure Number:	48
Feature: Chalet Ruins	
Feature Identification Number:	98295
Type of Feature Contribution:	Contributing
IDLCS Number:	040698
LCS Structure Name:	Cross Estate - Chalet - Ruins
LCS Structure Number:	54
Feature: Chalet Wall	

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Feature Identification Number: 98296
Type of Feature Contribution: Contributing
IDLCS Number: 040706
LCS Structure Name: Cross Estate - Chalet - Wall
LCS Structure Number: 59

Feature: Chimney Ruins
Feature Identification Number: 98298
Type of Feature Contribution: Contributing
IDLCS Number: 040738
LCS Structure Name: Cross Estate - Chimney Ruins
LCS Structure Number: 51A

Feature: Gardener's Residence Retaining Wall
Feature Identification Number: 98301
Type of Feature Contribution: Contributing
IDLCS Number: 040710
LCS Structure Name: Cross Estate - Gardeners Residence Retaining Wall
LCS Structure Number: 44A

Feature: Lawn Retaining Wall
Feature Identification Number: 98302
Type of Feature Contribution: Contributing
IDLCS Number: 040712
LCS Structure Name: Cross Estate - Lawn Retaining Wall
LCS Structure Number: 41E

Feature: Pump House
Feature Identification Number: 98305
Type of Feature Contribution: Contributing
IDLCS Number: 040742
LCS Structure Name: Cross Estate - Pump House
LCS Structure Number: 55

Feature: Mansions in May Playhouse

Feature Identification Number: 98304

Type of Feature Contribution: Non-Contributing

Landscape Characteristic Graphics:



Chalet House, Chalet Garage and Chalet Wall (OCLP, 2005)



Chalet Barn (OCLP, 2005).



Carriage House/Garage, (OCLP, 2005).



Rear of Main House (OCLP, 2005).



Gardener's Residence (OCLP, 2005).



Water Tower (OCLP, 2005).



Pump House (OCLP, 2005).

Vegetation

While the character of the vegetation during the Bensel ownership is somewhat less clear, the estate's grounds, and the garden in particular, were of high interest to Mrs. Cross. Mrs. Cross was knowledgeable about horticulture, and fond of natives and choice exotics. Her interests and collaborative spirit influenced the vegetation chosen in Clarence Fowler's planting scheme for the Formal Garden.

The most formal plantings on the estate were found in the Formal Garden, which featured both native and exotic species of trees, shrubs and perennials. An impressive mature mountain laurel allee stood southeast of the house, parallel to the walled garden and pergola. A walled terrace garden with a rectangular lawn featuring perimeter beds of native ferns, shrubs, and perennials was juxtaposed between the allee and the pergola. The pergola was planted with wisteria trained along its trellis beams. The garden terraced down on the other side of the pergola and was divided in half by a low, ivy-draped wall. The wall separated a symmetric parterre (the walled garden) from an English shade garden. The parterre was planted with perennials, herbs, annuals, and ornamental grasses while the English garden featured ornamental trees interspersed with sun and shade-loving plants.

Mrs. Cross' interest in native plants is exemplified in her care of the sassafras trees located

near the front of the Main House. When the Cross' were adjusting the location of the main entry drive, care was taken at her direction to avoid removing a mature grove of sassafras trees. The center of the ellipse that was designed to avoid the trees was filled with lawn.

In addition to the plantings done on the estate during the Cross' tenure, management of the woodlands included the clearing of vistas between the house and views to the south. Any other management of the woodlands is unknown, but presumed to have existed based both on Mrs. Cross' horticultural interests and Mr. Cross' hunting and conservation interests.

Lawn and meadow areas were maintained to around the west side of the Main House, and in fields near the east end of the property. These eastern fields were located on either side of the Cross Entry Drive between the Carriage House/Garage and Gardener's Residence.

Recently, some alterations were made to the vegetation immediately surrounding the Main House. In 2003, the Mansions in May program planted boxwood topiaries in an Italian parterre style both in the ellipse of the Cross Entry Drive and in between the south end of the Main House and the entrance to the Formal Garden area. Additional shrub and perennial plantings were installed in the planting beds along the back or west side of the Main House.

