MIDDLETOWN SURVEY AND
NJ & NATIONAL REGISTER NOMINATION PROJECT
INTENSIVE LEVEL SURVEY REPORT
MONMOUTH HILLS HISTORIC DISTRICT
MONMOUTH HILLS, MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

HISTORIC PRESERVATION FUND GRANT NO. HEO1-010

Prepared for:
The Township of Middletown
Department of Planning & Community Development
Johnson-Gill Annex
1 King's Highway
Middletown, NJ 07748-2098

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Background research and the architectural field survey was performed by Michael Tomkins. The GIS component of this survey was conducted by Kinney Clark of the Historic Preservation Office with assistance from Michael Tomkins. This report was authored by Michael Tomkins.

Michael Tomkins
Historian/Principal Investigator

Middletown Landmarks Commission

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MANAGEMENT SUMMARY

Report Name/Title:

Location:
The Monmouth Hills Historic District is situated on approximately 50 acres (.08 square miles) and includes in its entirety the community of Monmouth Hills, situated in Middletown Township, Monmouth County, New Jersey. The District is bounded on the north by N.J. Route 36, on the south by the Hartshorne Woods County Park and on the east by the municipal boundary dividing Middletown Township with the Borough of Highlands. The District borders on the west by a housing community situated along Ontario Avenue and Iroquois Place. The District can be located on USGS 7.5' Topographic Series, Sandy Hook, NJ-NY Quadrangle.

Field Methods:
Architectural field investigations were undertaken on a total of 41 dwellings and the Water Witch Club Casino building located within the Monmouth Hills Historic District. The Club Casino and 23 of these dwellings were constructed during the District’s period of significance (1895-1930). Also included within the survey and assigned separate Property ID numbers were two garages constructed within the District’s period of significance, but which are no longer associated with a historic dwelling.

Location of Copies of Reports:
Copies of this report are filed with the New Jersey State Historic Preservation Office, the Township of Middletown, Department of Planning and Community Development, and with the Middletown Public Library.
# TABLE OF CONTENTS

Acknowledgements .................................................................................................................. i  
Management Summary ......................................................................................................... ii  
Table of Contents .................................................................................................................. iii  
List of Figures ........................................................................................................................ iv  
List of Plates ........................................................................................................................... v  
List of Tables .......................................................................................................................... viii  

1. INTRODUCTION ............................................................................................................... 1-1  

2. RESEARCH DESIGN ....................................................................................................... 2-1  

3. SETTING ......................................................................................................................... 3-1  

4. HISTORICAL OVERVIEW .............................................................................................. 4-1  
   a. Previous Studies ........................................................................................................... 4-1  
   b. Overview History of the Water Witch Park and Club ................................................. 4-1  

5. DATA SUMMARY ............................................................................................................ 5-1  
   a. Properties that Date from the District’s Period of Significance .................................. 5-1  
   b. Properties that were Constructed after the District’s Period of Significance ............... 5-40  

6. BIBLIOGRAPHY ............................................................................................................. 6-1  

APPENDICES  
A. Master List of Survey Forms and Survey Forms ............................................................ A-1  
B. Request for Proposal ....................................................................................................... B-1  
C. Resumes .......................................................................................................................... C-1  
D. National Register of Historic Places Registration Form - Monmouth Hills Historic District .................................................................................................................. D-1  
E. Historic Preservation Office Review Comments of September 23, 2002 Addressed ........ E-1
LIST OF FIGURES

Figure 1.1 Location Map: USGS Sandy Hook, NJ-NY ................................................................. 1-2
Figure 1.2 Detailed Location Map Showing District Properties ......................................................... 1-3
Figure 4.1 F.A. Dunham Map of the Water Witch Park in the Highlands of Navesink, Monmouth County, New Jersey in 1896 .................................................................................. 4-2
Figure 4.2 F.A. Dunham Map of Lands of Water Witch Club in the Highlands of Navesink, Monmouth County, New Jersey in November 1895 ................................................................. 4-4
Figure 4.3 F.A. Dunham Map of Water Witch Park Situated in the Highlands of Navesink, Monmouth County, New Jersey in December 1895 ........................................................................ 4-6
Figure 4.4 Charles W. Humphreys Map Showing Property Owned by the Highlands of Navesink Improvement Company, Water Witch Park, Monmouth County, New Jersey, Reserved for Navesink Country Club in 1898 ........................................................................................................ 4-8
Figure 4.5 Sanborn Insurance Map of Water Witch Park, Monmouth County, New Jersey in 1907 .......... 4-9
Figure 4.6 Sanborn Insurance Map of Water Witch Park, Monmouth County, New Jersey in 1950 ........ 4-10
LIST OF PLATES

Plate 3.1 View looking west along Coquette Drive towards its intersection with Serpentine Drive showing peanut-stone road embankment support walls ................................................................. 3-2
Plate 3.2 View looking southeast showing gatepost constructed of peanut-stone at the entrance of Water Witch Drive ................................................................. 3-2
Plate 3.3 View looking south along Water Witch Drive showing drainage ditch lined with peanut-stone and culvert abutment walls at entrance to Hillside Road (only partially utilized) .................. 3-3
Plate 3.4 View looking south showing slate walkway along the left side of Water Witch Drive .................. 3-3
Plate 3.5 View looking east showing triangular-shaped landscaped median at the intersection of Bluff Edge and Park Way ................................................................. 3-4
Plate 5.1 William Leake Hewson House, 4 Serpentine Drive, Property ID # -1982081228: view looking north. Circa 1910 ................................................................. 5-5
Plate 5.2 William Leake Hewson House, 4 Serpentine Drive, Property ID # -1982081228: present-day view looking north-northeast ................................................................. 5-5
Plate 5.3 Austin W. Lord House, 5 Coquette Lane, Property ID # -669963090: view looking north. Circa 1909.5-6
Plate 5.4 Austin W. Lord House, 5 Coquette Lane, Property ID # -669963090: present-day view looking north.5-6
Plate 5.5 Francis Reed House, 8 Serpentine Drive, Property ID # 787032920: view looking east. Circa 1903 .... 5-7
Plate 5.6 Francis Reed House, 8 Serpentine Drive, Property ID # 787032920: present-day view looking east .... 5-7
Plate 5.7 Ernest DeCoppet House, 9 Serpentine Drive, Property ID # 2070351835: present-day view looking east ................................................................. 5-9
Plate 5.8 Ernest DeCoppet Stable, 11 Serpentine Drive, Property ID # 1629320076: view looking north-northwest. No Date ................................................................. 5-10
Plate 5.9 Ernest DeCoppet Stable, 11 Serpentine Drive, Property ID # 1629320076: present-day view looking northwest ................................................................. 5-10
Plate 5.10 Frederick P. Hill House, 12 Serpentine Drive, Property ID # 1018279770: view looking southeast. 1936 ................................................................. 5-12
Plate 5.11 Frederick P. Hill House, 12 Serpentine Drive, Property ID # 1018279770: present-day view looking east-northeast ................................................................. 5-12
Plate 5.12 Gen. Charles W. Raymond House, 13 Serpentine Drive, Property ID # -1272940893: view looking north. Circa 1940 ................................................................. 5-13
Plate 5.13 Gen. Charles W. Raymond House, 13 Serpentine Drive, Property ID # -1272940893: present-day view looking northwest ................................................................. 5-13
Plate 5.14 Walter I. McDougall House, 14 Witches Lane, Property ID # 1337171055: view looking north. Circa 1940 ................................................................. 5-15
Plate 5.15 Walter I. McDougall House, 14 Witches Lane, Property ID # 1337171055: present-day view looking north-northwest ................................................................. 5-15
Plate 5.16 Alfred A. Whitman House, 15 Park Way, Property ID # -802979115: view looking northeast. 1905.5-16
Plate 5.17 Alfred A. Whitman House, 15 Park Way, Property ID # -802979115: present-day view looking southeast ................................................................. 5-16
Plate 5.18 Dr. J.H. Huddleston and Mabel Parker House, 16 Park Way, Property ID # 1525823889: view looking southeast. 1905 ................................................................. 5-18
Plate 5.19 Dr. J.H. Huddleston and Mabel Parker House, 16 Park Way, Property ID # 1525823889: present-day view looking southeast ................................................................. 5-18
Plate 5.20 Lemuel Skidmore House, 19 Park Way, Property ID # -432482146: view looking west. Circa 1940.5-19
Plate 5.21 Lemuel Skidmore House, 19 Park Way, Property ID # -432482146: present-day view looking west ... 5-19
Plate 5.22 Richard Lamb House, 21 Bluff Edge, Property ID # 670228268: view looking south-southwest. 1897 ................................................................. 5-21
Plate 5.23 Richard Lamb House, 21 Bluff Edge, Property ID # 670228268: present-day view looking west .... 5-21
Plate 5.24 James F. and Harriet N. Andrews House, 22 Witches Lane, Property ID # 186153539: view looking south-southeast. 1936 ................................................................. 5-22
LIST OF PLATES (CONTINUED)

Plate 5.25  James F. and Harriet N. Andrews House, 22 Witches Lane, Property ID # 1861535539: present-day view looking south-southeast ................................................................. 5-22
Plate 5.26  Charles Shipway Garage, Intersection of Park Way and Bluff Edge, Property ID # 1689368730: present-day view looking south-southeast ......................................................... 5-23
Plate 5.27  Dr. Samuel A. Brown House, 28 Coquette Lane, Property ID # 1018375524: view looking north-northwest. Circa 1940 ................................................................. 5-25
Plate 5.28  Dr. Samuel A. Brown House, 28 Coquette Lane, Property ID # 1018375524: present-day view looking north-northwest ................................................................. 5-25
Plate 5.29  Francis R. and Josephine L. Pemberton House, 30 Bay View Terrace, Property ID # 2025303391: view looking north. 1936 ................................................................. 5-26
Plate 5.30  Francis R. and Josephine L. Pemberton House, 30 Bay View Terrace, Property ID # 2025303391: present-day view looking north ................................................................. 5-26
Plate 5.31  Ernest Greene House Garage, 6 Coquette Lane, Property ID # 1017342943: present-day view looking north ................................................................. 5-27
Plate 5.32  Julia G. and William B. DeHaven House, 33 Sea View Terrace, Property ID # 1505397145: view looking north. 1903 ................................................................. 5-29
Plate 5.33  Julia G. and William B. DeHaven House, 33 Sea View Terrace, Property ID # 1505397145: present-day view looking east-southeast ................................................................. 5-29
Plate 5.34  Frank A. Wright House, 34 Sea View Terrace, Property ID # -166188437: view looking south-southwest. Circa 1898 ................................................................. 5-30
Plate 5.35  Frank A. Wright House, 34 Sea View Terrace, Property ID # -166188437: present-day view looking south-southwest ................................................................. 5-30
Plate 5.36  Edward S. Atwood House, 37 East Twin Road, Property ID # 432957787: view looking south. 1897 ................................................................. 5-31
Plate 5.37  Edward S. Atwood House, 37 East Twin Road, Property ID # 432957787: present-day view looking south ................................................................. 5-31
Plate 5.38  Lyman A. Ford House, 38 East Twin Road, Property ID # 795703318: present-day view looking south ................................................................. 5-32
Plate 5.39  Livingston Middleditch House, 39 East Twin Road, Property ID # -1233361491: view looking northwest. 1897 ................................................................. 5-34
Plate 5.40  Livingston Middleditch House, 39 East Twin Road, Property ID # -1233361491: present-day view looking north-northeast ................................................................. 5-34
Plate 5.41  William B. Taber House, 40 East Twin Road, Property ID # 416176513: view looking northwest. 1897 ................................................................. 5-35
Plate 5.42  William B. Taber House, 40 East Twin Road, Property ID # 416176513: present-day view looking north-northwest ................................................................. 5-35
Plate 5.43  Dr. S. Seabury Jones House, 41 Sea View Terrace, Property ID # 1017160226: view looking northeast. Circa 1940 ................................................................. 5-37
Plate 5.44  Dr. S. Seabury Jones House, 41 Sea View Terrace, Property ID # 1017160226: present-day view looking north ................................................................. 5-37
Plate 5.45  Water Witch Club Casino, 43 West Twin Road, Property ID # -865648505: present-day view looking southwest. Circa 1908 ................................................................. 5-38
Plate 5.46  Water Witch Club Casino, 43 West Twin Road, Property ID # -865648505: present-day view looking southwest ................................................................. 5-38
Plate 5.47  Lavinia Anna Erbacher House, 44 West Twin Road, Property ID # -1485841364: view looking northeast. Circa 1940 ................................................................. 5-39
Plate 5.48  Lavinia Anna Erbacher House, 44 West Twin Road, Property ID # -1485841364: present-day view looking northwest. ................................................................. 5-39
Plate 5.49  Merrick and Lillian Pratt House, 1 Fennimore Terrace: present-day view looking southwest ................................................................. 5-41
Plate 5.50  Prahl House, 2 Serpentine Drive: present-day view looking southeast ................................................................. 5-41
Plate 5.51  DeLuca House, 3 Fennimore Terrace: present-day view looking south ................................................................. 5-42
Plate 5.52 Larsen Flinn House, 6 Coquette Lane: present-day view looking north ........................................ 5-42
Plate 5.53 Harold and Ruth Monier House, 7 Valley Drive: present-day view looking north-northeast .......... 5-44
Plate 5.54 Lloyd and Terry Kelcher House, 10 Serpentine Drive: present-day view looking northwest .......... 5-44
Plate 5.55 James and Sally Van Mater House, 17 Park Way: present-day view looking east .......................... 5-45
Plate 5.56 Malcom and Janet Sawhill House, 18 Park Way: present-day view looking east .......................... 5-45
Plate 5.57 Erick Suto House, 20 Park Way: present-day view looking southeast ...................................... 5-46
Plate 5.58 Ernest Del Bueno House, 23 Witches Lane: present-day view looking northwest ...................... 5-47
Plate 5.59 Ruth Campbell House, 24 Witches Lane: present-day view looking northwest ......................... 5-47
Plate 5.60 Robert and Shannon Clark House, 25 Coquette Lane: present-day view looking east-southeast .... 5-48
Plate 5.61 Grazewski House, 27 Bay View Terrace: present-day view looking northeast ......................... 5-48
Plate 5.62 Richard and Michelle Arway House, 29 Bay View Terrace: present-day view looking south-southwest ................................................................. 5-50
Plate 5.63 Guy Henderson House, 32 Sea View Terrace: present-day view looking south .......................... 5-50
Plate 5.64 Frank and Suzanne Rostan House, 35 Sea View Terrace: present-day view looking north .......... 5-51
Plate 5.65 Suzanne and Frank Leach House, 36 East Twin Road: present-day view looking east ................. 5-51
Plate 5.66 David Schutz House, 42 West Twin Road: present-day view looking west-northwest ................. 5-52
LIST OF TABLES

Table 5.1  List of Resources Constructed within District’s Period of Significance (1895-1930) ..................... 5-2
Table 5.2  List of Resources Constructed After District’s Period of Significance (1895-1930) ....................... 5-4
CHAPTER 1

INTRODUCTION

The Middletown Survey and NJ & National Register Nomination Project involved two separate historic districts, the Monmouth Hills Historic District and the Locust Historic District. This report summarizes the results of the work performed for the Monmouth Hills Historic District. As outlined within the request for proposal issued by the Township of Middletown, four separate tasks were undertaken for this part of the overall project. Task 1A consisted of an Intensive Level Survey. Task 1B consisted of the production of the Intensive Level Survey Report and Task 1C consisted of a recommendation of the District for local designation. Lastly, Task 3 called for the nomination of the District to the New Jersey and National Register of Historic Places.

This study was made possible by a Historic Preservation Fund Grant issued by the New Jersey Historic Preservation Office to the Township of Middletown. Tomkins Historical Research, who was contracted by the Township, performed this study.

The Monmouth Hills Historic District located in Middletown Township, Monmouth County, comprises a portion of what was historically known as the Water Witch Park (Figure 1.1). The district’s boundaries are those of the original contiguous lots of the main portion of the Water Witch Park, designed in 1895, which is today known as Monmouth Hills (Figure 1.2). The District is comprised of the lands formerly owned by the Water Witch Club (roughly eastern half of district) and the Highlands of Navesink Improvement Company (roughly western half of district). In 1898, an attempt to develop the property of the Highlands of Navesink Improvement Company as the Navesink Country Club was initiated. This venture soon failed and in 1900/1901 the two clubs merged. The District does not include lands on Sandy Hook Bay that were owned by the Water Witch Club at one time. It also does not include the ball field and athletic grounds located immediately east of Water Witch Drive. This area, which was originally developed by the Club, is now owned by the Borough of Highlands and contains no known historic resources.

Approximately 48 hours were spent conducting the architectural fieldwork, which included photographing each property and related features with both black-and-white-print and color-slide film. Since the fieldwork was conducted during late winter and early spring, visibility was ideal for photography. A few of the properties did, however, have pine trees on the property, which restricted some views.
Figure 1.1. General Location Map. Source: 7.5' Topographic Series, Sandy Hook, NJ-NY Quadrangle. 1981. Boundaries of Monmouth Hills Historic District Outlined with Dashed Line.
CHAPTER 2
RESEARCH DESIGN

The objective of this study was to conduct an Intensive Level Survey of the Monmouth Hills Historic District, make recommendation of the District for local designation and nominate it to the New Jersey and National Register of Historic Places. Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.

As part of the Intensive Level Survey of the District, a program of documentary research utilizing the historical collections of the New Jersey State Library, Monmouth County Historical Association, and any research files held by the New Jersey State Historic Preservation Office, the Middletown Planning Department and Landmarks Commission was planned. With the exception of the Monmouth County Historical Association, all of these institutions were visited. It was discovered during the survey that Mary Jo Kenny, a member of the Monmouth Hills community, had previously conducted detailed historical research at the Monmouth County Historical Association and the Monmouth County Archives in advance of a planned publication. Kenny's forthcoming publication is intended to convey the history of the Monmouth Hills District and its associated properties. Mrs. Kenny kindly allowed access to her research materials for this study. In addition, the Monmouth County Recorder of Deeds Office was utilized to assist in the establishment of approximate dates of construction of the various properties within the District. Early maps of the community were also found to be filed with the County Clerk's Office.

The research phase was then followed by a field survey, in which the primary goal was to architecturally document the properties within the district. As part of the field survey, each resource was photographed using color slide and black-and-white print film. Architectural descriptions and sketch maps were noted on pre-printed architectural survey forms. In addition, Global Positioning System points for each resource were acquired with aid from the Historic Preservation Office personnel.

Contained within the boundary of the Monmouth Hills Historic District are 41 dwellings and the Water Witch Club Casino building. The Casino and 23 of the dwellings were constructed within the District's period of significance (1895-1930). The remaining 18 dwellings were constructed after 1952.
CHAPTER 3

SETTING

The Monmouth Hills Historic District is a residential community located in the Navesink Highlands, on a steep, wooded slope, which overlooks Sandy Hook, Sandy Hook Bay and the Atlantic Ocean (Figure 1.1). Monmouth Hills is situated on approximately 50 acres bounded on the north by N.J. Route 36, a four-lane highway, on the south by the Hartshorne Woods County Park and on the east by the municipal boundary dividing Middletown with the Borough of Highlands. Monmouth Hills borders on the west by a housing community situated along Ontario Avenue and Iroquois Place (Figure 1.2). Dense wooded areas separating N.J. Route 36 and nearby modern housing give the community of Monmouth Hills a sense of isolation. As originally designed, its winding gravel road network surrounded by natural vegetation still create a sense of harmony with nature.

The present Monmouth Hills community consists of 41 dwellings and the Water Witch Club Casino building. The Casino and 23 of these dwellings were constructed during the District's period of significance (1895-1930). The buildings are situated on a curvilinear street plan (designed in 1895), that consists of gravel roads winding through dense woodland. The majority of the buildings abut or nearly abut the roads. The roads and buildings are further linked by a series of walking paths, which climb the steep hills between the roads. Some of these paths are now overgrown. Considerable landscaping was involved in laying out the roads and paths. Walls of locally quarried peabody-stone support the embankments at road cuts (Plate 3.1). The gateposts, at the Serpentine and Water Witch Drive entrances, and other stone walls, drainage ditches and culverts throughout the District also make use of this stone (Plates 3.2 and 3.3). Leading to the Casino, from the entrance at Water Witch Drive, is a bluestone walkway that extends along the left side of the extension of Water Witch Drive and Bay View Terrace (Plate 3.4). To facilitate the smooth flow of vehicular traffic, at the intersection of Bluff Edge and Park Way, as well as that of East Twin Road and Bay View Terrace, triangular-shaped landscaped medians were constructed (Plate 3.5). Overall, the vegetation within the District has been left in its natural woodland state.

The Casino lot comprises the only cleared land in the District. It is situated on a level, 1.4-acre lot at one of the highest points in the District, approximately 220 feet above mean sea level. The lawn area in front of the Casino provides a commanding view of Sandy Hook, New York Harbor, and western Long Island. The Casino is a two-and-a-half-story frame structure with a gambrel roof. It is constructed in the Shingle Style with Colonial Revival details.

The major concentration of residential construction occurs at the east-end of the District in the area first developed within the Park by the Water Witch Club. These buildings are situated within close proximity to the Casino. The buildings themselves are substantial, one-and-a-half to two-and-a-half-story frame structures. Most are constructed in the combination Shingle Style and Colonial Revival Style. These buildings generally have shingle siding and porches as a dominant feature. Subsequent construction within the District saw a continuation of the Shingle and Colonial Revival Style as well as the introduction of other Period Revival Styles. A few were constructed in the Tudor, Swiss Chalet and Spanish Styles. Most are very eclectic and of more simple design than was commonly associated with the Victorian period.

Within the past 50 years, Modernistic and Ranch-type houses have been built. Among these later buildings and in later alterations to the original dwellings, other types of siding, including stucco, half-timbering, vertical wood siding, clapboard, and aluminum siding have been utilized. This later construction has been designed more for year-round occupancy rather than the summer vacation emphasis of the earlier buildings.

Although many of the original buildings of the Water Witch Club have burned, demolished, or been altered in the conversion to year-residences, the District retains its essential character. A considerable number of buildings from the early period remain generally intact. Over the past 20 years, there has been a revival of interest in the history of the Club, and many of the residents have been making efforts to restore the houses to their original appearance.
Plate 3.1. Monmouth Hills Historic District, District ID # -1518340711: view looking west along Coquette Drive towards its intersection with Serpentine Drive showing peanut-stone road embankment support walls (Photographer: Michael Tomkins, April 2002) [Negative # 9:6A].

Plate 3.2. Monmouth Hills Historic District, District ID # -1518340711: view looking southeast showing gatepost constructed of peanut-stone at the entrance of Water Witch Drive (Photographer: Michael Tomkins, April 2002) [Negative # 9:24A].
Plate 3.3. Monmouth Hills Historic District, District ID # -1518340711: view looking south along Water Witch Drive showing drainage ditch lined with peanut-stone and culvert abutment walls at entrance to Hillside Road (only partially utilized) (Photographer: Michael Tomkins, April 2002) [Negative # 9:16A].

Plate 3.4. Monmouth Hills Historic District, District ID # -1518340711: view looking south showing bluestone walkway along the left side of Water Witch Drive (Photographer: Michael Tomkins, April 2002) [Negative # 9:18A].
Plate 3.5.  Monmouth Hills Historic District, District ID # -1518340711: view looking east showing triangular-shaped landscaped median at the intersection of Bluff Edge and Park Way (Photographer: Michael Tomkins, April 2002) [Negative # 9:12A].
CHAPTER 4

HISTORICAL OVERVIEW

A. Previous Studies

The Monmouth Hills area was first surveyed as part of the county-wide historic sites survey prepared by Gail Hunton and James C. McCabe between 1980 and 1984. The survey recommended Monmouth Hills as being eligible for the National Register of Historic Places and the New Jersey Register of Historic Places as a historic district. In addition to completing the Historic District Survey Form for what then was identified as the Water Witch Club Historic District, eight Individual Structure Survey Forms were filled out. At that time, the following buildings were recommended as contributing resources to the District: 13 Serpentine Drive (Gen. Charles W. Raymond House), 14 Witches Lane (Walter I. MacDougall House), 16 Park Way (Dr. J.H. Huddleston and Mabel Parker House), 21 Bluff Edge (Richard Lamb House), 30 Bayview Terrace (Francis R. and Josephine L. Pemberton House), 37 East Twin Road (Edward S. Atwood House), 41 Seaview Terrace (Dr. S. Seabury Jones House), and 43 West Twin Road (Water Witch Club Casino). Five of these resources (14 Witches Lane, 16 Park Way, 30 Bayview Terrace, 37 East Twin Road and 43 West Twin Road) were also considered individually eligible for listing on the National Register.

In 1989, Marie Frank and Constance Greiff of Heritage Studies, Inc. nominated the Water Witch Club Casino to the National Register. It was determined to be eligible under Criteria C as important in the area of architecture and entertainment/recreation. Its period of significance was identified as 1905 through 1930. The building was entered onto the New Jersey Register on January 12, 1990. The following August it was entered onto the National Register.

B. Overview History of the Water Witch Park and Club

The following detailed history of the Water Witch Park and Club was made possible by countless years of research and historical records compilation by Mary Jo Kenny, Monmouth Hills Historian.

Water Witch Park was conceived in 1895. As envisioned it was to include all of the land presently known as Monmouth Hills and the property to the northeast located between Navesink Avenue (present-day N.J. Route 36) and Sandy Hook Bay (Figure 4.1). The Monmouth Hills portion of the Park was ultimately established by the Water Witch Club, a private summer club organized by a group of New York businessmen and architects led by New York real estate entrepreneur, Ferdinand Fish. Prior to this venture Fish had been instrumental in establishing the communities of Highland Beach and Navesink Beach located at the north end of what is today Sea Bright. The Park was named after a novel of the same name by James Fenimore Cooper, who is known to have visited the Highlands area in the 1830s. The romantic novelist Cooper described the area as "the most beautiful combination of land and water in America."

Initially, all of the land today containing Monmouth Hills was owned by the Highlands of Navesink Improvement Company (HNIC) established by Fish in the spring of 1895. Later, in that same year, Fish established the Water Witch Club, an entity that would ultimately be the driving force behind the development of the Park. Immediately after its formation, the Club purchased the southeastern half of the Monmouth Hills portion of the Park property

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4 Heritage Studies, Inc.
from the HNIC (Figure 4.2). Architecture played an important role in this portion of the Park, which was patterned after New York’s Tuxedo Park, established in 1886. Originally, there were 50 charter members of the Club, many of which were architects or engineers. The Club’s first Board of Governors had four architects and two civil engineers on it. Some of the original architects involved during the planning stages of the Club were Ehrick Rossiter, Frank A. Wright (early Secretary for the Club), Hugh Lamb, Charles A. Rich, Frank E. Wallis, F.L. Ellingwood, John H. Duncan, Charles H. Humphreys, Charles Eaton and the Constable Brothers. Others, such as Austin W. Lord, Lyman A. Ford, Ernest M.A. Machado and Frederick P. Hill joined the club shortly after its creation. Many of these men had already been actively working at the Jersey Shore as well as throughout the metropolitan area in the rapidly developing New York suburbs. All of the original 40 summer cottages at the Water Witch Club were built between 1896 and 1909 and designed by architects. These architects involved themselves in many aspects of the Club’s business from the time they joined.²

Lamb and Rich, Wright and Rossiter, Charles H. Humphreys, Lyman A. Ford, Frederick P. Hill, and Austin W. Lord, all had New York offices. Ernest M.A. Machado had an office in Boston. Nearly all had connections with important well known architectural firms. Frederick P. Hill was a close associate of Charles McKim of McKim, Mead and White. Both Austin W. Lord and Charles A. Rich had also worked with this famous firm. Lyman A. Ford was associated with the prestigious firm of Andrews, Jacques and Rantoul of Boston before he became the head draftsman with Carrere and Hastings from 1893 to 1907, during the construction of the New York Public Library. In fact, most Club members had connections with New York having year-round residences there.⁶

The various architects affected the stylistic development of the Park. The constitution of the Club made provisions for the construction of many community buildings. Designs for these buildings were published in a promotional booklet in 1895. They included a gatehouse by Charles H. Humphreys, a boathouse and water station by the Constable Bros., stables and a bowling/billiard house by Rossiter & Wright, and a clubhouse by Lamb & Rich. However, only the Colonial Revival clubhouse made it off the paper.⁷

The majority of the summer cottages of the Club were revival styles, predominately combinations of the Shingle Style and Colonial Revival Style. A few were constructed in the Tudor, Swiss Chalet, Italian Renaissance and Spanish Eclectic Styles. The Club’s Shingle Style summer cottages with Colonial Revival elements also incorporated newer styles such as Craftsman. Most were very eclectic and of more simple design than was commonly associated with the Victorian period.⁸ A total of 40 cottages were built within the Water Witch Park, in the area that is today known as Monmouth Hills. All were constructed within the first 15 years following the Park’s creation in 1895. The first house was built in 1896 and the last was built in 1909.

In general, most Shingle Style houses were built between 1880 and 1900. In the United States there are relatively few examples dating from the late 1870s and from the first decade of the 20th century. The Shingle Style, like the Queen Anne, was a uniquely American adaptation of other traditions. Its roots came from a combination of the Queen Anne (its wide porches, shingled surfaces, and asymmetrical form), Colonial Revival (adapted gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows) and from the contemporaneous Richardson Romanesque (emphasis on irregular, sculpted shapes and Romanesque arches). The Shingle Style reached its highest expression in seaside resorts of the northeastern United States. In addition to the Monmouth Hills area, numerous architect-designed cottages, in this style, were erected in summer destinations such as Newport,

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⁷ Heritage Studies, Inc.

Figure 4.2. Dunham, F.A. Map of Lands of Water Witch Club in the Highlands of Navesink, Monmouth County, New Jersey. November 1895.
Cape Cod, eastern Long Island and coastal Maine. However, it never gained the wide popularity of its contemporary, the Queen Anne Style, and thus Shingle Style houses are relatively uncommon outside of these coastal areas.9

* * * *

By June of 1895, Ferdinand Fish had launched a sophisticated campaign for the development of Water Witch Park. He created and published the Oracle, a monthly paper to help promote the Park and his other real estate ventures (Highlands and Navesink Beach). The paper was printed on high quality paper and included colored illustrations and photographs. Charles Humphreys, architect and son-in-law of Fish, was its illustrator and F. R. Warley, a New York business manager, assisted with its content. Both Humphreys and Warley were members of the Water Witch Club.10

In the early stages of the development of the Park, the Club also purchased property on Sandy Hook Bay for the construction of a boathouse and a bathing area. The bathing area was known as "Bathing Lot 14" and had a frontage of 66 feet and a depth of 1,000 feet. The Park also had its own stop on the Central Railroad of New Jersey, the station being named "Water-Witch." In addition, plans for a commercial section along Bay Avenue were formulated. This area was to contain stores, office buildings, stables, an icehouse, docks and additional cottages.11 Although this area appears to have continued to be described as the Water Witch Park into the second quarter of the 20th century, the actual Park as envisioned was never realized. The Monmouth Hills portion of the Park, historically known as the Water Witch Club, wound up to be the only portion to be fully developed, albeit not exactly as Fish planned. (See Appendix B)

The Water Witch Club was managed by a President, Secretary, Treasurer and six directors. Each member was elected annually, but could only serve three terms. A $250.00 membership fee was levied to join the Club, but this included one lot of the Club’s property located in present-day Monmouth Hills. Subsequent lots could be purchased, but no member was allowed to own more than four. The purpose of the club was outlined in the constitution, a portion of which, reads: "To buy, improve, and apportion land among its members; to provide suitable club buildings, water, lighting, and sewerage systems, to promote social intercourse among its members, and to encourage aquatic and athletic sports."12

Civil Engineer, F. Adelbert Dunham of Plainfield, New Jersey was brought on board and by November 1895 he had made surveys of both the lands of the Club and of those of the HNIC. He divided the property into several lots all fronting on curvilinear roads. The first map filed with the County Clerk’s Office of Water Witch Park (Figure 4.3) showing the proposed roads and lots was drafted in December of that year.13 Much of the present-day road network of Monmouth Hills was laid out by Dunham. Only minor changes to the entrances have taken place due to widening of Navesink Avenue over the years. The first two lots of the Water Witch Club’s property (southeast portion of Monmouth Hills) were officially sold to Ferdinand Fish on April 22, 1896. The first three houses erected within the Water Witch Club portion of the Park are believed to be the Frank A. Wright House (34 Sea View Terrace), the Livingston Middelditch House (39 East Twin Road) and the William B. Taber House (40 East Twin Road). All three were completed and occupied by June 1896. Development within the HNIC portion of Monmouth Hills was not planned until around 1898.14


10 Kenny, “1895: The Founding of the Water Witch Club.”

11 Kenny, “1895: The Founding of the Water Witch Club.”

12 Heritage Studies, Inc.


In 1896, the Club hired the Highlands Water & Light Company “to lay down and maintain water pipes, sewer mains, electric mains and connections underground in the streets, etc. for the purpose of operating water works, gas works, sewerage systems and electric works.” By April 1897, the company had completed the water works. A well had been established at the foot of the hill and water was pumped to a holding tank and then supplied via underground pipes by gravity to those residents of the club.

Construction of the first clubhouse of the Water Witch Club was started in the summer of 1896 and finished on June 15, 1897. It was designed by Richard Lamb and Charles A. Rich of Lamb and Rich. The opening day register from the clubhouse, dating from July 1897, indicates that the clubhouse functioned as a community center for the Club. In addition to maintaining all guests of the Club, many of the residents themselves signed in for meals and social events (Charles A. Rich and Lyman A. Ford for example).

In 1898 Ferdinand Fish and others of the HNIC began promoting the development of the remaining portion of present-day Monmouth Hills (Figure 4.4). It appears as though they wanted to develop this portion of the Park as a separate entity to be known as the Navesink Country Club. The organization plan was very similar to that of the Water Witch Club. In fact, several of the architects connected with the Water Witch Club planned to be part of this new venture. Plans for the Navesink Country Club included a Club-hotel, tennis courts, croquet grounds, a beach clubhouse and a boathouse. The first sale of the lots took place in May of that year.

However, there appears to have been rifts among the majority stock holders (Ferdinand Fish being one of those) of the HNIC and by the close of 1899, Ferdinand Fish had given up his interests in the development of the Navesink Country Club. In 1900, the Navesink Country Club merged with the Water Witch Club, a situation that became official on May 1, 1901.

In 1899, the year before the Navesink Country Club and the Water Witch Club merged, the Water Witch Club had 70 members, most being New York businessmen. By this time, 14 cottages had been constructed and five more were being built.

In 1902 a committee was appointed to investigate the feasibility of building a new clubhouse. Although a competition was held and six sets of plans were submitted, nothing further was done for the next two years. In June 1904, another committee was appointed to look into raising funds to build “a Casino and a small lodge.” The Board’s recommendations, similar to those in 1902, were to move the present clubhouse to the north side of West Twin Road and make it an annex to the new Casino. On September 26, 1904 it was resolved to move the clubhouse across the road and build a casino. It was designed by Frederick P. Hill and constructed in the following year. The Casino and the original clubhouse (now relocated) are shown on the Sanborn Map of Water Witch Park in 1907 (Figure 4.5). At this time, the Club community contained 39 cottages. In 1911, the original clubhouse was

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16 *Atlantic Highlands Journal* (June 17, 1897). Transcribed by Ronald DeBree and Mary Jo Kenny (Monmouth Hills, New Jersey, 2000).


18 Kenny, “The Water Witch Club.”

19 Heritage Studies, Inc.


22 Heritage Studies, Inc.
destroyed by fire. In that same year, Lyman A. Ford designed and built a large addition to the Casino that would serve as the new clubhouse containing a dining room, sitting room and five bedrooms.\textsuperscript{23}

By the close of the first decade of the 20th century, some of the residences of the Water Witch Club began to be fitted with electricity. Up until this time the cottages were equipped with gas only. Gas was first installed in the Casino in 1910. Nine more years would pass before it switched over to electricity.\textsuperscript{24}

Prior to the 1920s, only a few members used their cottages year-round. During the winter the Club’s main water supply was turned off and those residents who did stay had cisterns built to collect water from their roofs. By the mid-1920s, however, a few homes began to be supplied with metered water service from the Borough of Highlands. By 1940, all of the cottages were equipped with metered water supplied by the Monmouth Consolidated Company, who re-installed the water mains below the frost line.\textsuperscript{25}

As was the case with many Americans, the Great Depression of the 1930s changed the social life of the Club members and the composition of the community forever. Unable to maintain two residences, some members sold their townhouses and winterized their summer homes, while others are likely to have sold their cottages all together. By the late 1940s, the Water Witch Club became a year-round community, but with less of a recreational emphasis.\textsuperscript{26} It did, however, continue to function as a club and the spirit of club life continues in the community to this day with the Club Casino as its foci.

By 1950, out of the 40 cottages originally built within the Water Witch Club, 26 remained extant (Figure 4.6). In 1957, Monmouth Hills, Inc. purchased all of the remaining property of the HNIC situated within present-day Monmouth Hills. It was around this time that the first new house was built within Monmouth Hills. Since that time, approximately 18 additional new houses have been constructed and four more of the original cottages have been razed (three destroyed by fire and one demolished). Today, the Water Witch Club entity has been replaced by Monmouth Hills, Inc. The Water Witch Club Casino, now owned and managed by the Monmouth Hills, Inc., is still used for recreational purposes. Presently, a total of 22 of the original cottages still exist. Many have been altered to facilitate year-round living, but the area still retains its essential historic and natural character.

\textsuperscript{23} Kenny, “The Water Witch Club.”

\textsuperscript{24} Mary Jo Kenny, “Highland Water, Light & Drainage Co.: Electric and Gas” (Manuscript, Monmouth Hills, New Jersey, 2000).


\textsuperscript{26} Heritage Studies, Inc.
CHAPTER 5
DATA SUMMARY

Contained within the boundaries of the Monmouth Hills Historic District are 26 individual historic resources that date from its period of significance (1895-1930) (Table 5.1). With the exception of two, the Ernest DeCoppett Stable, 11 Serpentine Drive [Property ID # 1629320076] and the Frank A. Wright House, 34 Sea View Terrace [Property ID # -166188437], all of the remaining 24 resources are considered contributing to the District. Of these 24, seven are considered to be key-contributing resources. In addition, 18 dwellings are located within the boundaries of the District that were constructed after the District’s period of significance (Table 5.2). They are therefore considered non-contributing to the District. Furthermore, none of these buildings are 50 years or older and do not meet the criteria for being individually eligible to the National Register of Historic Places.

All properties that fall within the boundaries of the District are discussed in detail below. First discussed are those resources that were constructed during the District’s period of significance. Afterwards is a discussion of those properties that were built after the period of significance.

A. Properties that Date from the District’s Period of Significance

Site 4: 4 Serpentine Drive William Leake Hewson House Property ID # -1982081228

The William Leake Hewson House is a two-story frame dwelling built in the Shingle Style (Plates 5.1 and 5.2). The T-plan building has a cross gable roof with one internal end chimney and one exterior ridge chimney. The roof is covered with asphalt shingles. The northeastern slope contains a shed roof dormer with a 4 light-easement window. The eastern façade is dominated by a two-story porch, first floor open and supported by square columns, second-story enclosed. The majority of the windows are original 12/1 double hung. The exterior of the building is covered with wood shingles. A one-story addition with a flat roof has more recently been added to the northern façade of the building. The exterior of the addition is composed of stone.

The building is sited on a bluff overlooking Serpentine Drive located to the northeast. The area surrounding the house is lightly wooded and contains clusters of mountain laurel. Access to the building is from a steep gravel driveway, which extends along the southern and western façades of the building. The driveway terminates at a one-and-a-half-story gable roofed, one car garage composed of concrete block, which was erected between 1950 and 1966.

It was built around 1908 and was initially the summer home of William Leake Hewson and his wife Anna Pearl. It was designed by the architectural firm of Hill and Stout.

Excepting the modern one-story addition to the northern façade of the building, the remainder of the dwelling retains its original architectural elements as built. The William Leake Hewson House is considered to be a contributing resource to the District.

Site 5: 5 Coquette Lane Austin W. Lord House Property ID # -669963090

The Austin W. Lord House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plates 5.3 and 5.4). The building's side gable roof, which is covered with slate, has a simple roof-line balustrade and cornice-line modillions. Its northern slope contains two interior chimneys. Its southern slope contains a shed roof dormer (built 1931) with a pair of 3/3 double hung windows. The majority of the second-story windows are original 8/8 double hung. The western façade of the building has a two-story porch, second story open, first story enclosed. The eastern façade of the building has a two-story gable roof addition (built 1931) with second-story bay window. The exterior of the building is covered with wood shingles. The building is sited on flat terrain, which is
### TABLE 5.1

**MONMOUTH HILLS HISTORIC DISTRICT**
DISTRICT ID -1518340731

LIST OF RESOURCES CONSTRUCTED WITHIN DISTRICT'S PERIOD OF SIGNIFICANCE (1895-1930)

<table>
<thead>
<tr>
<th>Middletown Landmarks Commission Site #</th>
<th>Historic Preservation Office Property ID #</th>
<th>Property Name</th>
<th>Address</th>
<th>Block/Lot #</th>
<th>Date of Construction</th>
<th>Present Owner</th>
<th>Eligibility Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>-1982081228</td>
<td>William Leake Hewson House</td>
<td>4 Serpentine Drive</td>
<td>779/35</td>
<td>c. 1908</td>
<td>William and Janet Roach</td>
<td>Contributing</td>
</tr>
<tr>
<td>5</td>
<td>-669963090</td>
<td>Austin W. Lord House</td>
<td>5 Coquette Lane</td>
<td>760/1</td>
<td>c. 1901</td>
<td>Marka R. Burnett</td>
<td>Key-contributing</td>
</tr>
<tr>
<td>8</td>
<td>787032920</td>
<td>Francis Reed House</td>
<td>8 Serpentine Drive</td>
<td>779/36</td>
<td>c. 1902</td>
<td>Sarah Wilson and Mark Stewart</td>
<td>Contributing</td>
</tr>
<tr>
<td>9</td>
<td>2070351835</td>
<td>Ernest DeCoppet House</td>
<td>9 Serpentine Drive</td>
<td>762/1</td>
<td>c. 1903</td>
<td>John P. and Barbara M. Cavooses</td>
<td>Contributing</td>
</tr>
<tr>
<td>11</td>
<td>1629320076</td>
<td>Ernest DeCoppet Stable</td>
<td>11 Serpentine Drive</td>
<td>779/40</td>
<td>c. 1903; converted to residence in 1948</td>
<td>Reinhard D. and Aimee K. Baars</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>12</td>
<td>1018279770</td>
<td>Frederick P. Hill House</td>
<td>12 Serpentine Drive</td>
<td>779/41</td>
<td>c. 1901; moved to present location c. 1926</td>
<td>Alexander, David and Barbara Finch</td>
<td>Key-contributing</td>
</tr>
<tr>
<td>13</td>
<td>-1272940893</td>
<td>Gen. Charles W. Raymond House</td>
<td>13 Serpentine Drive</td>
<td>763/2</td>
<td>c. 1909</td>
<td>Gerald E. and Pamela S. Murphy</td>
<td>Key-contributing</td>
</tr>
<tr>
<td>14</td>
<td>1337171055</td>
<td>Walter I. MacDougal House</td>
<td>14 Witches Lane</td>
<td>764/3</td>
<td>c. 1898</td>
<td>Lars and Kelly Enstrom</td>
<td>Key-contributing</td>
</tr>
<tr>
<td>15</td>
<td>-8029799115</td>
<td>Alfred A. Whitman House</td>
<td>15 Park Way</td>
<td>763/3</td>
<td>c. 1898</td>
<td>Rogers M. and Kimberly S. Fred</td>
<td>Contributing</td>
</tr>
<tr>
<td>16</td>
<td>1525823889</td>
<td>Dr. J.H. and Mabel Parker Huddleston House</td>
<td>16 Park Way</td>
<td>764/1</td>
<td>c. 1900</td>
<td>Catherine M. Jones</td>
<td>Contributing</td>
</tr>
<tr>
<td>19</td>
<td>-432482146</td>
<td>Lemuel Skidmore House</td>
<td>19 Park Way</td>
<td>779/44</td>
<td>c. 1897</td>
<td>Robert and Barbara J. Steinberg</td>
<td>Contributing</td>
</tr>
<tr>
<td>21</td>
<td>670228268</td>
<td>Richard Lamb House</td>
<td>21 Bluff Edge</td>
<td>776/2</td>
<td>c. 1897</td>
<td>Carl P. and Ann Maria Bontempo</td>
<td>Contributing</td>
</tr>
<tr>
<td>22</td>
<td>186153539</td>
<td>James F. and Harriet N. Andrews House</td>
<td>22 Witches Lane</td>
<td>771/2</td>
<td>c. 1899</td>
<td>Richard C. and Linda R. King</td>
<td>Contributing</td>
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<tr>
<td>Middletown Landmarks Commission Site #</td>
<td>Historic Preservation Office Property ID #</td>
<td>Property Name</td>
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<tr>
<td>26</td>
<td>1689368730</td>
<td>Charles Shipway Garage</td>
<td>Near intersection of Park Way and Bluff Edge</td>
<td>779/43</td>
<td>c. 1920</td>
<td>Sandra C. Sorensen</td>
<td>Contributing</td>
</tr>
<tr>
<td>28</td>
<td>1018375524</td>
<td>Dr. Samuel A. Brown House</td>
<td>28 Coquette Lane</td>
<td>765/3</td>
<td>c. 1905</td>
<td>Arleen Joy</td>
<td>Contributing</td>
</tr>
<tr>
<td>30</td>
<td>2025303391</td>
<td>Francis R. and Josephine L. Pemberton House</td>
<td>30 Bay View Terrace</td>
<td>767/4</td>
<td>c. 1899</td>
<td>Charles Otis Jr. and Suzanne Logan</td>
<td>Contributing</td>
</tr>
<tr>
<td>31</td>
<td>1017342943</td>
<td>Ernest Greene House Garage</td>
<td>6 Coquette Lane</td>
<td>760/2</td>
<td>c. 1902</td>
<td>Larsen Flinn</td>
<td>Contributing</td>
</tr>
<tr>
<td>33</td>
<td>1505397145</td>
<td>Julia G. and William B. DeHaven House</td>
<td>33 Sea View Terrace</td>
<td>767/9</td>
<td>c. 1900</td>
<td>Leonilda A. and Cecil W. Farrow</td>
<td>Contributing</td>
</tr>
<tr>
<td>34</td>
<td>-166188437</td>
<td>Frank A. Wright House</td>
<td>34 Sea View Terrace</td>
<td>778/2</td>
<td>c. 1896</td>
<td>Steven Rudkin</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>37</td>
<td>432957787</td>
<td>Edward S. Atwood House</td>
<td>37 East Twin Road</td>
<td>773/3</td>
<td>c. 1897</td>
<td>Philip Lawrence Bein</td>
<td>Key-contributing</td>
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<tr>
<td>38</td>
<td>795703318</td>
<td>Lyman A. Ford House</td>
<td>38 East Twin Road</td>
<td>774/1</td>
<td>c. 1898</td>
<td>Thomas G. Kaiser</td>
<td>Key-contributing</td>
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<tr>
<td>39</td>
<td>-1233361491</td>
<td>Livingston Middletich House</td>
<td>39 East Twin Road</td>
<td>774/2</td>
<td>c. 1896</td>
<td>Mary Jo Kenny</td>
<td>Contributing</td>
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<tr>
<td>40</td>
<td>416176513</td>
<td>William B. Taber House</td>
<td>40 East Twin Road</td>
<td>775/1</td>
<td>c. 1896</td>
<td>Alexander Mills and Marcy T. Iler</td>
<td>Contributing</td>
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<tr>
<td>41</td>
<td>1017160226</td>
<td>Dr. S. Seabury Jones House</td>
<td>41 Sea View Terrace</td>
<td>775/2</td>
<td>c. 1898</td>
<td>Daniel G. and Regina M. Olasin</td>
<td>Contributing</td>
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<tr>
<td>43</td>
<td>-865648505</td>
<td>Water Witch Club Casino</td>
<td>43 West Twin Road</td>
<td>772/1</td>
<td>1905/1911</td>
<td>Monmouth Hills, Inc.</td>
<td>Key-contributing</td>
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<tr>
<td>44</td>
<td>-1485841364</td>
<td>Lavinia Anna Erbacher House</td>
<td>44 West Twin Road</td>
<td>769/1</td>
<td>c. 1905</td>
<td>Harry and Patricia Moscatello</td>
<td>Contributing</td>
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</tr>
<tr>
<td>1</td>
<td></td>
<td>Merrick and Lillian Pratt House</td>
<td>1 Fennimore Terrace</td>
<td>759/2</td>
<td>1971</td>
<td>Merrick and Lillian Pratt</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>Prahl House</td>
<td>2 Serpentine Drive</td>
<td>759/1</td>
<td>c. 1968</td>
<td>Bruce L. and Mary C. Cole</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>DeLuca House</td>
<td>3 Fennimore Terrace</td>
<td>759/4</td>
<td>c. 1978</td>
<td>Michael P. Kelly</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>Larsen Flinn House</td>
<td>6 Coquette Lane</td>
<td>760/2</td>
<td>2001</td>
<td>Larsen Flinn</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>Harold and Ruth Monier House</td>
<td>7 Valley Drive</td>
<td>761/1</td>
<td>1964</td>
<td>Donald L. and Diane D. Spurdle</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>Lloyd and Terry Keleher House</td>
<td>10 Serpentine Drive</td>
<td>763/1</td>
<td>c. 1988</td>
<td>Richard M. Young</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>17</td>
<td></td>
<td>James and Sally Van Mater House</td>
<td>17 Park Way</td>
<td>771/1</td>
<td>1956</td>
<td>Christine D. Gibbs</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>Malcom and Janet Sawhill House</td>
<td>18 Park Way</td>
<td>776/1</td>
<td>1954</td>
<td>Stephen Mahedy</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>20</td>
<td></td>
<td>Erick Suto House</td>
<td>20 Park Way</td>
<td>779/47</td>
<td>c. 1980</td>
<td>Howard and Louise Rutherford</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>23</td>
<td></td>
<td>Ernest Del Bueno House</td>
<td>23 Witches Lane</td>
<td>770/3</td>
<td>c. 1978</td>
<td>Richard and Marion Gross</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>24</td>
<td></td>
<td>Ruth Campbell House</td>
<td>24 Witches Lane</td>
<td>770/2</td>
<td>1976</td>
<td>Laurie Leclair</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>25</td>
<td></td>
<td>Robert and Shannon Clark House</td>
<td>25 Coquette Lane</td>
<td>765/2</td>
<td>1972</td>
<td>Joseph T. Semrod</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>27</td>
<td></td>
<td>Grazewski House</td>
<td>27 Bay View Terrace</td>
<td>767/1</td>
<td>1985</td>
<td>Frank K. Kubica and Creen W. Lehman</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>29</td>
<td></td>
<td>Richard and Michelle Arway House</td>
<td>29 Bay View Terrace</td>
<td>764/2</td>
<td>c. 1979</td>
<td>Francine Tessler</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>32</td>
<td></td>
<td>Guy Henderson House</td>
<td>32 Sea View Terrace</td>
<td>773/2</td>
<td>c. 1993</td>
<td>Suzanne R. Rhamie</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>35</td>
<td></td>
<td>Frank and Suzanne Rostan House</td>
<td>35 Sea View Terrace</td>
<td>777/1</td>
<td>1980</td>
<td>William L. and Josephine M. Schreiber</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>36</td>
<td></td>
<td>Suzanne and Frank Leach House</td>
<td>36 East Twin Road</td>
<td>773/1</td>
<td>c. 1976</td>
<td>Arthur Phair</td>
<td>Non-contributing</td>
</tr>
<tr>
<td>42</td>
<td></td>
<td>David Schutz House</td>
<td>42 West Twin Road</td>
<td>769/3</td>
<td>c. 1988</td>
<td>Eric L. and Leslie R. Hecht</td>
<td>Non-contributing</td>
</tr>
</tbody>
</table>