Today, most of the 162 acres of the Cross Estate are covered by a hardwood forest including a canopy of native oaks, maples, locusts, and tulip trees. The area is densely wooded and this effect is increased by the growth of grapevine twisting up tree trunks and hanging from branches. Pines occasion the forest edge. There is almost no understory as a result of high deer grazing but ground cover is thick in some wooded areas with an invasive barberry. Mature trees are found scattered throughout and along the perimeter of maintained area surrounding the house. They include native sassafras, European beech, and thorned honey locust. Evergreen shrubs such as rhododendrons, boxwoods, and hollies extend into the wooded areas. A large silver maple, one of the property's specimen plants, stands just to the southwest of the main house on the grass terrace. The clearings immediately surrounding the house are maintained turf, but not overly manicured. The woodland plants edging the maintained area frame views across and through the lawn. With the exception of the invasives and the effect of deer browsing, the woodland retains its historic character.

The garden plan and other vegetation elements existing on the property today are a direct result of the changes implemented under Mrs. Cross's direction, with the design assistance of landscape architect Clarence Fowler. The woodland surrounding the house encroaches on the previously manicured areas of the estate. The lawn areas are less maintained. Their planted edges have been obscured by successional forest. The vegetation that once framed the vistas from the terraces is slightly overgrown, somewhat blocking the views. The Mansions in May plantings within the entry ellipse and around the Main House remain but could easily be removed and restored to the historic appearance.

The overall plan of the Formal Garden remains intact today, but some of the plants contained

within it have been changed. Replacement plants in the Shade Garden have been based less on historic accuracy and more on aesthetics. These changes to the Shade Garden create a much different character than would have existed during the Cross ownership. However, the plants in the Walled Garden, Pergola Terrace and Upper Terrace either reflect or are the historic plant material, due to the fact that a former resident of the estate helped locate missing plants. The Pergola is now entirely engulfed in a mature wisteria vine which is stunning when in bloom. Overall, however, the Formal Garden retains the appearance and character of the original Fowler/Cross design.

Character-defining Features:

Feature: Mature Specimen Trees

Feature Identification Number: 93123

Type of Feature Contribution: Contributing

Feature: Mountain Laurel Allee

Feature Identification Number: 93124

Type of Feature Contribution: Contributing

Feature: Silver Maple

Feature Identification Number: 93125

Type of Feature Contribution: Contributing

Feature: Wisteria on Pergola

Feature Identification Number: 93126

Type of Feature Contribution: Contributing

Feature: Mature Shrubs and Historic Perennials in Formal Garden

Feature Identification Number: 93122

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Formal Garden annuals, perennials and vines (OCLP, 2005)



Mountain Laurel Allee, (OCLP, 2005).



Mature Dogwoods, (OCLP, 2005)



Silver Maple (OCLP, 2005).

Views And Vistas

During the Cross ownership, two planned vistas were constructed on the property. A long clearing extended from the southwest of the main house and created a vista of the surrounding hills. The clearing, kept in lawn, sloped down from the house and was framed by the woodland. The Crosses created another vista designed for enjoyment from the garden. This view incorporated another cleared corridor through the woodlands to the southeast of the mansion.

Recognizing the existence of designed views and vistas, it should also be noted where certain historic views were deliberately obscured. For example, views of the main house were never available from either Hardscrabble or Jockey Hollow Roads. Furthermore, neither the Bensel or Cross entry drives allowed views of the main house on approach. The house is not encountered until the end of each drive. It is possible that the climbing, sinuous Bensel drive allowed glimpses of the house, but unlikely due to terrain and woodland growth.

Today, the idea of created vantages to the rear of the house can be perceived, however, the framed view southwest is greatly diminished by the encroachment of woodland vegetation. The Formal Garden View remains stunning, if slightly diminished by vegetative encroachment.

Character-defining Features:

Feature: Formal Garden View
Feature Identification Number: 93127
Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Walled Garden view East (OCLP, 2005).

Small Scale Features

Numerous small scale features were incorporated in Cross Formal Garden design by Clarence Fowler and Julia Cross. These included a 200-ft long Pergola and Trellis as well as Formal Garden Gates, Formal Garden Benches, Formal Garden Walls (free-standing), a number of Formal Garden Urns and a charming Formal Garden Rock Seat cut from stone.

In the Chalet Complex, a pair of Granite Gateposts capped with concrete spheres marked the estate's original entry drive. No documentation has been uncovered to provide information about other historic small scale features on the site.

Today, all of the historic landscape structures in the Formal Garden remain intact and in good condition.