Plate 5.2. William Leake Hewson House, 4 Serpentine Drive, Property ID # -1982081228: view looking north-northeast (Photographer: Michael Tomkins, February 2002) [Negative # 2:6].

Plate 5.4. Austin W. Lord House, 5 Coquette Lane, Property ID # -669963090: view looking north (Photographer: Michael Tomkins, March 2002) [Negative # 5:26].
mostly devoid of trees. The house is sited several hundred feet from the road. A circular gravel drive gains access to the building.

It was built around 1901 and was initially the summer home of Austin W. Lord, who was an architect for the New York City firm of Lord and Hewlett. During the 1920’s the house was rented to Karl Behr, a Wimbledon tennis champion. Both he and his wife were survivors of the "Titanic" disaster. In 1931, while under the ownership of the Maltby family, a second story was added to the original one-story addition located on the building’s eastern façade. The second story was designed by Lyman Ford.¹

Since the overall architectural integrity of the building is still intact and due to its association with Austin W. Lord, a well known architect from New York, the Austin W. Lord House is considered a key-contributing resource to the District.

**Site 8: 8 Serpentine Drive  Francis Reed House  Property ID # 787032920**

The Francis Reed House is a two-story Shingle Style residence with Colonial Revival elements (Plates 5.5 and 5.6). The building's hip roof has a wide eave. The building is symmetrical with matching pediment gable roof dormers on all slopes. The northern and southern slopes contain two sets of pediment gable roof dormers situated on either side of a steep gable roof dormer, each having a pair of 6/1 double hung windows. The western slope contains a single pediment gable roof dormer. The focus of the western façade of the building is a one-story bay window with second-story balustraded balcony above. The second story of the northern façade of the building is sited over an open porch, which contains the main entryway. The building is situated on a bluff overlooking the road to the northeast. Access to the house is gained from a winding asphalt driveway, which extends along the western façade.

The building was built around 1902 and was initially the summer home of Frances Reed. It was designed by Charles A. Rich.²

The house retains much of its original architectural elements and is considered to be a contributing resource to the District.

**Site 9: 9 Serpentine Drive  Ernest DeCoppet House  Property ID # 2070351835**

The Ernest DeCoppet House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plate 5.7). Its gable roof, which is covered with slate, has two interior ridge chimneys. The southern slope has a hip roof dormer with a pair of 18-light casement windows. The northern slope contains three hip roof polygonal dormers. The southern slope roof line extends over an enclosed one-story addition that formerly served as a porte-cochere. An inset hip roof dormer is situated atop the addition. The western facade and most of the northern façade of the building is dominated by a two-story wrap-around porch. Along the western façade the porch is sited over a two-car garage. Within the recent past a one-and-a-half story gable roof addition with gable roof dormers has been added to the southern façade of the original building. The entire exterior of the building is covered with wood shingles. The building sits on moderately sloping terrain resulting in the northern façade having three stories. It is located at the intersection of Serpentine Drive and Valley Road, fronting on Serpentine Drive. Vehicular access is gained from Valley Drive.

The building was built around 1903 and was initially the summer home of Ernest DeCoppet. It is believed to have been originally sited on the opposite or south side of Serpentine Drive near its intersection with Windlass Path. It is further speculated that sometime during the first quarter of the 20th century it was moved to its present location.

¹ Mary Jo Kenny, “Monmouth Hills House Histories” (Manuscript, Monmouth Hills, New Jersey, 2001).

² Kenny, “Monmouth Hills House Histories.”
Plate 5.5. Francis Reed House, 8 Serpentine Drive, Property ID # 787032920: view looking east. Circa 1903. Source: Photographic files of Monmouth County Historical Association.

Plate 5.6. Francis Reed House, 8 Serpentine Drive, Property ID # 787032920: view looking east (Photographer: Michael Tomkins, February 2002) [Negative # 2:23].
Plate 5.7. Ernest DeCoppet House, 9 Serpentine Drive, Property ID # 2070351835: view looking east (Photographer: Michael Tomkins, February 2002) [Negative # 2:16].

Although the house was moved from its original site and it has been the subject of several renovations, the building still retains its original historic character. The Ernest DeCoppet House is therefore considered to be a contributing resource to the District.

Site 11: 11 Serpentine Drive    Ernest DeCoppet Stable    Property ID # 1629320076

11 Serpentine Drive is a former one-story stable converted to a residence (Plates 5.8 and 5.9). It has a gable roof with an exterior eave wall stone chimney on its southern fa?ade. The exterior of the building has vinyl siding and its windows are modern double hung. The eastern portion of the building contains a steeply-pitched gable roof with hay lift support at the gable end. A former elevated doorway has been converted into a window. A newer bay window is sited on the first floor. To the southwestern corner of the building a one-story addition was added. Its exterior is stuccoed. The building abuts Windlass Path. Vehicular access to the property is gained from the Serpentine Drive to the northwest of the building. The terrain around the building is gently sloping.

The Ernest DeCoppet Stable was built around 1903 and served as the stable for the Ernest DeCoppet House when it was formerly located immediately to the northwest of the stable. The Ernest DeCoppet house was moved to its present location (9 Serpentine Drive) sometime during the first quarter of the 20th century. In 1948, the stable was converted into a residence.

Although the Ernest DeCoppet Stable was originally constructed within the District's period of significance, it lost its integrity upon conversion to a residence in the late 1940s. It is therefore considered to be non-contributing to the District.

Plate 5.9. Ernest DeCoppet Stable, 11 Serpentine Drive, Property ID # 1629320076: view looking northwest (Photographer: Michael Tomkins, February 2002) [Negative # 3:2].
Site 12: 12 Serpentine Drive    Frederick P. Hill House    Property ID # 1018279770

The Frederick P. Hill House is a two-story frame dwelling built in the Shingle Style residence with Colonial Revival elements (Plates 5.10 and 5.11). The main section of its cross gable roof, which is covered with slate (fish scale pattern), has flared eaves and one interior ridge chimney. The southern slope has three pediment gable roof dormers, two with a set of two, 12-light casement windows and the other with a single 12-light casement window. The northern slope contains a set of three pediment gable roof dormers each having double casement windows. The northern façade of the building is dominated by a two-story open balustraded porch supported by brick columns. The western façade contains a pair of quarter-round lights and a hooded entry with semi-circular shell-shaped pediment. The exterior of the building is covered with wood shingles. The building is situated on the bluff with a view of Sandy Hook Bay from the northern façade. The area surrounding the building is lightly wooded. A circular gravel drive is situated along its western façade. A one-story two-car garage composed of brick is associated with this site and is located along Windlass Path approximately 150 feet to the southwest of the building. It appears to have been constructed around 1930. The garage has a gable roof and one 2/2 double hung window on its east and west facades. The western façade’s window is covered by a large piece of plywood.

The building was built around 1901 and was initially the summer home of Frederick P. Hill, who was also its architect. Hill was a partner in the New York architectural firm of Hill and Stout. The building was originally sited within the southeast angle of the intersection of Serpentine Drive and Windlass Path. Sometime around 1926 it was moved to its present location.3

Although the Frederick P. Hill House was moved from its original site, it still retains its original architectural character as originally built. Also due to its associations with Frederick P. Hill, a well known architect of New York, the Frederick P. Hill House is considered a key-contributing resource to the District.

Site 13: 13 Serpentine Drive   Gen. Charles W. Raymond House   Property ID # 1272940893

The Gen. Charles W. Raymond House is a two-story Tudor Revival Style residence (Plates 5.12 and 5.13). It has a steeply pitched multiple intersecting gable roof covered with asphalt shingle and has one internal end chimney and one ridge chimney. The rounded peaks of the roof suggest thatch. The southern slope has two gable roof dormers with 4-light casement windows. The majority of the remainder of the building's windows are paired 6/6 double hung with random exposed brick surround. A prominent feature of the eastern façade is pair of 6-light casement windows situated within the gable. The main entrance on the south façade has a doorway recessed in a large archway. A porte-cochere is located on the northern façade. The entire exterior of the building is stuccoed. The southern façade of the house fronts on Serpentine Drive and the northern façade faces toward Sandy Hook Bay. It is set back from the road a short distance and approached on the east by a driveway. The lot descends sharply to the north. Large pine trees line the road in front of the house.

The building was built around 1909 and was initially the summer home of Gen. Charles W. Raymond. Raymond was an important Marine engineer, explorer and professor for the U.S. Army, serving between 1861 and 1904.4 During the 1860s he assisted with the completion of the Delaware Breakwater and the greater breakwater at the Harbor of Refuge, both being near Lewes, Delaware. In 1869, while heading a peaceful seizure of Fort Yukon from the British, he explored the Yukon River in the first steam vessel to navigate the River. During the 1880s, while stationed in Boston, he was responsible for the first dredging of the Boston Harbor. Also around this time he

3 Kenny, “Monmouth Hills House Histories.”

Plate 5.10. Frederick P. Hill House, 12 Serpentine Drive, Property ID # 1018279770: view looking southeast. 1936. Source: Photographic files of Monmouth Hills Archives.

Plate 5.11. Frederick P. Hill House, 12 Serpentine Drive, Property ID # 1018279770: view looking east-northeast (Photographer: Michael Tomkins, February 2002) [Negative # 3:9].

5-12

conducted the studies for the construction of a breakwater and harbor of refuge at Rockport, Massachusetts.\(^5\) He also assisted with the construction of the Panama Canal. Following his retirement from the Army, he was chairman of the Board of Engineers supervising the construction of the Pennsylvania Railroad tunnels to Manhattan.\(^6\)

The Gen. Charles Raymond House is a unique style, unusual for the District and retains its original architectural elements. Its design is highly original and reflects influence of English architect Edwin Lutyens. Also due to its associations with Gen. Charles Raymond the building is considered to be a key-contributing resource to the District.

**Site 14: 14 Witches Lane  Walter I. McDougal House  Property ID # 1337171055**

The Walter I. McDougal House is a two-story frame dwelling built in the Shingle Style (Plates 5.14 and 5.15). It has a steep-pitched gable roof and a pent roof traverses the house at the second story. Both are covered with slate. A smaller flare runs along portions of the first story. The eastern slope of the roof has a shed roof dormer and a pediment gable roof dormer. There are three windows in the shed roof dormer, each 8/2 double hung. The pediment dormer has a single 4/2 double hung window. A recessed 6/2 double hung window is located over the main entryway porch. The western slope has two shed roof dormers with similar window configuration. Most of the remainder of the building's windows are 6/2 double hung. The western facade of the first story has a set of four-diamond pane casement windows. The northern facade comprises a triangular pediment surmounting a two-story porch, which has wood-shingled supports. The remainder of the exterior of the building is also covered with wood shingles. A one-story hip roof garage is located to the northwest of the building. The roof is covered with asphalt shingles and the exterior is aluminum sided. The house fronts on Witches Lane and sits on a steep hill over looking Sandy Hook Bay. A low stone wall, shrubs and trees fill the lot in front of it.

The building was built around 1898 and was initially the summer home of Walter I. McDougal. It was designed by Lyman A. Ford a New York City architect and a resident of the Water Witch Club, who also designed his own house (38 East Twin Road). Walter I. McDougal was a partner of the Thatcher Furnace Company and at some time was an officer of the New York boiler manufacturer, Baker Smith and Company.\(^7\) His main residence was in New York City.\(^8\)

The Walter I. McDougal House is one of the finest examples of Shingle Style in Monmouth County. Its design is a highly original example. Since it retains much of its original architectural elements as built and was designed by Lyman A. Ford it is considered to be a key-contributing resource to the District.

**Site 15: 15 Park Way  Alfred A. Whitman House  Property ID # -8022979115**

The Alfred A. Whitman House is a two-story frame dwelling built in the Shingle Style (Plates 5.16 and 5.17). It has a cross gambrel roof with flared eaves and has one interior slope chimney. The roof, which is covered with asphalt shingles, has multiple shed roof dormers, some having their original double hung windows consisting of multiple diamond panes over 2 lights. Replacement windows are of similar design. The majority of the remaining dormers of the building are also of similar type (diamond panes over 2 lights), including the front gambrel (south facade), which also has a Palladian window above the second story. The northern facade of the building is dominated by a two-

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\(^6\) Hunton and McCabe.

\(^7\) Hunton and McCabe.

\(^8\) Kenny, "Monmouth Hills House Histories."

Plate 5.15. Walter L. McDougal House, 14 Witches Lane, Property ID # 1337171055: view looking north-northwest (Photographer: Michael Tomkins, February 2002) [Negative # 1:21].
story open porch supported by arched wooden supports and has a wrought iron balustrade on the second story. The exterior of the building is covered with wood shingles. The building is situated on moderately sloping terrain with its northern façade overlooking Coquette Lane with a view of Sandy Hook Bay. The area surrounding the building is lightly wooded. A one-story shallow gable roof two-car garage is located immediately to the southeast of the building along Park Way. It has wood clapboard siding and a pair of double casement 1/1 windows on the north, south and west facades.

The building was built around 1898 and was initially the summer home of Alfred A. Whitman. Its architect, Ernest M.A. Machado of Boston was the brother of Carmen Whitman, who was Alfred A. Whitman’s wife.9

The Alfred A. Whitman House still retains its architectural integrity as built and is therefore considered to be a contributing resource to the District.

Site 16: 16 Park Way    Dr. J.H. and Mabel Parker Huddleston House    Property ID # 1525823889

The Dr. J.H. and Mabel Parker Huddleston House is a frame two-story dwelling built in the Swiss Chalet Bungalow Style with Mission/Craftsman influences on the interior and exterior (Plates 5.18 and 5.19). The eaves of the gable roof, which shelter much of the second story porch area, are supported by heavy wooden brackets and have exposed roof rafter. The building's roof, which is covered with asphalt shingles, has one internal ridge chimney. The building's windows are a mix of double hung and casement. Some are composed of diamond panes. The northern, western and eastern facades are dominated by a two-story wrap-around porch, which is situated above a high basement. The basement section encloses concrete piers, which support the house. It was enclosed to make the house habitable year round. The exterior of the building is covered with wood clapboard. The foundation of the building is also concrete. The south facade of the house abuts Park Way. The lot drops steeply to the north with the northern façade overlooking Sandy Hook Bay.

The building was built around 1900 and was initially the summer home of Mabel Parker and Dr. J.H. Huddleston. The architect of the building was Ernest M.A. Machado of Boston, who also designed 15 Park Way.10

Although the building has undergone some renovations to facilitate year-round occupancy, the Dr. J.H. and Mabel Parker Huddleston House still retains its architectural integrity and is therefore considered to be a contributing resource to the District.

Site 19: 19 Park Way    Lemuel Skidmore House    Property ID # -432482146

The Lemuel Skidmore House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plates 5.20 and 5.21). It has a cross gable roof covered with asphalt shingles and has flared eaves. Both the northern and southern slopes have gable roof, pedimented dormers with circular vents. Each dormer’s windows are paired and are new replacement 6/2 double hung. The dormers are connected at the eaves with a shed roof. Atop the building is a widow’s walk. The northern slope of the building extends over a two-story screened porch supported by Classical columns. The exterior of the building is covered with wood shingles. The building is situated on the top of the bluff with its northern façade having a view of the Sandy Hook Bay. The area surrounding the house is a mix of shrubs and lawn. A one-story shallow hip roof, two-car garage with cupola is located immediately to the east-southeast of the building. It appears to be constructed of ceramic blocks that are currently stuccoed.

9 Kenny, “Monmouth Hills House Histories.”

10 Hunton and McCabe.

Plate 5.19. Dr. J.H. and Mabel Parker Huddleston House, 16 Park Way, Property ID # 1525823889: view looking southwest (Photographer: Michael Tomkins, February 2002) [Negative # 1:32].

The house was built around 1897 and was initially the summer home of Lemuel Skidmore. The building was designed by architect, Frank A. Wright of the New York firm, Rossiter & Wright.\footnote{Kenny, "Monmouth Hills House Histories."}

Although the building has been renovated over the years, the Lemuel Skidmore House still retains much of its architectural integrity and is therefore considered to be a contributing resource to the District.

**Site 21: 21 Bluff Edge Richard Lamb House Property ID # 670228268**

The Richard Lamb House is a one-and-a-half-story frame dwelling built in the Shingle Style (Plates 5.22 and 5.23). The original section of the house has a steeply pitched gable roof, which is covered with slate, with two internal chimneys. The southern slope contains two shed roof dormers, one on either side of a steep pitched gable roof dormer. The northern slope also has two shed roof dormers and a two-story bay at the building's northeast corner. The second floor of the building overhangs the first at the level of the eaves. The northern façade is composed of a screened porch entryway. Most of the building's windows are 1/1 double hung. A round headed or arched window is located in the main gable or western façade. To the eastern facade of the building a one-story-addition was constructed within the last 25 years. The exterior of the building is covered with wood shingles. Around this same time a one-and-a-half story garage also covered with shingles was constructed to the southwest of the house, the two being connected by a breezeway. The house is situated on a gently sloping lot with scattered trees and shrubs. The house faces north and fronts on Bluff Edge. It is separated from the road by a width of hedge.

The building was built around 1897 and was initially the summer home of Richard Lamb. Lamb was a merchant from New York City. This house was later used as an annex for the clubhouse (43 West Twin Road), providing additional rooms for lodgers.\footnote{Hunton and McCabe.}

Although the Richard Lamb House has more recently had a one-story addition constructed on its eastern façade, the remainder of the building still retains much of its original architectural character as originally built. It is therefore considered to be a contributing resource to the District.

**Site 22: 22 Witches Lane James F. and Harriet N. Andrews House Property ID # 186153539**

The James F. and Harriet N. Andrews House is a two-story frame dwelling built in the Shingle Style with Colonial Revival and Craftsman elements (Plates 5.24 and 5.25). Its hip roof, which is covered with asphalt shingles, has wide flared eaves with exposed rafters. The southern slope has a cross gable dormer with 6/6 double hung windows and clapboard siding. The northern slope also has a cross gable dormer with a recessed arched window and asbestos shingle siding. The western slope has a hip roof dormer with a pair of 12-light casement windows. The dormer, which is sided with wood shingles, is partially obscured by an exterior gable wall chimney. The northern façade has multiple two-story porches, partly enclosed and partly open. The first-story porches are supported by brick columns. The original wood clapboard siding was apparently at one time covered by asbestos shingles. They have since been removed and the building is under repair. The building faces Witches Lane and is sited on moderately sloping terrain. A new gravel driveway, which extends along the southern façade of the house has been recently constructed from Sea View Terrace. A one-story gable roof two-car garage is sited immediately to the southwest of the building. The roof is covered with asphalt shingles and the exterior of the structure is wood clapboard.

Plate 5.23. Richard Lamb House, 21 Bluff Edge, Property ID # 670228268: view looking west (Photographer: Michael Tomkins, February 2002) [Negative # 1:18].

Plate 5.25. James F. and Harriet N. Andrews House, 22 Witches Lane, Property ID # 186153539: view looking south-southeast (Photographer: Michael Tomkins, March 2002) [Negative # 4:19].