Other small scale features found in the grassy clearings surrounding the main house include Picnic Tables, an Antique Cart, and an antique horse-drawn Hay Rake. Near the Main House, there are a number of general structures of contemporary materials and design that do not contribute to the historic character of the site. These include NPS signs and information boards, trail signs, deer fences, picnic tables. An above ground gas tank surrounded on three sides by a wooden fence rests near the water tower. There are also non-historic vehicular gates at the service road and at the original estate entrance off Jockey Hollow Road.

In the area near the Chalet, several dry-laid rubble retaining walls remain along the original Bensel Drive and Indian Grave Brook. More formal rubble masonry granite walls, the Chalet Gate and Granite Gateposts reflect the original Bensel Drive entrance and are in fair condition.

Character-defining Features:

Feature: Formal Garden Benches

Feature Identification Number: 98321

Type of Feature Contribution: Contributing

Feature: Formal Garden Gates

Feature Identification Number: 98322

Type of Feature Contribution: Contributing

Feature: Formal Garden Urns

Feature Identification Number: 98324

Type of Feature Contribution: Contributing

Feature: Formal Garden Walls

Feature Identification Number: 98325

Type of Feature Contribution: Contributing

IDLCS Number: 040709

LCS Structure Name: Cross Estate - Formal Garden Walls

LCS Structure Number: 41C

Feature: Pergola

Feature Identification Number: 98010

Type of Feature Contribution: Contributing

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IDLCS Number:	040708
LCS Structure Name:	Cross Estate - Pergola
LCS Structure Number:	41A
Feature:	Formal Garden Trellises
Feature Identification Number:	98323
Type of Feature Contribution:	Undetermined
Feature:	Formal Rock Seat
Feature Identification Number:	98326
Type of Feature Contribution:	Contributing
Feature:	Granite Gateposts
Feature Identification Number:	98328
Type of Feature Contribution:	Contributing
Feature:	NPS Signs
Feature Identification Number:	98009
Type of Feature Contribution:	Non-Contributing
Feature:	Deer Fences
Feature Identification Number:	98320
Type of Feature Contribution:	Non-Contributing
Feature:	Gas Tank
Feature Identification Number:	98327
Type of Feature Contribution:	Undetermined
Feature:	Picnic Tables
Feature Identification Number:	92033
Type of Feature Contribution:	Non-Contributing
Feature:	Antique Cart & Hay Rake
Feature Identification Number:	98318
Type of Feature Contribution:	Undetermined
Feature:	Chalet Gate

Feature Identification Number:	98319
Type of Feature Contribution:	Contributing
IDLCS Number:	040705
LCS Structure Name:	Cross Estate - Chalet - Gate
LCS Structure Number:	60

Landscape Characteristic Graphics:



Formal Garden Bench and Walls (OCLP, 2005).



Pergola (OCLP, 2005).



Formal Garden Urns and Trellis (at right) (OCLP, 2005).



Rock Seat in Formal Garden (OCLP, 2005).

Topography

The overall topography of the Bensel-Cross property was not greatly altered in its development as an estate. The land was mountainous with an apex of 657 feet above sea level. The location of the house on this apex allowed for Mrs. Cross to capitalize on vistas. The terrain slopes down to 425 feet above sea level at Hardscrabble Road over a distance of 1400 feet. Indian Grave Brook flowed through the lowest points of the estate paralleling Hardscrabble Road to the southwest. The pronounced slope of the estate was altered in areas by the cut and fill of the climbing $\frac{3}{4}$ -mile private drive built during the Bensel ownership. Small loose outcroppings of granite were strewn throughout the grounds. Such masses were the sources of the vernacular masonry often used in Mountain Colony architecture.

Today, the overall topography of the Bensel-Cross property remains essentially unchanged from when it was first developed as an estate.

Natural Systems And Features

The Bensel/Cross Estate was developed on the hilly, forested terrain that was typical of the land found in the New Jersey highlands. Chosen for these features, the natural systems and features of the property were not greatly altered by the creation of the estate.

Today, the woods are a dense canopy of oaks, maples, and tulip trees occasioned by pines. Much of the understory has been grazed by deer and has been replaced by invasive plants such as barberry. The Passaic River at the estate's eastern boundary and Indian Grave Brook, running through the property close to its southwestern limits, help to support abundant wildlife. The exceedingly high deer population is complimented in the area by rare black bear sightings. Other common mammals include skunks, opossums, chipmunks, and squirrels. The property also hosts a wide variety of birds possibly due to the adjacent Scherman-Hoffman Sanctuaries of the New Jersey Audubon Society.