5-22
The house was built around 1899 and was initially the summer home of James F. Andrews and his wife Harriet N. Andrews. It was designed by Charles A. Rich of the New York architectural firm, Lamb and Rich. Lamb and Rich are one of the most notable firms designing in the Shingle Style.\footnote{13}

The building appears to have been subjected to several renovations, which have compromised its architectural integrity. However, it appears as though the building’s present owner is in the process of reversing some of these changes, which will help restore its integrity. Taking this into consideration, the James F. and Harriet N. Andrews House is considered a contributing resource to the District.

Site 26: Near Intersection of Park Way & Bluff Edge  Charles Shipway Garage  Property ID # 1689368730

The Charles Shipway Garage is a one-story one-car frame garage built in the Shingle Style (Plate 5.26). It has a gambrel roof covered with asphalt shingles. A shed roof dormer is located on its northern slope. Its northern façade faces Park Way and its western façade has an elevated door and two, 6/6 double hung windows on its first story. The exterior of the building is covered with wood shingles. The garage is sited at the bottom of the slope and faces Park Way. The driveway, which formerly led to the house associated with the garage, is located a short distance to the east of the structure. The house, which this garage was associated with, has since been demolished.

The garage was constructed sometime between 1907 and 1930 for Charles Shipway its owner. The second floor served as chauffeur’s quarters.\footnote{14}


\footnote{13} Kenny, “Monmouth Hills House Histories.”

\footnote{14} Kenny, “Monmouth Hills House Histories.”
The Charles Shipway Garage appears to have been constructed within the District’s period of significance. It was associated with one of the original cottages of the Club that is no longer standing today. Because it is constructed in the Shingle Style, to assimilate with the other dwellings of the District, it is considered a contributing resource to the District.

**Site 28: 28 Coquette Lane Dr. Samuel A. Brown House Property ID # 1018375524**

The Dr. Samuel A. Brown House is a two-story Spanish Eclectic Style residence (Plates 5.27 and 5.28). It has a low-pitched hip roof with wide eaves and two exterior end wall chimneys. The roof is covered with asphalt shingles. The southern slope has two hip roof dormers each having a set of one-light casement windows. The majority of the building’s windows consist of pairs of single-light casement windows. The first floor of the eastern façade contains two that are arched. The northern façade has two one-story additions at the east and west portions and in the center is a one-story polygonal bay entrance with second-story balcony. A one-story addition is located at the northwestern section of the southern façade and more modern one-story additions are located along the western façade of the building. The entire building is stuccoed. The building is sited on level terrain and is set back from Coquette Lane. A circular asphalt driveway leads to the building from the road. A one-story shallow hip roof two-car garage is sited immediately to the southwest of the building. The roof is covered with asphalt shingles and the exterior of the structure is stuccoed.

The building was built around 1905 and was initially the summer home of Dr. Samuel A. Brown and his wife, Charlotte Brown. Architect, Lyman A. Ford of Carerre & Hastings designed the building. During the 1920s the house was rented to William Randolph Burgess who later became Secretary of the United States Treasury.15

The Dr. Samuel A. Brown House retains most of its basic architectural integrity and is therefore considered to be a contributing resource to the District.

**Site 30: 30 Bay View Terrace Francis R. and Josephine L. Pemberton House Property ID # 2025303391**

The Francis R. and Josephine L. Pemberton House is a two-story frame dwelling built in the Shingle Style (Plates 5.29 and 5.30). It was originally constructed around 1899. Its present owner states that the upper two levels of the building were recently destroyed by a fire. The majority of the building was gutted and reconstructed in a similar Shingle Style summer cottage appearance it once had. Many of the original architectural elements of this building were destroyed by the fire and therefore have been altered. It has a gable roof with wide eaves and two internal brick chimneys. The roof is covered with asphalt shingles. The southern slope contains three hip roof dormers, two to the west and one to the east of a central tower, which is a main element of the southern façade of the building. The dormers have modern casement windows with multiple false diamond panes. The southern façade of the building also has a two-story open porch at its southwestern end. Support columns are of the Tuscan order. The northwest corner of the house has a large circular three-story porch also with Tuscan order columns. The remainder of the northern façade consists of a three-story porch, mostly enclosed. The exterior of the building is covered with wood shingles. The southeastern façade of the building fronts on Bay View Terrace. The building is situated on a steep slope so that its northwestern façade contains six-stories. A modern one-story gable roof three-car garage has been added to the eastern façade of the building.

This building was built in 1899/1900 and was initially the summer home of Francis R. and Josephine L. Pemberton. It was designed by architect, Lyman A. Ford of the New York firm, Carerre & Hastings.16

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15 Kenny, “Monmouth Hills House Histories.”

16 Kenny, “Monmouth Hills House Histories.”
Plate 5.27. Dr. Samuel A. Brown House, 28 Coquette Lane, Property ID #1018375524: view looking north-northwest. Circa 1940. Source: Photographic files of Monmouth Hills Archives.

Plate 5.28. Dr. Samuel A. Brown House, 28 Coquette Lane, Property ID #1018375524: view looking north-northwest (Photographer: Michael Tomkins, March 2002) [Negative # 5:3].

Plate 5.30. Francis R. and Josephine L. Pemberton House, 30 Bay View Terrace, Property ID # 2025303391: view looking north (Photographer: Michael Tomkins, February 2002) [Negative # 1:3].
Much of the lower levels of this building retain their original architectural integrity. Also, since the improvements to the Francis R. and Josephine Pemberton House, following its fire, harmonize with those of its original design, the building, overall, is considered to be a contributing resource to the District.

Site 31: 6 Coquette Lane   Ernest Greene House Garage   Property ID # 1017342943

The Ernest Green House Garage is a one-story frame structure built in the Tudor Style (Plate 5.31). The Ernest Greene House, also built in the Tudor Style, was formerly located a short distance to the east-southeast of the garage. It was razed in 1998. The Ernest Greene House Garage has a wood shingled gable roof. The exterior of the garage is mostly composed of brick. Access to its interior is gained through a set of large wooden doors. The remaining facades of the building each contain one double hung window, which is boarded. The building is situated near the western edge of the property on moderately sloping terrain. It is sited roughly 100 feet from Coquette Lane.

The Ernest Greene House Garage was built around 1902 and was initially utilized by Ernest Greene the first owner of the former Ernest Greene House.

Although slightly in disrepair, the Ernest Greene House Garage still retains its original architectural form as built. The garage is one of the earliest of this type built in the District. It is therefore considered to be a contributing resource to the District.

Plate 5.31. Ernest Greene House Garage, 6 Coquette Lane, Property ID # 1017342943: view looking north (Photographer: Michael Tomkins, February 2002) [Negative # 2:13].

5-27
Site 33: 33 Sea View Terrace    Julia G. and William B. DeHaven House    Property ID # 1505397145

The Julia G. and William B. DeHaven House is a two-story frame dwelling built in the Shingle Style with Craftsman influence (Plates 5.32 and 5.33). Its side-gambrel roof, which is covered with asphalt shingles, has a full width shed dormer on both its southern slope and its northern slope. The roof of the dormers has exposed rafters. Both the southern and northern slopes each have a hip roof dormer constructed on top of the full width shed dormer. Sometime around 1920, a third-story was added to the westernmost section of the house with a gable roof. The majority of the windows of the southern façade are multiple diamond pane casement windows. A hip roof porte-cochere is located at the southwestern corner of the building. Because the building is built on a steep slope, the northern façade has five levels. A two-tier enclosed porch extends the length of the northern façade. The roof of the porch has a wide eave and exposed rafters. The exterior of the building is covered with wood shingles. The building fronts on Sea View Terrace. To the south-southeast of the building is a one-story one-car gable roof garage. The southern façade of the garage contains the garage door as well as a pedestrian door and a lunette near the eave of the roof. The roof is covered with asphalt shingles and the garage has clapboard siding.

The house was built around 1900 and was initially the summer home of Julia G. DeHaven and her husband, William B. DeHaven.

Although the Julia G. and William B. DeHaven House had a third-story added to the westernmost section of the house, the remainder of the building still retains much of its original architectural character as originally built. The Julia G. and William B. DeHaven House is considered to be a contributing resource to the District.

Site 34: 34 Sea View Terrace    Frank A. Wright House    Property ID # 166188437

The Frank A. Wright House is a two-story frame dwelling built in the Shingle Style with Prairie Style influence (Plates 5.34 and 5.35). It has a low-pitched hip roof with wide overhanging eaves. The roof is covered with asphalt shingles. The majority of its windows are 6/6 double hung. A one-story enclosed porch, with similar roof style, is located at the northwestern corner of the building. The building also had a one-story porch entryway, which during this study was demolished by its present owner to make way for a new porch. Since the building is sited at the top of the slope its eastern façade has three levels and a basement. The exterior of the upper two levels is wood shingled, while the lower level is covered with wood clapboard. The building is sited on top of a hill, which slopes dramatically to the southeast. It fronts on Sea View Terrace. Approximately 150 feet to the northeast of the building is a one-story two-car garage also constructed with a low-pitched hip roof. The garage is composed of ceramic tile blocks and has a asphalt shingled roof.

The building was built around 1896 and was initially the summer home of Frank A. Wright, who was also the architect for the building.

The building has been renovated over the years and most recently the front or northern façade of the building is being altered from its original composition. Because of these alterations, the house presently retains little of its architectural style as first built. The Frank A. Wright House is therefore considered a non-contributing resource to the District.

Site 37: 37 East Twin Road    Edward S. Atwood House    Property ID # 432957787

The Edward S. Atwood House is a two-half story frame dwelling built in the Shingle Style with Prairie Style features (Plates 5.36 and 5.37). It has a low-pitched hip roof with wide overhanging eaves. The roof is covered with slate. Atop the roof is a balustraded deck or widow's walk. The northern slope of the roof has a single shed roof dormer with a 6/2 double hung window. The eastern and northern facades are dominated by a large two-story wrap-around porch. Its hip roof is supported by massive shingled porch supports at the corners, with smaller intervening shingled supports. Attached to the roof and the porch supports are large paired-brackets which are an impressive decorative feature. The majority of the windows of the building are 6/1 double hung. A Palladian window provides the central focus for the front or north façade. The exterior of the house is covered with wood shingles. The house

Plate 5.33. Julia G. and William B. DeHaven House, 33 Sea View Terrace, Property ID # 1505397145: view looking east-southeast (Photographer: Michael Tomkins, March 2002) [Negative # 8:17].
Plate 5.34. Frank A. Wright House, 34 Sea View Terrace, Property ID # - 166188437: view looking south-southwest. Circa 1898. Source: Photographic files of Monmouth County Historical Association.

Plate 5.35. Frank A. Wright House, 34 Sea View Terrace, Property ID # - 166188437: view looking south-southwest (Photographer: Michael Tomkins, March 2002) [Negative # 7:9].
Plate 5.36. Edward S. Atwood House, 37 East Twin Road, Property ID #432957787: view looking south. 1897. Source: Photographic files of Monmouth Hills Archives.

Plate 5.37. Edward S. Atwood House, 37 East Twin Road, Property ID #432957787: view looking south (Photographer: Michael Tomkins, February 2002) [Negative # 1:10].
faces northeast, perpendicular to East Twin Road. The northern portion of the porch abuts the road. The lot is wooded with a variety of shrubs and trees.

The building appears to have been built around 1897 and was initially the summer home of Edward S. Atwood. Frank A. Wright was its architect, who was for many years the secretary for the Water Witch Club. Wright also is known to have designed 34 Sea View Terrace and 39 East Twin Road.\(^\text{17}\)

The Edward S. Atwood House is one of the earliest houses built in the District and since its construction it has had very little alterations. Because of its excellent state of preservation and due to it being an outstanding example of a house designed by Frank A. Wright, it is considered a key-contributing resource to the District.

Site 38: 38 East Twin Road  Lyman A. Ford House  Property ID # 795703318

The Lyman A. Ford House is a two-story frame dwelling built in the Shingle Style with Craftsman influence (Plate 5.38). It has a hip roof with wide eaves. The eaves have exposed roof rafters. The roof is covered with slate. Matching cross-gable dormers are on its eastern and southern slopes. The dormers each have a pair of multiple-diamond pane casement windows. The gable of the dormers has dentil detailing. The entire eastern façade of the building is composed of a two-story porch, which partially wraps around to the southern and northern facades. Similar to the exterior of the building the porch supports are shingled. Dentil detailing is also present around the first-floor porch. Three overlapping courses of wood shingles at the base of the building meet the foundation gracefully. The southern façade has a second-story bay window and a two-story tower is located at the southwest corner of the building. The building is situated at the top of a hill. The northern façade fronts on East Twin Road, while its southern façade overlooks Sea View Terrace.

Plate 5.38. Lyman A. Ford House, 38 East Twin Road, Property ID # 795703318: view looking south (Photographer: Michael Tomkins, March 2002) [Negative # 7:22].

\(^{17}\) Hunton and McCabe.
The building was built around 1898 and was initially the summer home of Lyman A. Ford, who was also the architect for the building.

The Lyman A. Ford House has highly developed Shingle Style details that remain in an excellent state of preservation. Also, due to its associations with Lyman A. Ford, a well known architect from New York, it is considered a key-contributing resource to the District.

**Site 39: 39 East Twin Road  Livingston Middleditch House  Property ID # -1233361491**

The Livingston Middleditch House is a two-story frame dwelling built in the Shingle Style (Plates 5.39 and 5.40). The building has a cross-gambrel roof with flared eaves and shed roof dormers on its eastern and western slopes. The roof is covered with slate shingles. The majority of its eastern façade consists of a two-story porch. The open second story has wood shingled supports. The porch also has a gable roof with flared eaves. The majority of the windows of the building are 6/6 double hung. The wide eave of the southern façade extends over a bay window.

The exterior of the building is covered with wood shingles. Although the main entrance to the house is gained from East Twin Road, the building's associated garage is located on Sea View Terrace. It is a one-story one-car garage. It has a slate covered gable roof and the exterior of the structure is stuccoed. The house itself is situated at the top of a hill. The northern façade fronts on East Twin Road, while its southern façade overlooks Sea View Terrace.

The building was built around 1896 and was initially the summer home of Livingston Middleditch. Frank A. Wright was its architect.

Although the Livingston Middleditch House has been renovated over the years, the building still retains much of its architectural integrity and is therefore considered to be a contributing resource to the District.

**Site 40: 40 East Twin Road  William B. Taber House  Property ID # 416176513**

The William B. Taber House is a two-story frame dwelling built in the Shingle Style (Plates 5.41 and 5.42). The building has a gable roof with wide flared eaves. It is covered with asphalt shingles. A pair of shed roof dormers with three 6/6 double hung windows are on its eastern and western slopes. The southeastern corner of the building consists of a two-story porch with upper story openings arched, while lower story openings are squared. Similar to the exterior of the building the porch supports are covered with wood shingles. The southern façade of the building contains a two-story bay at the southwestern corner of the building. The exterior of the building is covered with wood shingles. A modern one-story garage has been added to the northern façade of the house. The building is situated at the top of a hill. The northern façade sits back from East Twin Road, while its southern façade overlooks Sea View Terrace.

The building was built around 1896 and was initially the summer home of William B. Taber. Frank A. Wright was its architect. This is believed to have been the first house to be occupied on the hill.\(^{18}\)

Although the building has been renovated over the years the William B. Taber House still retains much of its architectural integrity and is therefore considered to be a contributing resource to the District.

\(^{18}\) Kenny, "Monmouth Hills House Histories."
Plate 5.39. Livingston Middleditch House, 39 East Twin Road, Property ID # -1233361490: view looking northwest. 1897. Source: Photographic files of Monmouth County Historical Association.

Plate 5.40. Livingston Middleditch House, 39 East Twin Road, Property ID # -1233361491: view looking north-northeast (Photographer: Michael Tomkins, March 2002) [Negative # 6:28].
Plate 5.41. William B. Taber House, 40 East Twin Road, Property ID # 416176513: view looking northwest. 1897. Source: Photographic files of Monmouth County Historical Association.

Plate 5.42. William B. Taber House, 40 East Twin Road, Property ID # 416176513: view looking north-northwest (Photographer: Michael Tomkins, March 2002) [Negative # 7:27].
Site 41: 41 Sea View Terrace        Dr. S. Seabury Jones House        Property ID #1017160226

The Dr. S. Seabury Jones House is a two-story frame dwelling built in the Shingle Style (Plates 5.43 and 5.44). Its gable roof has paired gable roof dormers on the north slope and three hip roof dormers on its southern slope. The roof, which is covered with asphalt shingles, extends to cover a porch area on its south and east facades. The porch has a balustrade with arch pattern balusters. Windows are irregularly laid out around the house, most being 2/2 double hung. A large round-headed window is on the east facade. The exterior of the building is covered with wood shingles. The house faces to the south fronting on Sea View Terrace. Its lot is semicircular, generally level and is lightly wooded.

The building was built around 1898 and was initially the summer home of Dr. S. Seabury Jones.19

Although the Dr. S. Seabury Jones House has been renovated over the years, the building still retains much of its architectural integrity and is therefore considered to be a contributing resource to the District.

Site 43: 43 West Twin Road        Water Witch Club Casino        Property ID #-865648505

The Water Witch Club Casino is a frame structure that was built in two stages (Plates 5.45 and 5.46). The main block, designed by Frederick P. Hill, was built in 1905 as the Water Witch Club Casino. It is a one-and-a-half-story, nine bay, Colonial Revival/Shingle Style structure with an outstanding Craftsman interior. It has a gambrel roof with flared eaves and has four, 9-light dormers with shed roofs on its northern and southern slopes. The southern or fifth dormer on the northern slope has three-clustered double hung windows. These are a later alteration to an upstairs room. Atop the roof is a balustraded deck or widow’s walk. The northern façade is dominated by a one-story porch, its roof being formed by a continuation of the main roof. The porch has squared classical columns. The southern façade also has a one-story porch. The rear or southwestern section of the building was added in 1911. It was designed by Lyman A. Ford and was built as the new clubhouse. It utilizes similar design techniques to the casino portion having a gambrel roof. Both roofs are covered in slate and the exterior of the building is sided with wood shingles (Hunton and McCabe 1984; Heritage Studies, Inc. 1989).

The main portion of the building faces northeast and is sited on a cleared summit with lawn. It has an impressive view of Sandy Hook Bay and New York City. One original surviving tennis court is situated to the rear or south of the building. A gravel parking lot is also located to the rear of the building.

In 1989, Marie Frank and Constance Greiff of Heritage Studies, Inc. nominated the Water Witch Club Casino to the National Register of Historic Places. It was determined to be eligible under Criteria C as important in the areas of architecture and entertainment/recreation.20 The building was entered onto the New Jersey Register on January 12, 1990. The following August it was entered onto the National Register. The Water Witch Club Casino is a rare surviving building of its type. It is considered to be a key-contributing resource to the District.

Site 44: 44 West Twin Road        Lavinia Anna Erbacher House        Property ID #-1485841364

The Lavinia Anna Erbacher House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plates 5.47 and 5.48). Each slope of its hip roof has a hip roof dormer, each having a pair of 8-light casement windows. The roof is covered with slate shingles. The southern façade has a central two-story bay entrance with a fixed 6-light arched window. The doorway has a full transom light and fluted pilasters. Two sets of double doors on the second story lead to two balconets. The northern façade of the building is dominated by a massive two-story open porch. The polygonal roof of the eastern and western sections of the porch make it appear

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19 Hunton and McCabe.


5-36
Plate 5.43. Dr. S. Seabury Jones House, 41 Sea View Terrace, Property ID # 1017160226; view looking northeast. Circa 1940. Source: Photographic files of Monmouth Hills Archives.

Plate 5.44. Dr. S. Seabury Jones House, 41 Sea View Terrace, Property ID # 1017160226; view looking north (Photographer: Michael Tomkins, February 2002) [Negative # 1:12].

Plate 5.46. Water Witch Club Casino, 43 West Twin Road, Property ID # -865648505: view looking southwest (Photographer: Michael Tomkins, March 2002) [Negative # 4:24].
Plate 5.47. Lavinia Anna Erbacher House, 44 West Twin Road, Property ID # -1485841364: view looking northeast. Circa 1940. Source: Photographic files of Monmouth Hills Archives.

Plate 5.48. Lavinia Anna Erbacher House, 44 West Twin Road, Property ID # -1485841364: view looking northwest (Photographer: Michael Tomkins, March 2002) [Negative # 5:35].
to have two towers. The first story is supported by square columns, while the second story has Tuscan order columns. The exterior of the building is covered with wood shingles. The house is situated on a moderate slope and faces to the south fronting on West Twin Road. The northern façade of the building has a commanding view of Sandy Hook Bay.

The building was built around 1905 and was initially the summer home of Lavinia Anna Erbacher and her husband, Victor Erbacher. It was designed by architect Frederick P. Hill.

The Lavinia Anna Erbacher House retains much of its original architectural integrity and is therefore considered to be a contributing resource to the District.

B. Properties that were constructed after the District’s Period of Significance

Site 1: 1 Fennimore Terrace    Merrick and Lillian Pratt House

The Merrick and Lillian Pratt House is a one-and-a-half-story Neo-French Style residence (Plate 5.49). This brick-faced building has a steeply pitched hipped roof that is covered with wood shingles. A set of arched dormers are sited above the main entrance to the dwelling. The house was built in 1971.

Due to its date of construction, the Merrick and Lillian Pratt House is non-contributing to the District.

Site 2: 2 Serpentine Drive    Prahl House

The Prahl house is a one-story Ranch Style residence (Plate 5.50). The exterior of this gable-roofed building is covered with wood shingles. It was built around 1968 by Jake Jefferts who at that time lived in 22 Witches Lane.21

Due to its date of construction, the Prahl House is non-contributing to the District.

Site 3: 3 Fennimore Terrace    DeLuca House

The DeLuca House is a two-story Neo-French Style residence built around 1978 (Plate 5.51). This brick-faced building has a hipped roof. The northern façade contains a set of three arched windows that extend upward through the cornice line. A one-story two-car garage is attached to the building’s western facade.

Due to its date of construction, the DeLuca House is non-contributing to the District.

Site 6: 6 Coquette Lane    Larsen Flinn House

The Larsen Flinn House is a two-story residence built in the New Shingle Style in 2001 (Plate 5.52). Similar to the various other Shingle Style houses constructed within the District, the northern facade of the building is dominated by a one-story open porch. The exterior of the building is primarily covered with wood shingles.

The Larsen Flinn House is a good example of how new construction can blend with the existing styles of the District. Due to its date of construction, however, the Larsen Flynn House is non-contributing to the District.

21 Kenny, “Monmouth Hills House Histories.”
Plate 5.49. Merrick and Lillian Pratt House, 1 Fennimore Terrace: view looking southwest (Photographer: Michael Tomkins, February 2002) [Negative # 1:36].

Plate 5.50. Prahl House, 2 Serpentine Drive: view looking southeast (Photographer: Michael Tomkins, February 2002) [Negative # 2:2].
Plate 5.51. DeLuca House, 3 Fennimore Terrace: view looking south (Photographer: Michael Tomkins, February 2002) [Negative # 2:0].

Plate 5.52. Larsen Flinn House, 6 Coquette Lane: view looking north (Photographer: Michael Tomkins, February 2002) [Negative # 2:10].
Site 7: 7 Valley Drive  Harold and Ruth Monier House

The Harold and Ruth Monier House is a one-and-a-half-story Neocolonial Style residence (Plate 5.53). The exterior of this gabled roof L-shaped building is sided with wood shingles. A one-and-a-half-story garage is connected to the southern facade of the building by a one-story entryway. The dwelling was constructed in 1964 by Jake Lefferts, who also built 2 Serpentine Drive. Noburu Kobayashi of Red Bank was its architect.22

Due to its date of construction, the Harold and Ruth Monier House is non-contributing to the District.

Site 10: 10 Serpentine Drive  Lloyd and Terry Keleher House

The Lloyd and Terry Keleher House is a two-story New Shingle Style residence (Plate 5.54). Constructed around 1988, this multiple-intersecting gabled roof dwelling includes similar fenestration elements to the original Shingle Style. The building contains casement windows and a Palladian window is a main element of the southern or front facade of the building.

Although the Lloyd and Terry Keleher House does blend with the original architectural styles of the District, due to its date of construction, it is considered to be non-contributing to the District.

Site 17: 17 Park Way  James and Sally Van Mater House

The James and Sally Van Mater House is a Neocolonial Style split-level residence built in 1956 (Plate 5.55). The exterior of this gabled roof dwelling is covered with wood shingles.

Due to its date of construction, the James and Sally Van Mater House is non-contributing to the District.

Site 18: 18 Park Way  Malcom and Janet Sawhill House

The Malcom and Janet Sawhill House is a one-story Ranch Style residence that was constructed in 1954 (Plate 5.56). It was built by Dominick Caruso of Atlantic Highlands.23 This L-shaped building has a shallow gable roof with the exterior of the building being covered with painted wood shingles.

This building appears to have been the first constructed following the District’s period of significance. Due to its date of construction, the Malcom and Janet Sawhill House is non-contributing to the District.

Site 20: 20 Park Way  Erick Suto House

The Erick Suto House is a two-story modern residence built in the Contemporary Style. It is believed to have been initially constructed for the president of Waterford Crystal around 1980 (Plate 5.57).24

Due to its date of construction, the Erick Suto House is non-contributing to the District.

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22 Kenny, “Monmouth Hills House Histories.”

23 Kenny, “Monmouth Hills House Histories.”

24 Kenny, “Monmouth Hills House Histories.”
Plate 5.53. Harold and Ruth Monier House, 7 Valley Drive: view looking north-northeast (Photographer: Michael Tomkins, February 2002) [Negative # 2:15].

Plate 5.54. Lloyd and Terry Keleher House, 10 Serpentine Drive: view looking northwest (Photographer: Michael Tomkins, February 2002) [Negative # 3:6].

Plate 5.56. Malcom and Janet Sawhill House, 18 Park Way: view looking east (Photographer: Michael Tomkins, March 2002) [Negative # 4:7].
Site 23: 23 Witches Lane  Ernest Del Bueno House

The Ernest Del Bueno House is a one-story modern residence constructed in the Contemporary Style. It was built around 1978 (Plate 5.58). The building has a shallow gable roof and its exterior is stuccoed. The building has an arched entry porch with exposed rafter.

Due to its date of construction, the Ernest Del Bueno House is non-contributing to the District.

Site 24: 24 Witches Lane  Ruth Campbell House

The Ruth Campbell House is a two-story Shed Style residence built in 1976 (Plate 5.59). The building is sited on the edge of a moderately sloping hill so that a ramp was constructed to gain access to the main floor of the building. It was designed by architect George Cooper Rudolph, III of the New York firm Witoff and Rudolph. Jack Preston of Middletown was its builder.25

Due to its date of construction, the Ruth Campbell House is non-contributing to the District.

Site 25: 25 Coquette Lane  Robert and Shannon Clark House

The Robert and Shannon Clark House is two-story gambrel roof residence built in the Neocolonial Style in 1972 (Plate 5.60). Vehicular access to the building is gained from a long driveway from Water Witch Drive that utilizes the former alignment of Hillside Road, which is now only partially utilized.

Due to its date of construction, the Robert and Shannon Clark House is non-contributing to the District.

25 Kenny, "Monmouth Hills House Histories."
Plate 5.58. Ernest Del Bueno House, 23 Witches Lane: view looking northwest (Photographer: Michael Tomkins, March 2002) [Negative # 4:27].

Plate 5.59. Ruth Campbell House, 24 Witches Lane: view looking northwest (Photographer: Michael Tomkins, March 2002) [Negative # 4:30].
Site 27: 27 Bay View Terrace  Grazewski House

The Grazewski House is a two-story Neo-Tudor Style residence that was constructed in 1984/1985 (Plate 5.61). It has a hipped roof and the exterior of the building is composed of brick.

Due to its date of construction, the Grazewski House is non-contributing to the District.

Site 29: 29 Bay View Terrace  Richard and Michelle Arway House

The Richard and Michelle Arway House is a two-story Neoeclectic Mansard Style residence built around 1979 (Plate 5.62). The exterior of the building is predominantly covered with wood shingles. Windows in the facades of the mansard roof are recessed.

Due to its date of construction, the Richard and Michelle Arway House is non-contributing to the District.

Site 32: 32 Sea View Terrace  Guy Henderson House

The Guy Henderson House is a two-story residence built in the New Shingle Style (Plate 5.63). This dwelling was constructed in 1993 on the footprint of an earlier building that was destroyed by fire. It was designed by architect Richard Hansen of Navesink, New Jersey.26

Similar to 6 Coquette Lane, the Guy Henderson House is a good example of how new construction can blend with the existing styles of the District. Due to its date of construction, however, the building is non-contributing to the District.

Site 35: 35 Sea View Terrace  Frank and Suzanne Rostan House

The Frank and Suzanne Rostan House, built in 1980, is a two-story residence built in the International Revival Style (Plate 5.64). It was designed by architect Gary Kaplan of the Red Bank firm of Kaplan Gaunt DeSantis Architects.27

Due to its date of construction, the Frank and Suzanne Rostan House is non-contributing to the District.

Site 36: 36 East Twin Road  Suzanne and Frank Leach House

The Suzanne and Frank Leach House is a two-story residence built in the Modern Contemporary Style (Plate 5.65). This dwelling was constructed in 1976 and was designed by Sue Leach and Vincent Russo of Rumson, New Jersey.28

Due to its date of construction, the Suzanne and Frank Leach House is non-contributing to the District.

26 Kenny, “Monmouth Hills House Histories.”

27 Kenny, “Monmouth Hills House Histories.”

28 Kenny, “Monmouth Hills House Histories.”
Plate 5.62. Richard and Michelle Arway House, 29 Bay View Terrace: view looking south-southwest (Photographer: Michael Tomkins, March 2002) [Negative # 5:19].

Plate 5.63. Guy Henderson House, 32 Sea View Terrace: view looking south (Photographer: Michael Tomkins, March 2002) [Negative # 8:5].
Plate 5.64. Frank and Suzanne Rostan House, 35 Sea View Terrace: view looking north (Photographer: Michael Tomkins, March 2002) [Negative # 6:24].

Plate 5.65. Suzanne and Frank Leach House, 36 East Twin Road: view looking east (Photographer: Michael Tomkins, March 2002) [Negative # 8:4].
Site 42: 42 West Twin Road  David Schutz House

The David Schutz House is a two-story combination residence/nanny quarters constructed in the New Shingle Style (Plate 5.66). The main portion of the building (eastern half), constructed in 1988, is believed to have utilizes the footprint of an earlier house. Attached to the western facade of the main building is a four-car garage, constructed in 2000/2001. Sited above the two westernmost bays are nanny quarters also built in the New Shingle Style. The easternmost section of the building was designed by architect Richard Hansen of Navesink, New Jersey.²⁹

Although the David Schutz House does blend with the original architectural styles of the District, due to its date of construction, it is considered to be non-contributing to the District.

²⁹ Kenny, “Monmouth Hills House Histories.”
CHAPTER 6

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APPENDIX A

MASTER LIST OF SURVEY FORMS
AND
SURVEY FORMS
### MASTER LIST OF SURVEY FORMS

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New Jersey Department of Environmental Protection
Historic Preservation Office

HISTORIC DISTRICT REPORT

District Name: Monmouth Hills Historic District
District Type: Residential

DISTRICT LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook

Period of Significance: 1895 to 1930

Date Range: Source:

Old HSI Number:
(for converted records only)

Physical Condition: Good
Remaining Historic Fabric: Medium

Registration and Status:
National Historic Landmark: □
National Register: □
New Jersey Register: □

Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion: Local Designation:
Other Designation:
Other Designation Date:

Description:
The Monmouth Hills Historic District comprises what was historically part of Water Witch Park. It is located in the Navesink Highlands, on a steep, wooded slope, which overlooks Sandy Hook, Sandy Hook Bay and the Atlantic Ocean. Monmouth Hills is situated on approximately 50 acres bounded on the north by N.J. Route 36, a four-lane highway, on the south by the Hartshorne Woods County Park and on the east by the municipal boundary dividing Middletown with the Borough of Highlands. Monmouth Hills borders on the west by a housing community situated along Ontario Avenue and Iroquois Place.

The present Monmouth Hills community consists of 41 dwellings and the Water Witch Club Casino building. The Casino and 24 of these dwellings were constructed during the districts period of significance (1895-1930). The buildings are situated on a curvilinear street plan (designed in 1895), that consists of gravel roads winding through dense woodland. The majority of the buildings abut or nearly abut the roads. The roads and buildings are further linked by a series of walking paths, which climb the steep hills between the roads. Some of these paths are now overgrown. Considerable landscaping was involved in laying out the roads and paths. The embankments at road cuts are supported by walls of locally quarried peanut-stone. The gateposts, at the Serpentine and Water Witch Drive entrances, and other stone walls, drainage ditches and culverts throughout the district also make use of this stone. Leading to the Casino, from the entrance at Water Witch Drive, is a slate walkway that extends along the left side of the extension of Water Witch Drive and Bay View Terrace. To facilitate the smooth flow of vehicular traffic, at the intersection of Bluff Edge and Serpentine Drive, as well as that of East Twin Road and Bay View Terrace, triangular-shaped landscaped medians were constructed. Overall, the vegetation within the district has been left in its natural woodland state.

The Casino lot comprises the only cleared land in the district. It is situated on a level, 1.4-acre lot at one of the highest points in the district, approximately 220 feet above mean sea level. The lawn area in front of the Casino provides a commanding view of Sandy Hook, New York Harbor, and western Long Island. The Casino is a two-and-a-half-story frame structure, with a Dutch gambrel roof and Colonial Revival in style.

The major concentration of residential construction occurs at the east-end of the district in the area first developed within the Park by the Water Witch Club. These buildings are situated within close proximity of the Casino. The buildings themselves are substantial, one-and-a-half to two-and-a-half story frame structures. Most are constructed in the combination Shingle Style and Colonial Revival Style. These buildings generally have shingle siding and porches as a dominant feature. Subsequent construction within the district saw a continuation of the Shingle and Colonial Revival Style as well as the introduction of other Period Revival Styles. A few were constructed in the Tudor, Swiss Chalet and Spanish Styles. Most are very eclectic and of more simple design than was commonly associated with the Victorian period.

Within the past 50 years, Modernistic and Ranch-type houses have been built. Among these later buildings and in later alterations to the original dwellings, other types of siding, including stucco, half-timbering, vertical wood siding, clapboard, and aluminum siding have been utilized. This later construction has been designed more for year-round occupancy rather than the summer vacation emphasis of the earlier buildings.

The district's boundaries are those of the original contiguous lots of the main portion of the Water Witch Park, which is today known as Monmouth Hills. The district is comprised of the lands formerly owned by the Water Witch Club (roughly eastern half

Survey Name: Middletown Survey and NJ & National Register Nomination Project (Mon
cipal Investigator: Michael Tomkins
Consultant/Organization: Tomkins Historical Research

☑ Primary Contact
of district) and the Highlands of Navesink Improvement Company (roughly western half of district). In 1898, an attempt to develop the property of the Highlands of Navesink Improvement Company as the Navesink Country Club was initiated. This venture soon failed and in 1900/1901 the two clubs merged. The district does not include lands on Sandy Hook Bay that were owned by the Water Witch Club at one time, or the ball field and athletic grounds located immediately east of Water Witch Drive. This area, which was originally developed by the Club, is now owned by the Borough of Highlands and contains no known historic resources.

Setting:
The Monmouth Hills Historic District is a residential community located in the Navesink Highlands, on a steep, wooded slope, which overlooks Sandy Hook, Sandy Hook Bay and the Atlantic Ocean. Monmouth Hills is situated on approximately 50 acres bounded on the north by N.J. Route 36, a four-lane highway, on the south by the Hartshorne Woods County Park and on the east by the municipal boundary dividing Middletown with the Borough of Highlands. Monmouth Hills' borders on the west by a housing community situated along Ontario Avenue and Iroquis Place. Dense wooded areas separating N.J. Route 36 and nearby modern housing gives the community of Monmouth Hills a sense of isolation. As originally designed, its winding gravel road network surrounded by natural vegetation still create a sense of harmony with nature.

References:

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Conversion Problem? ☐ Conversion Note: Null

Date form completed: 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Historic Districts

History:
The following detailed history of the Water Witch Park and Club was made possible by countless years of research and historical records compilation by Mary Jo Kenny, Monmouth Hills Historian.

Water Witch Park was conceived in 1895. As envisioned it was to include all of the land presently known as Monmouth Hills and the property to the northeast located between Navesink Avenue (present-day N.J. Route 36) and Sandy Hook Bay. The Monmouth Hills portion of the Park was ultimately established by the Water Witch Club, a private summer club organized by a group of New York businessmen and architects led by New York real estate entrepreneur, Ferdinand Fish. Prior to this venture Fish had been instrumental in establishing the communities of Highland Beach and Navesink Beach located at the north end of what is today Sea Bright. The Park was named after a novel of the same name by James Fenimore Cooper, who is known to have visited the Highlands area in the 1830s. The romantic novelist Cooper described the area as "the most beautiful combination of land and water in America."

Initially, all of the land today containing Monmouth Hills was owned by the Highlands of Navesink Improvement Company (HNIC) established by Fish in the spring of 1895. Later, in that same year, Fish established the Water Witch Club, an entity that would ultimately be the driving force behind the development of the Park. Immediately after its formation, the Club purchased the southeastern half of the Monmouth Hills portion of the Park property from the HNIC. Architecture played an important role in this portion of the Park, which was patterned after New York's Tuxedo Park, established in 1886. Originally, there were 50 charter members of the Club, many of which were architects or engineers. The Club's first Board of Governors had four architects and two civil engineers on it. Some of the original architects involved during the planning stages of the Club were Ehrick Rossiter, Frank A. Wright (early Secretary for the Club), Hugh Lamb, Charles A. Rich, Frank E., Wallis, F.L. Ellingwood, John H. Duncan, Charles H. Humphreys, Charles Eaton and the Constable Brothers. Others, such as Austin W. Lord, Lyman A. Ford, Ernest M.A. Machado and Frederick P. Hill joined the club shortly after its creation. Many of these men had already been actively working at the Jersey Shore as well as throughout the metropolitan area in the rapidly developing New York suburbs. All of the original 40 summer cottages at the Water Witch Club were built between 1896 and 1909 and designed by architects. These architects involved themselves in many aspects of the Club's business from the time they joined.

Lamb and Rich, Wright and Rossiter, Charles H. Humphreys, Lyman A. Ford, Frederick P. Hill, and Austin W. Lord, all had New York offices. Ernest M.A. Machado had an office in Boston. Nearly all had connections with important well known architectural firms. Frederick P. Hill was a close associate of Charles McKim of McKim, Mead and White. Both Austin W. Lord and Charles A. Rich had also worked with this famous firm. Lyman A. Ford was associated with the prestigious firm of Andrews, Jacques and Rantoul of Boston before he became the head draftsman with Carrere and Hastings from 1893 to 1907, during the construction of the New York Public Library. In fact, most Club members had connections with New York having year-round residences there.

The various architects affected the stylistic development of the Park. The constitution of the Club made provisions for the construction of many community buildings. Designs for these buildings were published in a promotional booklet in 1895. They included a gatehouse by Charles H. Humphreys, a boat house and water station by the Constable Bros., stables and a bowling/billiard house by Rossiter & Wright, and a clubhouse by Lamb & Rich. However, only the Colonial Revival clubhouse made it off the paper.

The majority of the summer cottages of the Club were revival styles, predominately combinations of the Shingle Style and Colonial Revival Style. A few were constructed in the Tudor, Swiss Chalet, Italian Renaissance and Spanish Eclectic Styles. The Club's Shingle Style summer cottages with Colonial Revival elements also incorporated newer styles such as Craftsman. Many were very eclectic and of more simple design than was commonly associated with the Victorian period. A total of 40 cottages were built within the Water Witch Park, in the area that is today known as Monmouth Hills. All were constructed within the first 15 years following the Park's creation in 1895. The first house was built in 1896 and the last was built in 1909.

In general, most Shingle Style houses were built between 1880 and 1900. In the United States there are relatively few examples dating from the late 1870s and from the first decade of the 20th century. The Shingle Style, like the Queen Anne, was a uniquely American adaptation of other traditions. Its roots came from a combination of the Queen Anne (its wide porches, shingled surfaces, and asymmetrical form), Colonial Revival (adapted gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows) and from the contemporaneous Richardson Romanesque (emphasis on irregular, sculpted shapes and Romanesque arches). The Shingle Style reached its highest expression in seaside resorts of the northeastern United States. In addition to the Monmouth Hills area, numerous architect-designed cottages, in this style, were erected in summer destinations such as Newport, Cape Cod, eastern Long Island and coastal Maine. However, it never gained the wide popularity of its contemporary, the Queen Anne Style, and thus Shingle Style houses are relatively uncommon outside of these coastal areas.

Survey Name: Middletown Survey and NJ & National Register Nomination Project (Mon
cipal Investigator: Michael Tomkins (Primary Contact
Consultant/Organization: Tomkins Historical Research
By June of 1895, Ferdinand Fish had launched a sophisticated campaign for the development of Water Witch Park. He created and published the Oracle, a monthly paper to help promote the Park and his other real estate ventures (Highlands and Navesink Beach). The paper was printed on high quality paper and included colored illustrations and photographs. Charles Humphreys, architect and son-in-law of Fish, was its illustrator and F. R. Warley, a New York business manager, assisted with its content. Both Humphreys and Warley were members of the Water Witch Club.

In the early stages of the development of the Park, the Club also purchased property on Sandy Hook Bay for the construction of a boathouse and a bathing area. The bathing area was known as "Bathing Lot 14" and had a frontage of 56 feet and a depth of 1,000 feet. The Park also had its own stop on the Central Railroad of New Jersey, the station being named "Water-Witch." In addition, plans for a commercial section along Bay Avenue were formulated. This area was to contain stores, office buildings, stables, an icehouse, docks and additional cottages. Although this area appears to have continued to be described as the Water Witch Park into the second quarter of the 20th century, the actual Park as envisioned was never realized. The Monmouth Hills portion of the Park, historically known as the Water Witch Club, wound up to be the only portion to be fully developed, albeit not exactly as Fish planned.

The Water Witch Club was managed by a President, Secretary, Treasurer and six directors. Each member was elected annually, but could only serve three terms. A $250.00 membership fee was levied to join the Club, but this included one lot of the Club's property located in present-day Monmouth Hills. Subsequent lots could be purchased, but no member was allowed to own more than four. The purpose of the club was outlined in the constitution, a portion of which, reads: "To buy, improve, and apportion land among its members; to provide suitable club buildings, water, lighting, and sewage systems, to promote social intercourse among its members, and to encourage aquatic and athletic sports."

Civil Engineer, F. Adelbert Dunham of Plainfield, New Jersey was brought on board and by November 1895 he had made surveys of both the lands of the Club and of those of the HNIC. He divided the property into several lots all fronting on curvilinear roads. The first map filed with the County Clerk's Office of Water Witch Park showing the proposed roads and lots was drafted in December of that year. Much of the present-day road network of Monmouth Hills was laid out by Dunham. Only minor changes to the entrances have taken place due to widening of Navesink Avenue over the years. The first two lots of the Water Witch Club's property (southwest portion of Monmouth Hills) were officially sold to Ferdinand Fish on April 22, 1896. The first three houses erected within the Water Witch Club portion of the Park are believed to be the Frank A. Wright House (34 Sea View Terrace), the Livingston Middleditch House (33 East Twin Road) and the William B. Taber House (40 East Twin Road). All three were completed and occupied by June 1896. Development within the HNIC portion of Monmouth Hills was not planned until around 1896.

In 1896, the Club hired the Highlands Water & Light Company "to lay down and maintain water pipes, sewer mains, electric mains and connections underground in the streets, etc. for the purpose of operating water works, gas works, sewerage systems and electric works." By April 1897, the company had completed the water works. A well had been established at the foot of the hill and water was pumped to a holding tank and then supplied via underground pipes by gravity to those residents of the club.

Construction of the first clubhouse of the Water Witch Club was started in the summer of 1896 and finished on June 15, 1897. It was designed by Richard Lamb and Charles A. Rich of Lamb and Rich. The opening day register from the clubhouse, dating from July 1897, indicates that the clubhouse functioned as a community center for the Club. In addition to maintaining any guests of the Club, many of the residents themselves signed in for meals and social events (Charles A. Rich and Lyman A. Ford for example).

In 1898 Ferdinand Fish and others of the HNIC began promoting the development of the remaining portion of present-day Monmouth Hills. It appears as though they wanted to develop this portion of the Park as a separate entity to be known as the Navesink Country Club. The organization plan was very similar to that of the Water Witch Club. In fact, several of the architects connected with the Water Witch Club planned to be part of this new venture. Plans for the Navesink Country Club included a Club-house, tennis courts, croquet grounds, a beach club-house and a boathouse. The first sale of the lots took place in May of that year.

However, there appears to have been riffs among the majority stock holders (Ferdinand Fish being one of those) of the HNIC and by the close of 1899, Ferdinand Fish had given up his interests in the development of the Navesink Country Club. In 1900, the Navesink Country Club merged with the Water Witch Club, a situation that became official on May 1, 1901.

In 1899, the year before the Navesink Country Club and the Water Witch Club merged, the Water Witch Club had 70 members, most being New York businessmen. By this time, 14 cottages had been constructed and five more were being built.

In 1902 a committee was appointed to investigate the feasibility of building a new clubhouse. Although a competition was held and six sets of plans were submitted, nothing further was done for the next two years. In June 1904, another committee was appointed to look into raising funds to build "a Casino and a small lodge." The Board's recommendations, similar to those in 1902, were to move the present clubhouse to the north side of West Twin Road and make it an annex to the new
Casino. On September 26, 1904 it was resolved to move the clubhouse across the road and build a casino. It was designed by Frederick P. Hill and constructed in the following year. The Casino and the original clubhouse (now relocated) are shown on the Sanborn Map of Water Witch Park in 1907. At this time, the Club community contained 39 cottages. In 1911, the original clubhouse was destroyed by fire. In that same year, Lyman A. Ford designed and built a large addition to the Casino that would serve as the new clubhouse containing a dining room, sitting room and five bedrooms.

By the close of the first decade of the 20th century, some of the residences of the Water Witch Club began to be fitted with electricity. Up until this time the cottages were equipped with gas only. Gas was first installed in the Casino in 1910. Nine more years would pass before it switched over to electricity.

Prior to the 1920s, only a few members used their cottages year-round. During the winter the Club's main water supply was turned off and those residents who did stay had cisterns built to collect water from their roofs. By the mid-1920s, however, a few homes began to be supplied with metered water service from the Borough of Highlands. By 1940, all of the cottages were equipped with metered water supplied by the Monmouth Consolidated Company, who re-installed the water mains below the frost line.

As was the case with many Americans, the Great Depression of the 1930s changed the social life of the Club members and the composition of the community forever. Unable to maintain two residences, some members sold their townhouses and winterized their summer homes, while others are likely to have sold their cottages all together. By the late 1940s, the Water Witch Club became a year-round community, but with less of a recreational emphasis. It did, however, continue to function as a club and the spirit of club life continues in the community to this day with the Club Casino as its foci.