Land Use

Located along the edge of the Appalachian Highlands, the Morristown vicinity in northern New Jersey was first inhabited by Native Americans of the Lenape, or Delaware tribe of the Algonquin people. The Lenape range extended throughout what would become New Jersey and included parts of southern New York and eastern Pennsylvania. The earliest European settlers came to the Morristown vicinity around 1685, seeking iron ore deposits. The three essentials for making iron were in great abundance: rivers for water power, woodland for charcoal, and rich sediments of iron ore. However, by 1708 the West Jersey Proprietors, a group of land speculators with William Penn as a leading member, purchased all of northern New Jersey that was within their jurisdiction.

The Morristown area was settled by small villages that by the mid-eighteenth century supported an economy primarily based on agriculture. Somerset County, bordering Morris County, was established in 1688. Farmers in the vicinity of Morristown raised crops such as wheat, corn, rye, oats, barley, vegetables, apples, and peaches. Although agriculture was predominant, the economy was diversified by the organization of ironworks, powdermills, and sawmills. In fact, a small community known as "Log Town", located in the area south of Morristown and adjacent to the present-day Cross Estate, possessed a forge, a grist mill, and a fulling mill by the time of the Revolution.

Elisha Ayers purchased 168 acres of farmland at Log Town in 1748. The property began at the intersection of Indian Grave Brook and the Passaic River and, at the time of the Revolutionary War, was occupied by a forge. Near the forge, just south of the current Cross Estate boundary, the 1300-man New Jersey Brigade under the command of General William Maxwell built an encampment of aligned wooden huts in December 1779. The Continental Army remained in the Morristown area through the winter. After the troops left in June 1780, Elisha Ayers continued working his land. The New Jersey Brigade's encampment huts were either dismantled or allowed to decay. Ayers made a success of his farm and forge and eventually accumulated a total of 347 acres of land that extended all the way to Veal Town, or Bernardsville.

Through most of the nineteenth century, the Bernardsville hills remained a collection of mostly small lands owned by local families. The Ayers farm was in the midst of these properties, though it changed hands in 1808 and underwent a succession of owners, including the McMurty family who, in 1827, began a successful operation of a sawmill there for nearly 100 years. However, in the late nineteenth century the nature of land use and ownership in the Bernardsville area changed radically. In the 1890s, fewer families owned far more land relative

to just ten years before. The era of estate building had begun. The establishment of Bernardsville's wealthy Mountain Colony was hastened in 1890 when rail service from New York City was initiated. The area became especially desirable as a locale for wealthy New York families in 1896 when the Ravine Association was formed. This country club was attractive to those building opulent retreats on hundreds and in some cases, thousands of acres. The pre-existing network of local small farms was quickly transformed into a service economy.

John and Ella Bensel's ownership of the estate corresponds with the "heyday" of the Mountain Colony. The property, including a twenty-room mansion, a water tower, a carriage house, a $\frac{3}{4}$ mile private drive, and a gate house, was used as a summer retreat.

W. Redmond and Julia Newbold Cross renamed the estate Hardscrabble and continued to use it as a country retreat. However, the Crosses made extensive changes to the grounds. In addition to renovations and new construction, the landscape was transformed and used by Mrs. Cross for horticultural experimentation and enjoyment. The use of the Cross Estate as a private residence continued until the death of Julia Newbold Cross in 1972.

The property was purchased and held by the New Jersey Conservation Foundation until the National Park Service obtained funds from Congress for purchase. The Cross Estate was acquired to create a physical link between the New Jersey Brigade and the Jockey Hollow encampment units of the Morristown National Historical Park. The Cross Estate was added to the park in 1975.

Currently, the estate not only serves as a bridge between two sensitive historical sites, but also as a part of the Passaic River Greenbelt. This area is an eleven mile section of public open space beginning with the Frelinghuysen Arboretum in Morris Township and ending at the Scherman-Hoffman tract of the New Jersey Audubon Society. The New Jersey Brigade Trail, part of the Patriots Path that connects with Jockey Hollow, passes through the woods on the east side of the estate and takes hikers one mile south to the New Jersey Brigade Encampment Area. The Formal Gardens, having undergone a reclamation beginning in 1977, are maintained by the New Jersey Historical Garden Foundation and are open to the public. Many of the structures on the landscape, including the Main House, the Carriage House/Garage, and the Chalet have also been stabilized and are used for park offices and staff housing.