By 1950, out of the 40 cottages originally built within the Water Witch Club, 26 remained extant. In 1957, Monmouth Hills, Inc. purchased all of the remaining property of the HNIC situated within present-day Monmouth Hills. It was around this time that the first new house was built within Monmouth Hills. Since that time, approximately 18 additional new houses have been constructed and four more of the original cottages have been razed (three destroyed by fire and one demolished). Today, the Water Witch Club entity has been replaced by Monmouth Hills, Inc. The Water Witch Club Casino, now owned and managed by the Monmouth Hills, Inc., is still used for recreational purposes. Presently, a total of 22 of the original cottages still exist. Many have been altered to facilitate year-round living, but the area still retains its essential historic and natural character.

Bibliography:


Dunham, F.A. "Map of Land of Water Witch Club in the Highlands of Navesink, Monmouth County, New Jersey." Published in the Oracle, November 1895.

. "Map of Water Witch Park Situated in the Highlands of Navesink, Monmouth County, New Jersey." Map on file with Monmouth County Clerks Office, Map #70-5, December 1895.

. "Map of the Water Witch Park in the Highlands of Navesink, Monmouth County, New Jersey." Published in the Oracle, 1896.


Humphreys, Charles W. "Map Showing Property Owned by the Highlands of Navesink Improvement Company, Water Witch Park, Monmouth County, New Jersey, Reserved for Navesink Country Club", 1898.


**Statement of Significance:**

The Monmouth Hills Historic District (Water Witch Park and Club) is an important surviving example of a romantically designed summer community. As with similar communities, such as Tuxedo Park in New York State, it was designed in its entirety by architects who were also members and residents of the Club. The architecture from the early years of the club featured important examples of the Shingle, Colonial Revival and Rustic Styles. The location of the Park and Club on a steep wooded hill overlooking Sandy Hook Bay enhances the picturesque qualities of the site, and the strongly curvilinear street plan gives the site visual diversity and a sense of harmony with nature.

The Water Witch Club was established in 1895, by Ferdinand Fish, a New York developer. A number of prominent New York area businessmen and architects constituted the original membership and officers of the club, with a few representatives from Monmouth County. The importance of the architects in the early planning of the Club can be seen in the composition of the first Board of Governors, which included four architects and two civil engineers in the total of nine. The ultimate plan for the Park was designed in November 1895 by Civil Engineer F. Adelbert Dunham of Plainfield, New Jersey. The first lots were sold in the spring of the following year.

The purpose of the club was to provide a summer environment, which would encourage recreation and social interaction. Plans originally included provisions for a bowling alley, a billiard hall, a bicycle house, a boathouse, stables, a ball field, a track and a clubhouse. The plan of the Monmouth Hills portion of the Park itself, with its small lots and network of roads and walking paths increase the occurrence of social interaction. New members were recruited by word of mouth and through the association of the members. Prospective members had to be approved by a vote of the membership committee, theoretically insuring a certain degree of compatibility among the membership. The membership was largely drawn from the business and professional community of New York City.

A significant proportion of the membership was composed of architects and many of the buildings in the club were designed by the residents. Fish recruited several different firms to provide prospective drawings of proposed club buildings and structures. These firms included Lamb and Rich, Constable Bros., Rossiter and Wright, Charles W. Humphreys, John H. Duncan, and Ernest Flagg and F. L. Ellingwood. Many architects eventually became residents of the club, including Frank A. Wright, Richard Lamb, Lyman A. Ford, Charles A. Rich, Charles W. Humphreys, Ernest M.A. Machado, Frederick P. Hill and Austin W. Lord. The architecture in the district reflects this concentration of architects, with important examples of late 19th and early 20th century styles.

Although the club is now a corporation (Monmouth Hills, Inc.) and many of the original buildings have burned, been demolished, or have been altered in the conversion to year-round residences, the district retains its essential character. A considerable number of buildings from the early period remain generally intact. Over the past 20 years, there has been a revival of interest in the history of the Park and Club, and many of the residents have been making efforts to restore the houses to their original appearance.

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**Eligibility for New Jersey and National Register:** Yes □ No □

**National Register Criteria:** □ □ □ □

**Level of Significance:** Local □ State □ National □

---

**Survey Name:** Middletown Survey and NJ & National Register Nomination Project (Mon

**Investigator:** Michael Tomkins (Primary Contact)

**Consultant/Organization:** Tomkins Historical Research
Justification of Eligibility/Ineligibility:
The district is an important surviving example of a late-19th, early-20th-century romantically designed summer community. It was designed in its entirety by leading architects, mostly from New York City, who were also members of the Club and residents of the community.

Property Count: 7 Key Contributing 17 Contributing 2 Non-contributing

Narrative Boundary Description:
The district's boundaries are those of the original contiguous lots of the main portion of the Water Witch Park, which is today known as Monmouth Hills. The district is comprised of the lands formerly owned by the Water Witch Club (roughly eastern half of district) and the Highlands of Navesink Improvement Company (roughly western half of district). The district does not include lands on Sandy Hook Bay that were owned by the Water Witch Club at one time, or the ballfield and athletic grounds located immediately east of Water Witch Drive. This area, which was originally developed by the Club is now owned by the Borough of Highlands and contains no known historic resources. The district is bounded on the north by N.J. Route 36, on the south by the Hartshorne Woods County Park and on the east by the municipal boundary dividing Middletown with the Borough of Highlands. Monmouth Hills borders on the west by a housing community situated along Ontario Avenue and Iroquois Place.

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomination Project (Mon)

Principal Investigator: Michael Tomkins (Primary Contact)

Consultant/Organization: Tomkincs Historical Research
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: William Leake Hewson House
Address: 4 Serpentine DR
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 779
Lot: 35

Property Photo:

Old HSI Number: NRIS Number: HABS/HAER Number:

Description:
The William Leake Hewson House is a two-story frame dwelling built in the Shingle Style. The T-plan building has a cross gable roof with one internal end chimney and one exterior ridge chimney. The roof is covered with asphalt shingles. The northeastern slope contains a shed roof dormer with a 4 light-casement window. The eastern façade is dominated by a two-story porch, first floor open and supported by square columns, second-story enclosed. The majority of the windows are original 12/1 double hung. The exterior of the building is covered with wood shingles. A one-story addition with a flat roof has more recently been added to the northern façade of the building. The exterior of the addition is composed of stone.

Setting:
The building is sited on a bluff overlooking Serpentine Drive located to the northeast. The area surrounding the house is lightly wooded and contains clusters of mountain laurel. Access to the building is from a steep gravel driveway which extends along the southern and western facades of the building. The driveway terminates at a one-and-a-half-story gable roofed, one car garage composed of concrete block, which was erected between 1950 and 1966.

Registration and Status
National Historic Landmark?: □
National Register: 
New Jersey Register: 
Determination of Eligibility: 
Certification of Eligibility: 
SHPO Opinion:
Local Designation: 
Other Designation:
Other Designation Date:

□ Eligibility Worksheet included in present survey? □ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nom
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -1982081228
BIBLIOGRAPHY:

Additional Information:
The building was built around 1908 and was initially the summer home of William Leake Hewson and his wife Anna Pearl.

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
1 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District? ✔
District Name: Monmouth Hills Historic District
Status: Contributing

Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: Null

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomis

Principal Investigator: Michael Tomkins ✔ (Primary Contact)
Organization: Tomkins Historical Research

Property ID: 1982081228
**Common Name:** William Leake Hewson House  
**Historic Name:** William Leake Hewson House  
**Present Use:** Residential, permanent  
**Historic Use:** Residential, permanent  
**Construction Date:** 1908  
**Source:** Title Research; Other Documentary Evidence  
**Construction Start Date:**  
**Construction End Date:**  
**Style:** Shingle  
**Form:** Other  
**Type:**  
**Roof Finish Materials:** Asphalt Shingle  
**Exterior Finish Materials:** Wood, Shingles  
**Physical Condition:** Excellent  
**Remaining Historic Fabric:** High  
**Stories:** 2  
**Bays:** 3  

**Exterior Description:**  

**Interior Description:**  

**Alteration Dates:**  
**Alteration(s):**  
**Circa Date:** 1980  
**Date Range:** to  
**Source:** Physical appearance  
**Architect/Designer:**  
**Type:** Architect  
**Name:** Hill and Stout  

**Date form completed:** 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Lavinia Anna Erbacher House
Address: 44 W Twin RD
Ownership: Private
Apartment #: ZIP: 07732

PROPERTY LOCATION(S):
County: Municipality: Local Place Name: USGS Quad: Block: Lot:
MONMOUTH Middletown township Monmouth Hills Sandy Hook 769 1

Property Photo:

Old HSI Number: NRIS Number: HABS/HAER Number:

Description:
The Lavinia Anna Erbacher House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plates 5.46 and 5.47). Each slope of its hip roof has a hip roof dormer, each having a pair of 6-light casement windows. The roof is covered with slate shingles. The southern façade has a central two-story bay entrance with a fixed 6-light arched window. The doorway has a full transom light and fluted pilasters. Two sets of double doors on the second story lead to two balconets. The northern façade of the building is dominated by a massive two-story open porch. The polygonal roof of the eastern and western sections of the porch make it appear to have two towers. The first story is supported by square columns, while the second story has Tuscan order columns. The exterior of the building is covered with wood shingles.

Setting:
The house is situated on a moderate slope and faces to the south fronting on West Twin Road. The northern façade of the building has a commanding view of Sandy Hook Bay.

Registration and Status
National Historic Landmark?: □
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? □
Is this Property an identifiable farm or former farm? □

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -1485841364

Page 4
BIBLIOGRAPHY:

Additional Information:
The building was built around 1905 and was initially the summer home of Lavinia Anna Erbacher and her husband, Victor Erbacher.

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:
1 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District? □

District Name: Monmouth Hills Historic District

Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
ConversionNote: Null

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomi

Investigator: Michael Tomkins

Organization: Tomkins Historical Research

Property ID: 1485841364
**New Jersey Department of Environmental Protection**  
**Historic Preservation Office**

**BUILDING ATTACHMENT**

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<tr>
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<td>Exterior Finish Materials: Wood, Shingles</td>
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| Physical Condition: | Excellent |
| Remaining Historic Fabric: | High |
| Stories: | 2 |
| Bays: | 4 |

**Exterior Description:**

**Interior Description:**

**Alteration Dates:**

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<td>Frederick P. Hill</td>
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</tbody>
</table>

**Date form completed:** 7/11/2002
PROPERTY REPORT

Property Name: Gen. Charles W. Raymond House
Address: 13 Serpentine DR
Ownership: Private
Property ID: -1272940893
Apartment #: ZIP: 07732

PROPERTY LOCATION(S):

County: MÔNOMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 763
Lot: 2

Property Photo:

Old HSI Number: NRIS Number: HABS/HAER Number:

Description:
The Gen. Charles W. Raymond House is a two-story Tudor Revival Style residence. It has a steeply pitched multiple intersecting gable roof covered with asphalt shingle and has one internal end chimney and one ridge chimney. The rounded peaks of the roof suggest thatch. The southern slope has two gable roof dormers with 4-light casement windows. The majority of the remainder of the building's windows are paired 6/6 double hung with random exposed brick surround. A prominent feature of the eastern façade is pair of 6-light casement windows situated within the gable. The main entrance on the south facade has a doorway recessed in a large archway. A porte-cochere is located on the northern facade. The entire exterior of the building is stuccoed.

Setting:
The southern facade of the house fronts on Serpentine Drive and the northern facade faces toward Sandy Hook Bay. It is set back from the road a short distance and approached on the east by a driveway. The lot descends sharply to the north. Large pine trees line the road in front of the house.

Registration and Status National Historic Landmark?: ☐
National Register: ☐
New Jersey Register: ☐
Determination of Eligibility: ☐
Certification of Eligibility:

SHPO Opinion:
Local Designation: ☐
Other Designation: ☐
Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins (Primary Contact)
Organization: Tomkins Historical Research
BIBLIOGRAPHY:

Author: Hunton and McCabe, Gail and James
Title: "Monmouth County Historic Sites Survey." On file, New Jersey State Historic Preservation Office.
Year: 1984

Author: The Star, Wilmington, Delaware
Title: "General Raymond Lowered Flag On Great Britain On Yukon"
Year: 1913

Additional Information:
The building was built around 1909 and was initially the summer home of Gen. Charles W. Raymond. Raymond was an important Marine engineer, explorer and professor for the U.S. Army, serving between 1861 and 1904. During the 1860s he assisted with the completion of the Delaware Breakwater and the greater breakwater at the Harbor of Refuge, both being near Lewes, Delaware. In 1869, while heading a peaceful seizure of Fort Yukon from the British, he explored the Yukon River in the first steam vessel to navigate the river. During the 1880s, while stationed in Boston, he was responsible for the first dredging of the Boston Harbor. Also around this time he conducted the studies for the construction of a breakwater and harbor of refuge at Rockport, Massachusetts. He also assisted with the construction of the Panama Canal. Following his retirement from the Army, he was chairman of the Board of Engineers supervising the construction of the Pennsylvania Railroad tunnels to Manhattan.

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

| Building | 1 |
| Structure | 0 |
| Object | 0 |
| Bridge | 0 |
| Landscape | 0 |
| Industry | 0 |

Historic District? [X]

District Name: Monmouth Hills Historic District
Status: Key Contributing

Associated Archeological Site/Deposits? [ ]

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
Conversion Note: Null

Survey Name: Middletown Survey and NJ & National Register Nomi

Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -1272940893

Page 8
Common Name: Gen. Charles W. Raymond House  
Historic Name: Gen. Charles W. Raymond House  
Present Use: Residential, permanent  
Historic Use: Residential, permanent  
Construction Date: 1909  
Source: Title Research; Other Documentary Evidence  
Construction Start Date:  
Construction End Date:  
Style: Tudor Revival  
Form: Center Hall  
Type:  
Roof Finish Materials: Asphalt Shingle  
Exterior Finish Materials: Stucco  
Physical Condition: Excellent  
Remaining Historic Fabric: High  
Stories: 2  
Bays: 6  

Exterior Description:  
The Gen. Charles W. Raymond House is a two-story Tudor Revival Style residence. It has a steeply pitched multiple intersecting gable roof covered with asphalt shingle and has one internal end chimney and one ridge chimney. The rounded peaks of the roof suggest thatch. The southern slope has two gable roof dormers with 4-light casement windows. The majority of the remainder of the building's windows are paired 6/6 double hung with random exposed brick surround. A prominent feature of the eastern façade is pair of 6-light casement windows situated within the gable. The main entrance on the south façade has a doorway recessed in a large archway. A porte-cochere is located on the northern facade. The entire exterior of the building is stuccoed.

Interior Description:  

Alteration Dates:  

Architect/Designer:  
Type:  
Name:  
Person/Firm Description:  

Date form completed: 7/11/2002  

Survey Name: Middletown Survey and NJ & National Register Nomi  
Principal Investigator: Michael Tomkins  
Organization: Tomkins Historical Research
New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Properties

Property ID: [1272940893]

History:
The Gen. Charles W. Raymond House was built around 1909 and was initially the summer home of Gen. Charles W. Raymond. Raymond was an important Marine engineer, explorer and professor for the U.S. Army, serving between 1861 and 1904. During the 1860s, he assisted with the completion of the Delaware Breakwater and the greater breakwater at the Harbor of Refuge, both being near Lewes, Delaware. In 1869, while heading a peaceful seizure of Fort Yukon from the British, he explored the Yukon River in the first steam vessel to navigate the River. During the 1880s, while stationed in Boston, he was responsible for the first dredging of the Boston Harbor. Also around this time he conducted the studies for the construction of a breakwater and harbor of refuge at Rockport, Massachusetts. He also assisted with the construction of the Panama Canal. Following his retirement from the Army, he was chairman of the Board of Engineers supervising the construction of the Pennsylvania Railroad tunnels to Manhattan.

Statement of Significance:
The Gen. Charles Raymond House is individually eligible for its association with Gen. Charles W. Raymond an important Marine engineer, explorer and professor for the U.S. Army, serving between 1861 and 1904.

Eligibility for New Jersey and National Registers: ☑Yes ☐No  National Register Criteria: ☑A ☐B ☐C ☐D

Level of Significance: ☑Local ☐State ☐National

Justification of Eligibility/Ineligibility:
In addition to being a contributing resource to the Monmouth Hills Historic District the Gen. Charles W. Raymond House is individually eligible for its association with Gen. Charles W. Raymond an important Marine engineer, explorer and professor for the U.S. Army. The house is a unique architectural style, unusual for the district and retains its original architectural elements. Its design is highly original and reflects influence of English architect Edwin Lutyens.

Total Number of Attachments: 0

List of Element Names:

Narrative Boundary Description:
The boundaries of the Gen. Charles W. Raymond House are defined by the original historic boundary of the property. The property is located within the block defined by Serpentine Drive, Valley Drive and Park Way. It is bounded on the south by Serpentine Drive and on the north by Coquette Lane. The property fronts on Serpentine Drive for approximately 150 feet with its southeast corner being located 110 feet from the intersection of Serpentine Drive and Park Way. The rear of the property extends 110 feet along Coquette Lane also.

Date Form Completed: 8/19/2002

Survey Name: Middletown Survey and NJ & National Register Nomi

Principal Investigator: Michael Tomkins

Organization: Tomkins Historical Research
PROPERTY REPORT

Property Name: Livingston Middleditch House
Address: 39 E Twin RD
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 774
Lot: 2

Property Photo:

Old HSI Number: NRIS Number: HABS/HAER Number:

Description:
The Livingston Middleditch House is a two-story frame dwelling built in the Shingle Style. The building has a cross-gambrel roof with flared eaves and shed roof dormers on its eastern and western slopes. The roof is covered with slate shingles. The majority of its eastern façade consists of a two-story porch. The open second story has wood shingled supports. The porch also has a gable roof with flared eaves. The majority of the windows of the building are 6/6 double hung. The wide eave of the southern façade extends over a bay window. The exterior of the building is covered with wood shingles. Although the main entrance to the house is gained from East Twin Road, the building's associated garage is located on Sea View Terrace. It is a one-story one-car garage. It has a slate covered gable roof and the exterior of the structure is stuccoed.

Setting:
The building is situated at the top of a hill. The northern façade fronts on East Twin Road, while its southern façade overlooks Sea View Terrace.

Registration
and Status

National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomis
Principal Investigator: Michael Tomkins
Organization: Tomkin; Historical Research

Property ID: -1233361491
BIBLIOGRAPHY:

Additional Information:
The building was built around 1896 and was initially the summer home of Livingston Middleditch. Frank A. Wright was its architect.

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? ✓
District Name: Monmouth Hills Historic District
Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: Null
Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins (Primary Contact)
Organization: Tomkins Historical Research

Property ID: -1233361491
**New Jersey Department of Environmental Protection**  
**Historic Preservation Office**

**BUILDING ATTACHMENT**

- **Common Name:** Livingston Middleditch House  
- **Historic Name:** Livingston Middleditch House  
- **Present Use:** Residential, permanent  
- **Historic Use:** Residential, permanent  
- **Construction Date:** 1896  
- **Source:** Title Research; Other Documentary Evidence  
- **Construction Start Date:**  
- **Construction End Date:**  
- **Style:** Shingle  
- **Form:** Irregular  
- **Type:**  
- **Roof Finish Materials:** Slate  
- **Exterior Finish Materials:** Wood, Shingles  
- **Physical Condition:** Excellent  
- **Remaining Historic Fabric:** High  
- **Stories:** 2  
- **Bays:** 4  

**Exterior Description:**  

**Interior Description:**  

**Alteration Dates:**  

**Architect/Designer:**

<table>
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<tr>
<th>Type</th>
<th>Name</th>
<th>Person/Firm Description</th>
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**Date form completed:** 7/11/2002

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**Survey Name:** Middletown Survey and NJ & National Register Nomi  
**Principal Investigator:** Michael Tomkins  
**Organization:** Tomkins Historical Research  
**Property ID:** -1233361491
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Water Witch Club Casino
Address: 43 W Twin RD
Ownership: Private

PROPERTY LOCATION(S):

County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 772
Lot: 1

Property Photo:

Old HSI Number: 
NRIS Number: 90001219
HABS/HAER Number:

Description:
The Water Witch Club Casino is a frame structure that was built in two stages. The main block, designed by Frederick P. Hill, was built in 1905 as the Water Witch Club Casino. It is a one-and-a-half-story, nine bay, Colonial Revival/Shingle Style structure with an outstanding Craftsman interior. It has a gambrel roof with flared eaves and has four, 9-light dormers with shed roofs on its northern and southern slopes. The southern or fifth dormer on the northern slope has three-clustered double hung windows. These are a later alteration to an upstairs room. Atop the roof is a balustraded deck or widow's walk. The northern façade is dominated by a one-story porch, its roof being formed by a continuation of the main roof. The porch has squared classical columns. The southern façade also has a one-story porch. The rear or southwestern section of the building was added in 1911. It was designed by Lyman A. Ford and was built as the new clubhouse. It utilizes similar design techniques to the casino portion having a gambrel roof. Both roofs are covered in slate and the exterior of the building is sided with wood shingles.

Setting:
The main portion of the building faces northeast and is sited on a cleared summit with lawn. It has an impressive view of Sandy Hook Bay and New York City. One original surviving tennis court is situated to the rear or south of the building. A gravel parking lot is also located to the rear of the building.

Registration and Status:

National Historic Landmark: □
National Register: 8/13/1990
New Jersey Register: 1/12/1990
Determination of Eligibility: 
Certification of Eligibility: 

SHPO Opinion: 
Local Designation: 
Other Designation: 
Other Designation Date:

Eligibility Worksheet included in present survey? □
Is this Property an identifiable farm or former farm? □

Survey Name: Middletown Survey and NJ & National Register Nominees
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -865648505
Common Name: Water Witch Club Casino

Historic Name: Water Witch Club Casino

Present Use: Recreation and Entertainment, passive - indoor

Historic Use: Recreation and Entertainment, passive - indoor

Construction Date: 1905  
Source: Documentary Evidence

Construction Start Date:  
Construction End Date:  

Style: Colonial Revival  
Vernacular Style? [ ]

Form: Center Hall

Physical Condition: Excellent

Type:  

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 1.5

Exterior Finish Materials: Wood, Shingles

Bays: 9

Exterior Description:
The Water Witch Club Casino is a frame structure that was built in two stages. The main block designed by Frederick P. Hill, was built in 1905 as the Water Witch Club Casino. It is a one-and-a-half-story, nine bay, Colonial Revival/Shingle Style structure with an outstanding Craftsman interior. It has a gambrel roof with flared eaves and has four, 9-light dormers with shed roofs on its northern and southern slopes. The southern or fifth dormer on the northern slope has three-clustered double hung windows. These are a later alteration to an upstairs room. Atop the roof is a balustraded deck or widow's walk. The northern façade is dominated by a one-story porch, its roof being formed by a continuation of the main roof. The porch has squared classical columns. The southern façade also has a one-story porch. The rear or southwestern section of the building was added in 1911. It was designed by Lyman A. Ford and was built as the new clubhouse. It utilizes similar design techniques to the casino portion having a gambrel roof. Both roofs are covered in slate and the exterior of the building is sided with wood shingles.

Interior Description:

Alteration Dates:

Alteration(s):  
Circa Date: 1911  
Date Range: to  
Source: Documentary Evidence

Architect/Designer:

Type:  

Name: Frederick P Hill
Designated casino.

Name: Lyman A. Ford
Designated clubhouse addition.

Date form completed: 7/11/2002
The Water Witch Club was founded by Ferdinand Fish, a New York City developer, in 1895 as a summer colony in Highlands, N.J. The romantic novelist James Fenimore Cooper described the area as "the most beautiful combination of land and water in America." The club actually derived its name from the title of one of Cooper's novels, The Water Witch, on the supposition that the ship, Water Witch, cove in the area. The club was managed by a President, Secretary, and Treasurer plus six directors, collectively referred to as the Board. Each member was elected annually, but not more than three terms. It was a private club and cost $400.00 to join; one lot was included in the membership fee; subsequent lots could be purchased, but not to exceed four. Membership was largely drawn from the business and professional community of New York. The object of the club was clearly outlined in the constitution: "To buy, improve, and apportion land among its members; to provide suitable club buildings, water, lighting, and sewerage systems; to promote social intercourse among its members, and to encourage aquatic and athletic sports."

From the beginning architecture played an important role at the club. There were 50 charter members, many of whom were architects or engineers: for example, F.A. Wright, C.A. Rich, F.E. Walles, F.L. Ellingwood, J.H. Duncan, C.H. Humphreys, E. Machado, and F.P. Hill. Furthermore, the first Board of Governors had four architects and two civil engineers on it. The architect F.A. Wright became an active and active Secretary for the club. Their presence would affect the stylistic development of the club. As mentioned in the constitution, the club planned to build community buildings. Designs for these buildings were collected and published in a promotional booklet of 1895: they included a gatehouse by C.H. Humphreys, a boathouse and water station by the Constable Bros., stables and a bowling/billiard house by Rossiter & Wright, and a clubhouse by Lamb & Rich. It was certainly an impressive group of buildings; unfortunately, only the Colonial Revival clubhouse made it off the paper.

The clubhouse was started in the summer of 1896 and finished June 15, 1897. Lamb & Rich, a New York firm, had already played an important part in the development of New Jersey suburbs (for example at Short Hills in the late '70's) and Rich was also a resident at Water Witch. A register from the clubhouse dated from its opening in July of 1897 suggests that the clubhouse functioned as a community center for the Water Witch Club: in addition to maintaining any guests of the club, many of the residents themselves signed in for meals, get together, and social events (C. Rich and L. Ford for example).

However, in September of 1902 a committee was appointed to investigate the feasibility of a new club house; a competition was held and six sets of plans were submitted. The competition advisor was E.L. Tilton of the firm Boring & Tilton. The committee chose a plan submitted by F.P. Hill of Hill and Stout. Hill was also a resident of Water Witch. The committee resolved to move the existing clubhouse from its site and fit it up for rent as a cottage; the new clubhouse was not to exceed 15 bedrooms plus bathrooms, assembly room, dining room, kitchen, servants rooms, etc. All bedrooms were to be above the first floor. Then, for reasons not recorded, there was some delay and nothing further was done.

In June of 1904 first mention is made of the casino: a committee was appointed to look into raising funds to build "a Casino and a small lodge." In September of 1904 the Board again recommended that the present clubhouse be moved or, that it be turned and annexed to the new Casino. On September 26, 1904 it was resolved to move the clubhouse to the Woodward lots and to build a casino of five bedrooms. This was approved on November 25, 1904.

An architect was instructed to prepare working plans on March 30 of 1905 but it is not clear who the architect was or even if the plans were based on the 1902 competition designs. A flyer for a stockholders' meeting on April 19, 1905 mentions a proposal to raise $17,000.00 from members, part of which would pay for the casino and removal of the clubhouse. By June of 1905 $866.00 worth of materials had been purchased and the contracts for construction closed. The minutes of Sept. 26, 1905 mention a plan with five bedrooms.

The casino at Water Witch is closest to Short Hills in plan (both are rectangular with a stage at one end); there is even some possibility that Short Hills' casino would have been known at Water Witch. As mentioned, Lamb & Rich, the architects of the clubhouse at Water Witch, were very active in the development of the Short Hills community. Thus they would have been familiar with the Stanford White casino. As a resident, Rich could have suggested something similar for his own small community. In elevation the casino does not have the energy of White's but it nevertheless exhibits a competent hand.

As mentioned in the introduction, the interior of the casino is a fine example of the Craftsman style. The Craftsman style had its origins in the British Arts & Crafts Movement; this movement attempted to develop a native/national architecture that drew from the vernacular buildings of the English countryside. The exposed A-frame beams, inglenook, and minstrel's gallery of the casino are typical characteristics of this movement and give it an air of rusticity; it recalls the English manor halls recreated by British architects such as R.N. Shaw. Of particular note in the Assembly Room are the small lanterns mounted between the French doors and the hanging chandelier; the wrought-iron frame and the opalescent glass resemble models provided by Gustav Stickley in his Craftsman magazine. Stickley wrote that, "... it is of the utmost importance that the metal
accessories should be of a character that fits into the picture." According to Stickley, highly polished trim was out of place in a Craftsman interior: "articles of wrought iron in plain rugged designs and possessing the same structural and simple quality as the furniture..." was preferable. It is unlikely that the architects at the Water Witch Club were unfamiliar with Stickley's proscriptions; the lanterns are a further example of the architectural interest at the casino.

In March of 1911, the casino received its only major alterations. After the Lamb & Rich clubhouse was destroyed by fire, plans were made to attach a new clubhouse to the casino. This addition would be designed by Mr. Lyman Ford and closely follow the stylistic characteristics of the casino. By Sept. 29, 1911 Ford's plans were finally accepted and by June 1, 1912 the clubhouse addition was ready for guests. The addition of the clubhouse cemented the position of the casino as the community center.

The casino was a great success. Although community owned, it was run by a committee of five members—with each member overseeing the casino activities for a portion of the summer. The committee would hire someone to organize events for the club, which ranged from cards, billiards, and recitals to vaudeville, dancing, music, and plays. Thursday evenings were reserved for cards and games. Many of the old programs and invitations still remain in the club's files. Members were charged admission for these events and the receipts were used for running expenses. However, the coming of the Great Depression in the 1930's changed the social life of the club members. The cost of theatrical productions, and the increasing popularity of movies, led to a decline in use of the casino. Members, unable to maintain two residences, sold their townhouses and winterized their summer residences. The club became a year-round community with less of a recreational emphasis. The club presently uses the casino for four club events per year; each member has a key and may use the billiard room and tennis court at any time. Recently, the club has begun to rent the building out to private parties.

Statement of Significance:

Note: This Statement of Significance is derived from and is a copy of that presented in the National Register of Historic Places Registration Form for the Water Witch Club Casino prepared by Marie Frank and Constance Greiff of Heritage Studies, Inc.

The casino at the Water Witch Club represents a unique American building type—a communal gathering place for games and entertainment. Most of New Jersey's other 19th and early 20th century casinos have been significantly altered or destroyed. Elberon's casino was removed in 1959; Short Hills' burned in 1978; Monmouth Beach Casino was moved, renovated beyond recognition and turned into the Borough Hall. The Water Witch casino is thus an important surviving example of resort architecture and its great 

By the end of the nineteenth century, there was an incredible increase in the number of building types constructed in the U.S. Industrialization had spurred the creation of a variety of specific types for specific functions. However, not all of these new building types were necessarily commercial. An important by-product of industrialization was the wealth and leisure it provided to an increasing number of people. This group needed a place to spend free time and, as so often before, they looked to their European cousins. Buildings for entertainment, called casinos, populated the spa and resort areas of 18th and 19th century Europe. (The word casino is taken from Italian and meant a small summer house or garden pavilion originally; it soon took on the generic meaning of a place of entertainment, often associated with games of chance.) Between the years of 1876-1910, casino building flourished in the U.S., but although the American casino followed its European prototype in function, it developed its own architectural form. With only one or two exceptions, such as Saratoga Springs, gambling was significantly absent. Instead, the central space was often given over to a large auditorium or hall with a stage at one end. Casinos became popular among the wealthy and leisure classes: they were places to have fun, places to play games. The most popular and well-known of the early casinos was the one built at Newport by McKim, Mead & White of 1879-80. Other communities soon built their own casinos, such as those at Narragansett, R.I., and Stockbridge, MA. New Jersey played a substantial role in the development of the casino. The very wealthy had already begun summering in Elberon, a resort town equal to Newport in wealth and popularity. Peabody & Stearns designed a large shingle style casino for this community in 1883. Before that, Stanford White designed a casino for the residential community at Short Hills in 1880.

Latter, casinos would be built in Cape May, Monmouth Beach, and Asbury Park. The Water Witch casino is part of this tradition, and except for the much later and more public example of Asbury Park, the sole survivor.

Concurrent with the growth of a new building type, the late nineteenth century also saw the rise of the residential community. Although the earliest planned private community could be traced as far back as Llewellyn Park, the concept gained in popularity by the end of the century. As railroads made parts of New Jersey more easily Accessible, resort enclaves and private summer communities populated the Jersey Coast. The summer community became especially popular among the wealthy and professional classes. The Water Witch Club is among these exclusive neighborhoods. Its proximity to New York and its picturesque setting at Sandy Hook made it both practical and romantic: the professional was within commuting distance, yet surrounded by a landscape on a par with the more affluent summer residents of Newport. Communities such as the Water Witch Club were essentially professional class imitations of the very wealthy. Hence it is not unusual that the Water Witch Club members would emulate Newport and erect a casino as the center of their summer social activities.

Survey Name: Middletown Survey and N.J & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research
Eligibility for New Jersey and National Registers: ☑Yes ☐No

Level of Significance: ☐Local ☑State ☐National

Justification of Eligibility/Ineligibility:
see Statement of Significance

Total Number of Attachments: 0

List of Element Names:

Narrative Boundary Description:
The Water Witch Club Casino occupies a 1.4-acre lot bounded by East Twin Road and West Twin Road. It includes the casino and clubhouse, tennis court, gravel parking lot, and landscaped frontage. The boundary includes the entire lot of land historically associated with the casino and clubhouse.

Date Form Completed: 10/14/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Alfred A. Whitman House
Address: 15 Park WAY

Ownershp: Private
Apartment #: 0
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 763
Lot: 3

Property Photo:

Old HSI Number: 

NRIS Number: 

HABS/HAER Number: 

Description:
The Alfred A. Whitman House is a two-story frame dwelling built in the Shingle Style. It has a cross gambrel roof with flared eaves and has one interior slope chimney. The roof, which is covered with asphalt shingles, has multiple shed roof dormers, some having their original double hung widows consisting of multiple diamond panes over 2 lights. Replacement windows are of similar design. The majority of the remaining widows of the building are also of similar type (diamond panes over 2 lights), including the front gambrel (south façade), which also has a Palladian window above the second story. The northern façade of the building is dominated by a two-story open porch supported by arched wooden supports and has a wrought iron balustrade on the second story. The exterior of the building is covered with wood shingles. A one-story shallow gable roof two-car garage is located immediately to the southeast of the building along Park Way. It has wood clapboard siding and a pair of double casement 1/1 windows on the north, south and west facades.

Setting:
The building is situated on moderately sloping terrain with its northern façade overlooking Coquette Lane with a view of Sandy Hook Bay. The area surrounding the building is lightly wooded.

Registration and Status
National Historic Landmark: 
National Register: 
New Jersey Register: 
Determination of Eligibility: 
Certification of Eligibility: 

SHPO Opinion: 
Local Designation: 
Other Designation: 
Other Designation Date: 

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -802979115
Page 17
BIBLIOGRAPHY:

Additional Information:
The building was built around 1898 and was initially the summer home of Alfred A. Whitman. Its architect, Ernest M.A. Machado of Boston was the brother of Carmen Whitman, who was Alfred A. Whitman's wife.

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
                      0 Structure 0 Landscape
                      0 Object  0 Industry

Historic District? ✓

District Name: Monmouth Hills Historic District

Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: Null

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -802979115
Common Name: Alfred A. Whitman House
Historic Name: Alfred A. Whitman House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1898
Source:
Construction Start Date: 
Construction End Date: 
Style: Shingle
Form: Other
Type:
Roof Finish Materials: Asphalt Shingle
Exterior Finish Materials: Wood, Shingles

Physical Condition: Good
Remaining Historic Fabric: High
Stories: 2
Bays: 3

Exterior Description:

Interior Description:

Alteration Dates:

Architect/Designer:

<table>
<thead>
<tr>
<th>Type</th>
<th>Name</th>
<th>Person/Firm Description</th>
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<tr>
<td>Architect</td>
<td>Ernest M.A. Machado</td>
<td>Ernest M.A. Machado of Boston was the brother of Carmen</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Whitman, wife of Alfred A. Whitman.</td>
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Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Austin W. Lord House
Address: 5 Coquette LN
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH  Municipality: Middletown township  Local Place Name: Monmouth Hills  USGS Quad: Sandy Hook  Block: 760  Lot: 1

Property Photo:

Old HSI Number:  NRIS Number:  HABS/HAER Number:

Description:
The Austin W. Lord House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements. The building's side gable roof, which is covered with slate, has a simple roof-line balustrade and cornice-line modillions. Its northern slope contains two interior chimneys. Its southern slope contains a shed roof dormer (built 1931) with a pair of 3/3 double hung windows. The majority of the second-story windows are original 8/8 double hung. The western façade of the building has a two-story porch, second story open, first story enclosed. The eastern façade of the building has a two-story gable roof addition (built 1931) with second-story bay window. The exterior of the building is covered with wood shingles.

Setting:
The building is sited on flat terrain which is mostly devoid of trees. The house is sited several hundred feet from the road. A circular gravel drive gains access to the building.

Registration and Status
National Historic Landmark?: [ ]
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

[ ] Eligibility Worksheet included in present survey?  [ ] Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -669963090

Page 20
BIBLIOGRAPHY:

Additional information:
The building was built around 1901 and was initially the summer home of Austin W. Lord, who was an architect for the New York City firm of Lord and Hewlett.

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
1 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District?  ✔
District Name:  Monmouth Hills Historic District
Status:  Key Contributing

Associated Archeological Site/Deposits?  □ (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  Conversion Note:  Null

Date form completed:  7/11/2002
BUILDING ATTACHMENT

Common Name: Austin W. Lord House
Historic Name: Austin W. Lord House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1901
Source: Documentary Evidence

- Style: Shingle
- Form: Side Hall
- Type: Physical Condition: Excellent
- Remaining Historic Fabric: High
- Roof Finish Materials: Slate
- Exterior Finish Materials: Wood, Shingles
- Stories: 2
- Bays: 4

Exterior Description:
The Austin W. Lord House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements. The building's side gable roof, which is covered with slate, has a simple roof-line balustrade and cornice-line modillions. Its northern slope contains two interior chimneys. Its southern slope contains a shed roof dormer (built 1931) with a pair of 3/3 double hung windows. The majority of the second-story windows are original 8/8 double hung. The western façade of the building has a two-story porch, second story open, first story enclosed. The eastern façade of the building has a two-story gable roof addition (built 1931) with second-story bay window. The exterior of the building is covered with wood shingles.

Interior Description:

<table>
<thead>
<tr>
<th>Alteration(s)</th>
<th>circa Date:</th>
<th>Date Range:</th>
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<tr>
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<td>to</td>
<td>Documentary evidence.</td>
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</table>

Architect/Designer:

Architect: Austin W. Lord

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nominees
History:
The Austin W. Lord House was built around 1901 and was initially the summer home of Austin W. Lord, who was an architect for the New York City firm of Lord and Hewlett.

Austin W. Lord joined the Water Witch Club in 1900. His primary residence was 202 West 81st Street and he had an office at 16 East 73rd Street, New York. Lord studied architecture at MIT and the American Academy in Rome. Following his schooling, he worked for four years in the offices of McKim, Mead and White. A well-known artist, Lord exhibited several times at the National Academy. He was also a professor and then the director of the School of Architecture at Columbia University. In addition, he was director of the American Academy in Rome from 1894-1896. Lord designed many urban and country homes as well as public buildings in the greater New York area. His works included the Brooklyn Masonic Temple located at 317 Clermont Avenue.

During the 1920's the Austin W. Lord House was rented to Karl Behr, a Wimbledon tennis champion. Both he and his wife were survivors of the "Titanic" disaster. In 1931, while under the ownership of the Maltby family, a second story was added to the original one-story addition located on the building's eastern façade. The second story was designed by Lyman Ford.

Statement of Significance:
The Austin W. Lord House is individually eligible for its association with Austin W. Lord a well-known New York architect. The building was designed and built by Lord to serve as his summer residence while a member of the Water Witch Club.

Eligibility for New Jersey and National Registers:

- Yes  ☑  No

National Register Criteria:

☐ A  ☑ B  ☐ C  ☐ D

Level of Significance:

☐ Local  ☑ State  ☐ National

Justification of Eligibility/Ineligibility:
In addition to being a contributing resource to the Monmouth Hills Historic District the Austin W. Lord House is individually eligible for its association with Austin W. Lord a well-known New York architect. The building was designed and built by Lord to serve as his summer residence while a member of the Water Witch Club. The building's overall architectural integrity is still intact.

Total Number of Attachments: 0

List of Element Names:

Narrative Boundary Description:
The boundaries of the Austin W. Lord House are defined by the original historic boundary of the property. The property is bounded on the south by Coquette Lane, on the west by Serpentine Drive and on the north by Hillside Road, which is no longer used. The property's eastern boundary extends in a north-south direction between Hillside Road and Coquette Lane and is located approximately 250 feet east of Serpentine Drive.

Date Form Completed: 8/19/2002

Survey Name: Middletown Survey and NJ & National Register Nominees

Principal Investigator: Michael Tomkins

Organization: Tomkins Historical Research

Property ID: -669963090
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Lemuel Skidmore House
Address: 19 Park WAY
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 779
Lot: 44

Property Photo:

Old HSI Number: 
NRIS Number: 
HABS/HAER Number: 

Description:
The Lemuel Skidmore House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plates 5.21 and 5.22). It has a cross gable roof covered with asphalt shingles and has flared eaves. Both the northern and southern slopes have gable roof, pedimented dormers with circular vents. Each dormer's windows are paired and are new replacement 6/2 double hung. The dormers are connected at the eaves with a shed roof. A top the building is a widow's walk. The northern slope of the building extends over a two-story screened porch supported by Classical columns. The exterior of the building is covered with wood shingles. A one-story shallow hip roof, two-car garage with cupola is located immediately to the east-southeast of the building. It appears to be constructed of ceramic blocks that are currently stuccoed.

Setting:
The building is situated on the top of the bluff with its northern façade having a view of the Sandy Hook Bay. The area surrounding the house is a mix of shrubs and lawn.

Registration and Status
National Historic Landmark?: 
National Register: 
New Jersey Register: 
Determination of Eligibility: 
Certification of Eligibility: 

SHPO Opinion:
Local Designation: 
Other Designation: 
Other Designation Date: 

☐ Eligibility Worksheet included in present survey?  ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nom
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research
BIBLIOGRAPHY:

Additional Information:
The house was built around 1897 and was initially the summer home of Lemuel Skidmore. The building was designed by architect, Frank A. Wright of the New York firm, Rossiter & Wright.

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
  1 Building
  0 Structure
  0 Object

Historic District?  ✓
District Name:  Monmouth Hills Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote:  Null
Date form completed:  7/11/2002

Survey Name:  Middletown Survey and NJ & National Register Nom
Principal Investigator:  Michael Tomkins  ✓(Primary Contact)
Organization:  Tomkins Historical Research

Property ID:  -432482146
Page 25
Common Name: Lemuel Skidmore House
Historic Name: Lemuel Skidmore House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1897
Source: Title Research; Other Documentary Evidence
Construction Start Date: 
Construction End Date: 
Style: Shingle
Form: Gable Front
□ Vernacular Style?
Physical Condition: Excellent
Type: 
Remaining Historic Fabric: High
Roof Finish Materials: Asphalt Shingle
Stories: 2
Exterior Finish Materials: Wood, Shingles
Bays: 3
Exterior Description:
Interior Description:
Alteration Dates:

Architect/Designer:

Type: Architect
Name: Frank A. Wright

Person/Firm Description:

Date form completed: 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Frank A. Wright House
Address: 34 Sea View TER
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH Municipality: Middletown township
Local Place Name: Monmouth Hills USGS Quad: Sandy Hook
Block: 778 Lot: 2

Property Photo:

Old HSI Number: 
NRIS Number: 
HABS/HAER Number: 

Description:
The Frank A. Wright House is a two-story frame dwelling built in the Shingle Style with Prairie Style influence. It has a low-pitched hip roof with wide overhanging eaves. The roof is covered with asphalt shingles. The majority of its windows are 6/6 double hung. A one-story enclosed porch, with similar roof style, is located at the northwestern corner of the building. The building also had a one-story porch entryway, which during this study was demolished by its present owner to make way for a new porch. Since the building is sited at the top of the slope its eastern façade has three levels and a basement. The exterior of the upper two levels is wood shingled, while the lower level is covered with wood clapboard. Approximately 150 feet to the northeast of the building is a one-story two-car garage also constructed with a low-pitched hip roof. The garage is composed of ceramic tile blocks and has a asphalt shingled roof.

Setting:
The building is sited on top of a hill, which slopes dramatically to the southeast. It fronts on Sea View Terrace.

Registration and Status

National Historic Landmark: 
National Register: 
New Jersey Register: 
Determination of Eligibility: 
Certification of Eligibility: 

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: -166188437
BIBLIOGRAPHY:

Additional Information:
The building was built around 1896 and was initially the summer home of Frank A. Wright, who was also the architect for the building.

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:
1 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District?  ✔
District Name:  Monmouth Hills Historic District
Status:  Non Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote:  Null
Date form completed:  7/11/2002

Survey Name:  Middletown Survey and NJ & National Register Nomi
Principal Investigator:  Michael Tomkins  ✔(Primary Contact)
Organization:  Tomkins Historical Research

Property ID:  -166188437

Page 28
**New Jersey Department of Environmental Protection**
**Historic Preservation Office**

**BUILDING ATTACHMENT**

**Common Name:** Frank A. Wright House  
**Historic Name:** Frank A. Wright House  
**Present Use:** Residential, permanent  
**Historic Use:** Residential, permanent  
**Construction Date:** 1896  
**Source:** Title Research

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<tr>
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<td>Physical Condition: Good</td>
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<td>Remaining Historic Fabric: Low</td>
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<tr>
<td>Type:</td>
<td>Stories: 2</td>
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<td>Roof Finish Materials: Asphalt Shingle</td>
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**Exterior Description:**

**Interior Description:**

**Alteration Dates:**

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<th>Alteration(s):</th>
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<td>Physical alteration</td>
<td>2002</td>
<td>to</td>
<td>Present owner was rehabilitating the front or western façade of the building at the time of the survey.</td>
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**Architect/Designer:**

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<th>Type:</th>
<th>Name:</th>
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<td>Frank A. Wright</td>
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</tr>
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**Date form completed:** 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: James F. and Harriet N. Andrews House
Address: 22 Witches LN
Ownership: Private
Apartment #: 000
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 771
Lot: 2

Property Photo:

Old HSI Number: NRIS Number: HABS/HAER Number:

Description:
The James F. and Harriet N. Andrews House is a two-story frame dwelling built in the Shingle Style with Colonial Revival and Craftsman elements. Its hip roof, which is covered with asphalt shingles, has wide flared eaves with exposed rafter tails. The southern slope has a cross gable dormer with 6/6 double hung windows and clapboard siding. The northern slope also has a cross gable dormer with a recessed arched window and asbestos shingle siding. The western slope has a hip roof dormer with a pair of 12-light casement windows. The dormer, which is sided with wood shingles, is partially obscured by an exterior gable wall chimney. The northern façade has multiple two-story porches, partly enclosed and partly open. The first-story porches are supported by brick columns. The original wood clapboard siding was apparently at one time covered by asbestos shingles. They have since been removed and the building is under repair. A one-story gable roof two-car garage is sited immediately to the southwest of the building. The roof is covered with asphalt shingles and the exterior of the structure is wood clapboard.

Setting:
The building faces Witches Lane and is sited on moderately sloping terrain. A new gravel driveway, which extends along the southern façade of the house has been recently constructed from Sea View Terrace.

Registration and Status
National Historic Landmark?: □
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? □
Is this Property an identifiable farm or former farm? □

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkincs
Organization: Tomkincs Historical Research

Property ID: 186153539
BIBLIOGRAPHY:
Additional Information:
The house was built around 1899 and was initially the summer home of James F. Andrews and his wife Harriet N. Andrews. It was designed by Charles A. Rich of the New York architectural firm, Lamb and Rich. Lamb and Rich are one of the most notable firms designing in the Shingle Style.