Archeological Sites

The Cross Estate has undergone no documented archeological investigations. To date archeological investigations in this area of the park have concentrated on the adjacent New Jersey Brigade encampment. Studies have located the New Jersey Brigade site on land adjacent to the Cross property. It is not believed that the encampment activities extended onto the property now known as the Cross Estate.

It is not within the purview of this CLI to evaluate archaeological resources. The Cross Estate might possess some archeological resources from the Revolutionary era due to its close proximity to a site that hosted 1,300 soldiers during the winter of 1779-1780. The property may also retain twentieth-century archeological resources, including standing ruins and sites of

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demolished buildings from the Bensel/Cross eras.

Condition

Condition Assessment and Impacts

Condition Assessment:	Fair
Assessment Date:	09/30/1998
Condition Assessment:	Fair
Assessment Date:	05/18/2005
Condition Assessment:	Fair
Assessment Date:	07/12/2011

Condition Assessment Explanatory Narrative:

In consultation with Jude Pfister, Chief of Cultural Resources at the park, and with concurrence from the Superintendent, the Cross Estate landscape is currently in fair condition. The definition of “fair” is as follows: “indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.”

Impacts

Type of Impact:	Deferred Maintenance
External or Internal:	Internal
Impact Description:	Many of the minor structures have been neglected due to insufficient maintenance resources and are in poor condition, needing stabilization (water tower, chicken coop, ruins). The house is also in need of some minor repairs, but is in overall fair condition. In addition, landscape elements such as the vistas are in danger of being lost due to encroaching vegetation. Specimen trees are in need of pruning and care as are some of the overgrown hedges and shrubs. Other features, such as the Bensele entry drive gateposts and retaining walls are also in need of stabilization.

Treatment

Bibliography and Supplemental Information

Bibliography

Citation Title:	Development Concept Plan, Jockey Hollow, Fort Nonsense and New Jersey Brigade Site Units
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	010456
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Resources Management Studies Collection, Charlestown Navy Yard, Charlestown, MA
Citation Title:	Draft Environmental Assessment: Master Plan and Development Concept Plans
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	401618
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Resources Management Studies Collection, Charlestown Navy Yard, Charlestown, MA
Citation Title:	Final Master Plan: Morristown NHP
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	401619
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Resources Management Studies Collection, Charlestown Navy Yard, Charlestown, MA
Citation Title:	Historical Base Map, Morristown NHP
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	000620
Citation Type:	Narrative
Citation Location:	Park Library, Morristown NHP

Citation Title:	Inventory of Structures, Morristown NHP
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	013561
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Resources Management Studies Collection, Charlestown Navy Yard, Charlestown, MA
Citation Title:	The History of Vegetation and the Land of Morristown NHP, NJ Since 1700
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	40163
Citation Type:	Both Graphic And Narrative
Citation Location:	Park Library, Morristown NHP
Citation Title:	Vegetation of the New Jersey Brigade Area of Morristown NHP: Final Report
Year of Publication:	0
Source Name:	CRBIB
Citation Number:	012971
Citation Type:	Both Graphic And Narrative
Citation Location:	Resource Management Office, Morristown NHP
Citation Title:	Morristown and Morris Township, A Guide to Historic Sites
Year of Publication:	0
Source Name:	Other
Citation Type:	Both Graphic And Narrative
Citation Location:	Morristown NHP Bookstore

Citation Title: The Cross Estate Gardens
Year of Publication: 0
Source Name: Other
Citation Type: Both Graphic And Narrative
Citation Location: Park Library, Morristown NHP

Citation Title: Bensel-Cross Estate
National Register of Historic Places Inventory
Nomination Form (Draft)
Year of Publication: 0
Source Name: Other
Citation Type: Narrative
Citation Location: NPS, BOSO CRM files

Supplemental Information

Title: Morris County Digital Orthophotography (DOQ)
Description: Base map data provided courtesy of the Department of Planning and Development, Morris County, New Jersey.

Title: TOPO! Interactive Maps on CD-ROM
Description: Greater NYC, Long Island, Catskills, and Poconos