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  1 Building  0 Bridge
                       0 Structure  0 Landscape
                       0 Object     0 Industry

Historic District?  □
District Name:  Monmouth Hills Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote:  Null
Date form completed:  7/11/2002
**Common Name:**  James F. and Harriet N. Andrews House  
**Historic Name:**  James F. and Harriet N. Andrews House  
**Present Use:**  Residential, permanent  
**Historic Use:**  Residential, permanent  
**Construction Date:**  1899  
**Source:**  Title Research; Other Documentary Evidence  
**Construction Start Date:**  
**Construction End Date:**  
**Style:**  Shingle  
**Form:**  Irregular  
**□ Vernacular Style?**  
**Type:**  
**Physical Condition:**  Good  
**Remaining Historic Fabric:**  High  
**Roof Finish Materials:**  Asphalt Shingle  
**Stories:**  2  
**Exterior Finish Materials:**  Wood, Clapboard  
**Bays:**  5  

**Exterior Description:**  
**Interior Description:**  
**Alteration Dates:**  
**Architect/Designer:**  

<table>
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<tr>
<th>Type</th>
<th>Name</th>
<th>Person/Firm Description</th>
</tr>
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</table>

**Date form completed:**  7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: William B. Taber House
Address: 40 E Twin RD
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 775
Lot: 1

Property Photo:

Old HSI Number: 
NRIS Number: 
HABS/HAER Number: 

Description:
The William B. Taber House is a two-story frame dwelling built in the Shingle Style. The building has a gable roof with wide flared eaves. It is covered with asphalt shingles. A pair of shed roof dormers with three 6/6 double hung windows are on its eastern and western slopes. The southeastern corner of the building consists of a two-story porch with upper story openings arched, while lower story openings are squared. Similar to the exterior of the building the porch supports are covered with wood shingles. The southern façade of the building contains a two-story bay at the southwestern corner of the building. The exterior of the building is covered with wood shingles. A modern one-story garage has been added to the northern façade of the house.

Setting:
The building is situated at the top of a hill. The northern façade sits back from East Twin Road, while its southern façade overlooks Sea View Terrace.

Registration and Status
National Historic Landmark?: □
National Register: 
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

□ Eligibility Worksheet included in present survey? □ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Ncipal Investigator : Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 416176513

Page 33
BIBLIOGRAPHY:

Additional Information:
The building was built around 1896 and was initially the summer home of William B. Taber. Frank A. Wright was its architect. This is believed to have been the first house to be occupied on the hill.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District? ☑

District Name: Monmouth Hills Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐ (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: Null

Date form completed: 7/11/2002
**Common Name:** William B. Taber House  
**Historic Name:** William B. Taber House  
**Present Use:** Residential, permanent  
**Historic Use:** Residential, permanent  
**Construction Date:** 1896  
**Source:** Title Research  
**Construction Start Date:**  
**Construction End Date:**  
**Style:** Shingle  
**Form:** Irregular  
**Type:**  
**Roof Finish Materials:** Asphalt Shingle  
**Exterior Finish Materials:** Wood, Shingles  
**Vernacular Style?**  
**Physical Condition:** Excellent  
**Remaining Historic Fabric:** High  
**Stories:** 2  
**Bays:** 4  

**Exterior Description:**  
**Interior Description:**  
**Alteration Dates:**  
**Architect/Designer:**  
**Type:**  
**Name:** Frank A. Wright  
**Person/Firm Description:**  

**Date form completed:** 7/11/2002
**PROPERTY REPORT**

**Property Name:** Edward S. Atwood House  
**Ownership:** Private  
**Address:** 37 E Twin RD  
**ZIP:** 07732

**PROPERTY LOCATION(S):**

<table>
<thead>
<tr>
<th>County</th>
<th>Municipality</th>
<th>Local Place Name</th>
<th>USGS Quad</th>
<th>Block</th>
<th>Lot</th>
</tr>
</thead>
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<tr>
<td>MONMOUTH</td>
<td>Middletown township</td>
<td>Monmouth Hills</td>
<td>Sandy Hook</td>
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</table>

**Property Photo:**

![Property Photo]

**Old HSI Number:**  
**NRIS Number:**  
**HABS/HAER Number:**

**Description:**
The Edward S. Atwood House is a two-and-a-half story frame dwelling built in the Shingle Style with Prairie Style features. It has a low-pitched hip roof with wide overhanging eaves. The roof is covered with slate. Atop the roof is a balustraded deck or widow’s walk. The northern slope of the roof has a single shed roof dormer with a 6/2 double hung window. The eastern and northern facades are dominated by a large two-story wrap-around porch. Its hip roof is supported by massive shingled porch supports at the corners, with smaller intervening shingled supports. Attached to the roof and the porch supports are large paired-brackets which are an impressive decorative feature. The majority of the windows of the building are 6/1 double hung. A Palladian window provides the central focus for the front or north facade. The exterior of the house is covered with wood shingles.

**Setting:**
The house faces northeast, perpendicular to East Twin Road. The northern portion of the porch abuts the road. The lot is wooded with a variety of shrubs and trees.

**Registration and Status:**

<table>
<thead>
<tr>
<th>National Historic Landmark?</th>
<th>National Register</th>
<th>SHPO Opinion</th>
<th>Local Designation</th>
<th>Other Designation</th>
<th>Other Designation Date</th>
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<tbody>
<tr>
<td>項</td>
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<td></td>
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</tbody>
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**Determination of Eligibility:**

**Certification of Eligibility:**

☐ Eligibility Worksheet included in present survey?  ☐ Is this Property an identifiable farm or former farm?

---

**Survey Name:** Middletown Survey and NJ & National Register Nomi  
**Property ID:** 432957787  
**Municipal Investigator:** Michael Tomkins  
**Organization:** Tomkins Historical Research
BIBLIOGRAPHY:

Author: Hunton and McCabe, Gail and James
Title: "Monmouth County Historic Sites Survey." On file, New Jersey State Historic Preservation Office.
Year: 1984
HPO Accession #: (if applicable)

Additional Information:
The building appears to have been built around 1897 and was initially the summer home of Edward S. Atwood. Frank A. Wright was its architect, who was for many years the secretary for the Water Witch Club. Wright also is known to have designed 34 Sea View Terrace and 39 East Twin Road.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? ☑
District Name: Monmouth Hills Historic District
Status: Key Contributing

Associated Archeological Site/Deposits? ☐ (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: Null

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomis
Principal Investigator: Michael Tomkins  ☑ (Primary Contact)
Organization: Tomkins Historical Research

Property ID: 432957787
BUILDING ATTACHMENT

Common Name: Edward S. Atwood House
Historic Name: Edward S. Atwood House
Present Use: Residential, permanent
Historic Use: Residential, permanent

Construction Date: 1897

Construction
Start Date:  
End Date:  

Style: Shingle
Form: Four Square
Type:  
Roof Finish Materials: Slate
Exterior Finish Materials: Wood, Shingles

Source: Building Contract, Monmouth County Archives

Physical Condition: Excellent
Remaining Historic Fabric: High
Stories: 2
Bays: 3

Exterior Description:
The Edward S. Atwood House is a two-half story frame dwelling built in the Shingle Style with Prairie Style features. It has a low-pitched hip roof with wide overhanging eaves. The roof is covered with slate. Atop the roof is a balustraded deck or widow's walk. The northern slope of the roof has a single shed roof dormer with a 6/2 double hung window. The eastern and northern facades are dominated by a large two-story wrap-around porch. Its hip roof is supported by massive shingled porch supports at the corners, with smaller intervening shingled supports. Attached to the roof and the porch supports are large paired-brackets which are an impressive decorative feature. The majority of the windows of the building are 6/1 double hung. A Palladian window provides the central focus for the front or north façade. The exterior of the house is covered with wood shingles.

Interior Description:

Alteration Dates:

Architect/Designer:

Type: Name: Person/Firm Description:
Architect Frank A Wright
Architect Ehrick K Rossiter

Date form completed: 7/11/2002
History:
The Edward S. Atwood House appears to have been built around 1897 and was initially the summer home of Edward S. Atwood. It was designed by New York architect Frank A. Wright, who was for many years the secretary for the Water Witch Club. Wright also is known to have designed 34 Sea View Terrace and 39 East Twin Road.

Frank Ayres Wright and his partner Edrich Rossiter partnered to form the New York architectural firm of Rossiter and Wright. While working with the Olmstead Brothers and Carrere and Hastings, Wright assisted with designing several structures for Glenfield Park, Montclair New Jersey, as well as Branch Brook Park in Newark. Wright was a primary founder of the Water Witch Club and an active promoter.

Statement of Significance:
The Edward S. Atwood House is outstanding example of a house designed by New York architect Frank A. Wright.

Eligibility for New Jersey and National Registers: ☑ Yes ☐ No
National Register Criteria: ☑ A ☐ B ☑ C ☐ D
Level of Significance: ☐ Local ☑ State ☐ National

Justification of Eligibility/Ineligibility:
The Edward S. Atwood House is one of the earliest houses built in the district and since its construction it has had very little alterations. It is in an excellent state of preservation and is an outstanding example of a house designed by Frank A. Wright.

Total Number of Attachments: 0
List of Element Names:

Narrative Boundary Description:
The boundaries of the Edward S. Atwood House are defined by the original historic boundary of the property. The property extends between East Twin Road and Sea View Terrace. It fronts on East Twin Road for roughly 145 feet and on Sea View Terrace for approximately 125 feet. The property is bordered on the southwest by one of the many historic walking paths of the Water Witch Club.

Date Form Completed: 8/19/2002

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins ☑ (Primary Contact)
Organization: Tomkins Historical Research
Property Name: Richard Lamb House
Address: 21 Bluff Edge
Ownership: Private
ZIP: 07732

County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 776
Lot: 2

Old HSI Number:
NRIS Number:
HABS/HAER Number:

Description:
The Richard Lamb House is a one-and-a-half story frame dwelling built in the Shingle Style. The original section of the house has a steeply pitched gable roof, which is covered with slate, with two internal chimneys. The southern slope contains two shed roof dormers, one on either side of a steep pitched gable roof dormer. The northern slope also has two shed roof dormers and a two-story bay at the building’s northeast corner. The second floor of the building overhangs the first at the level of the eaves. The northern façade is composed of a screened porch entryway. Most of the building’s windows are 1/1 double hung. A round headed or arched window is located in the main gable or western facade. To the eastern facade of the building a one-story-addition was constructed within the last 25 years. The exterior of the building is covered with wood shingles. Around this same time a one-and-a-half story garage also covered with shingles was constructed to the southwest of the house, the two being connected by a breezeway.

Setting:
The house is situated on a gently sloping lot with scattered trees and shrubs. The house faces north and fronts on Bluff Edge. It is separated from the road by a width of hedge.

Registration and Status
National Historic Landmark: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 670228268
BIBLIOGRAPHY:
Author: Hunton and McCabe, Gail and James
Title: "Monmouth County Historic Sites Survey." On file, New Jersey State Historic Preservation Office.
Year: 1984
HPO Accession #: (if applicable)

Additional Information:
The building was built around 1897 and was initially the summer home of Richard Lamb. Lamb was a merchant from New York City. This house was later used as an annex for the clubhouse (43 West Twin Road), providing additional rooms for lodgers.

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
1 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District?: [✓]
District Name: Monmouth Hills Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: Null
Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nominees
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 670228268
**Common Name:** Richard Lamb House  
**Historic Name:** Richard Lamb House  
**Present Use:** Residential, permanent  
**Historic Use:** Residential, permanent  

**Construction Date:** 1897  
**Source:** Title Research, Documentary Evidence  

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<th>Physical Condition</th>
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<th>Stories</th>
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<td></td>
<td></td>
<td></td>
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**Exterior Description:**

**Interior Description:**

**Alteration Dates:**

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<th>Circa Date</th>
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**Architect/Designer:**

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<th>Type</th>
<th>Name</th>
<th>Person/Firm Description</th>
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</table>

**Date form completed:** 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Francis Reed House
Ownership: Private
Address: 8 Serpentine DR
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 779
Lot: 36

Property Photo:

Old HSI Number: 
NRIS Number: 
HABS/HAER Number: 

Description:
The Francis Reed House is a two-story Shingle Style residence with Colonial Revival elements. The building's hip roof has a wide eave. The building is symmetrical with matching pediment gable roof dormers on all slopes. The northern and southern slopes contain two sets of pediment gable roof dormers situated on either side of a steep gable roof dormer, each having a pair of 6/1 double hung windows. The western slope contains a single pediment gable roof dormer. The focus of the western façade of the building is a one-story bay window with second-story balustraded balcony above. The second story of the northern façade of the building is sited over an open porch, which contains the main entryway.

Setting:
The building is situated on a bluff overlooking the road to the northeast. Access to the house is gained from a winding asphalt driveway, which extends along the western façade.

Registration and Status:
National Historic Landmark?: [ ]
National Register: 
New Jersey Register: 
Determination of Eligibility: 
Certification of Eligibility: 

SHPO Opinion:
Local Designation: 
Other Designation: 
Other Designation Date: 

[ ] Eligibility Worksheet included in present survey? [ ] Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 787032920
Page 43
Location Map:  

Site Map: (Site Map Not Available)

**BIBLIOGRAPHY:**

**Additional Information:**
The building was built around 1902 and was initially the summer home of Francis Reed.

**More Research Needed?**  
☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

<table>
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<th>Attachments Included</th>
<th>1 Building</th>
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<td>0 Landscape</td>
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<td>0 Object</td>
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**Historic District?**  
☑

**District Name:**  Monmouth Hills Historic District

**Status:**  Contributing

**Associated Archeological Site/Deposits?**  
☐ (known or potential sites. If Yes, please describe briefly)

**Conversion Problem?**  
☐

**ConversionNote:**  Null

**Date form completed:**  7/11/2002

---

**Survey Name:**  Middletown Survey and NJ & National Register Nom

**ncipal Investigator:**  Michael Tomkins

[Primary Contact]  787032920

**Organization:**  Tomkins Historical Research

---

Page 44
Common Name: Frances Reed House
Historic Name: Frances Reed House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1902
Source: Title Research; Other Documentary Evidence
Construction Start Date: Style: Shingle
Construction End Date: Physical Condition: Excellent
□ Vernacular Style?
Form: Irregular
Remainder Historic Fabric: High
Type:
Roof Finish Materials: Asphalt Shingle
Stories: 2
Exterior Finish Materials: Wood, Shingles
Bays: 5

Exterior Description:

Interior Description:

Alteration Dates:
Alteration(s): Circa Date: Date Range: Source:
to

Architect/Designer:
Type: Name: Person/Firm Description:
Architect Charles A. Rich

Date form completed: 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Lyman A. Ford House

Address: 38 E Twin RD

Ownership: Private

Zip: 07732

PROPERTY LOCATION(S):

County: MONMOUTH

Municipality: Middletown township

Local Place Name: Monmouth Hills

USGS Quad: Sandy Hook

Block: 774

Lot: 1

Property Photo:

Old HSI Number: 

NRIS Number: 

HABS/HAER Number: 

Description:
The Lyman A. Ford House is a two-story frame dwelling built in the Shingle Style with Craftsman influence. It has a hip roof with wide eaves. The eaves have exposed roof rafters. The roof is covered with slate. Matching cross-gable dormers are on its eastern and southern slopes. The dormers each have a pair of multiple-diamond pane casement windows. The gable of the dormers has dentil detailing. The entire eastern façade of the building is composed of a two-story porch, which partially wraps around to the southern and northern facades. Similar to the exterior of the building the porch supports are shingled. Dentil detailing is also present around the first-floor porch. Three overlapping courses of wood shingles at the base of the building meet the foundation gracefully. The southern façade has a second-story bay window and a two-story tower is located at the southwest corner of the building.

Setting:
The building is situated at the top of a hill. The northern façade fronts on East Twin Road, while its southern façade overlooks Sea View Terrace.

Registration and Status

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi

Principal Investigator: Michael Tomkins

Organization: Tornkins Historical Research

Property ID: 795703318

Page 46
BIBLIOGRAPHY:

Additional Information:
The building was built around 1898 and was initially the summer home of Lyman A. Ford, who was also the architect for the building.

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
1  Building
1  Structure
0  Object

0  Bridge
0  Landscape
0  Industry

Historic District?  ☑
District Name:  Monmouth Hills Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  □  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote:  Null

Date form completed:  7/11/2002
**Exterior Description:**

The Lyman A. Ford House is a two-story frame dwelling built in the Shingle Style with Craftsman influence. It has a hip roof with wide eaves. The eaves have exposed roof rafter. The roof is covered with slate. Matching cross-gable dormers are on its eastern and southern slopes. The dormers each have a pair of multiple-diamond pane casement windows. The gable of the dormers has dentil detailing. The entire eastern façade of the building is composed of a two-story porch, which partially wraps around to the southern and northern facades. Similar to the exterior of the building the porch supports are shingled. Dentil detailing is also present around the first-floor porch. Three overlapping courses of wood shingles at the base of the building meet the foundation gracetfully. The southern façade has a second-story bay window and a two-story tower is located at the southwest corner of the building.

**Interior Description:**

**Alteration Dates:**

**Architect/Designer:**

Architect: Lyman A. Ford

**Date form completed:** 7/11/2002
History:
The Lyman A. Ford House was built around 1898 and was initially the summer home of Lyman A. Ford, who was also the architect for the building. Ford was a graduate of MIT and worked for the important Boston architectural firm of Andrews, Jacobs and Rantoul. From 1893 until 1907, he was the head draftsman for the New York firm of Carerre and Hastings. During this time, the firm created a tremendous number of outstanding buildings including the New York Public Library and the House and Senate Buildings in Washington, D. C. In the early 1890s, the firm also brought the newest rage in architecture to New York, the Beaux Arts style. Carerre and Hastings were active at the New Jersey Shore working for, among others, the Guggenheims in Long Branch and Elberon. In 1907, Ford formed a New York firm that would become Ford, Butler and Oliver. Within the Water Witch Club, Ford is known to have designed a total of six cottages, two additions to the Austin W. Lord Hose, and a club house addition to the Water Witch Casino.

Statement of Significance:
The Lyman A. Ford House is individually eligible for its association with Lyman A. Ford a well-known Boston and New York architect. The building was designed and built by Ford to serve as his summer residence while a member of the Water Witch Club.

Eligibility for New Jersey and National Registers:  ☑Yes  ☐No  National Register Criteria:  ☑A  ☐B  ☐C  ☐D

Level of Significance:  ☑State  ☐Local  ☐National

Justification of Eligibility/Ineligibility:
In addition to being a contributing resource to the Monmouth Hills Historic District the Lyman A. Ford House is individually eligible for its association with Lyman A. Ford a well-known Boston and New York architect. The house has highly developed Shingle Style details that remain in an excellent state of preservation.

Total Number of Attachments:  0
List of Element Names:

Narrative Boundary Description:
The boundaries of the Lyman A. Ford House are defined by the original historic boundary of the property. The property extends between East Twin Road and Sea View Terrace. It fronts on East Twin Road and on Sea View Terrace for approximately 100 feet. The property is bordered on the northeast by one of the many historic walking paths of the Water Witch Club.

Date Form Completed:  8/19/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Dr. S. Seabury Jones House
Address: 41 Sea View TER

Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 775
Lot: 2

Property Photo:

Old HSI Number: 
NRIS Number: 
HABS/HAER Number: 

Description:
The Dr. S. Seabury Jones House is a two-story frame dwelling built in the Shingle Style. Its gable roof has paired gable roof dormers on the north slope and three hip roof dormers on its southern slope. The roof, which is covered with asphalt shingles, extends to cover a porch area on its south and east facades. The porch has a balustrade with arch pattern balusters. Windows are irregularly laid out around the house, most being 2/2 double hung. A large round-headed window is on the east facade. The exterior of the building is covered with wood shingles.

Setting:
The house faces to the south fronting on Sea View Terrace. Its lot is semicircular, generally level and is lightly wooded.

Registration and Status
National Historic Landmark?: 
National Register: 
New Jersey Register: 
Determination of Eligibility: 
Certification of Eligibility: 

SHPO Opinion: 
Local Designation: 
Other Designation: 
Other Designation Date: 

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 1017160226
BIBLIOGRAPHY:
Author: Hunton and McCabe, Gail and James
Title: "Monmouth County Historic Sites Survey." On file, New Jersey State Historic Preservation Office.
Year: 1984
HPO Accession #: (if applicable)

Additional Information:
The building was built around 1898 and was initially the summer home of Dr. S. Seabury Jones.

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
1 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District? □
District Name: Monmouth Hills Historic District
Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: Null

Date form completed: 7/11/2002
**Common Name:** Dr. S. Seabury Jones House  
**Historic Name:** Dr. S. Seabury Jones House  
**Present Use:** Residential, permanent  
**Historic Use:** Residential, permanent  
**Construction Date:** 1898  
**Construction Source:** Title Research  
**Construction Start Date:**  
**Construction End Date:**  
**Style:** Shingle  
**Vernacular Style:** ☑  
**Form:** Irregular  
**Type:** Shingle  
**Physical Condition:** Excellent  
**Remaining Historic Fabric:** High  
**Roof Finish Materials:** Asphalt Shingle  
**Stories:** 2  
**Exterior Finish Materials:** Wood, Shingles  
**Bays:** 4  
**Exterior Description:**  
**Interior Description:**  
**Alteration Dates:**  
**Architect/Designer:**  
**Date form completed:** 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Ernest Green House Garage
Address: 6 Coquette LN

Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 760
Lot: 2

Property Photo:

Old HSI Number: 
NRIS Number: 
HABS/HAER Number:

Description:
The Ernest Green House Garage is a one-story frame structure built in the Tudor Style. The Ernest Greene House, also built in the Tudor Style, was formerly located a short distance to the east southeast of the garage. It was razed in 1998. The Ernest Greene House Garage has a wood shingled gable roof. The exterior of the garage is mostly composed of brick. Access to its interior is gained through a set of large wooden doors. The remaining facades of the building each contain one double hung window, which is boarded.

Setting:
The building is situated near the western edge of the property on moderately sloping terrain. It is sited roughly 100 feet from Coquette Lane.

Registration and Status
National Historic Landmark?: 
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Survey Name: Middletown Survey and NJ & National Register Nomis
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 1017342943
Page 54
BIBLIOGRAPHY:

Additional Information:
The Ernest Greene House Garage was built around 1902 and was initially utilized by Ernest Greene the first owner of the former Ernest Greene House.

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District?  ✓
District Name: Monmouth Hills Historic District
Status: Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote: Null

Date form completed: 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Frederick P. Hill House
Address: 12 Serpentine DR
Ownership: Private
Apartment #: 
ZIP: 07732

PROPERTY LOCATION(S):
County: MONMOUTH Municipality: Middletown township
Local Place Name: Monmouth Hills USGS Quad: Sandy Hook
Block: 779 Lot: 41

Property Photo:

Old HSI Number: NRIS Number:
HABS/HAER Number:

Description:
The Frederick P. Hill House is a two-story frame dwelling built in the Shingle Style residence with Colonial Revival elements. The main section of its cross gable roof, which is covered with slate (fish scale pattern), has flared eaves and one interior ridge chimney. The southern slope has three pediment gable roof dormers, two with a set of two, 12-light casement windows and the other with a single 12-light casement window. The northern slope contains a set of three pediment gable roof dormers each having double casement windows. The northern façade of the building is dominated by a two-story open balustraded porch supported by brick columns. The western façade contains a pair of quarter-round lights and a hooded entry with semi-circular shell-shaped pediment. The exterior of the building is covered with wood shingles. A one story two-car garage composed of brick is associated with this site and is located along Windlass Path approximately 150 feet to the southwest of the building. It appears to have been constructed around 1930. The garage has a gable roof and one 2/2 double hung window on its east and west façades. The western façade's window is covered by a large piece of plywood.

Setting:
The building is situated on the bluff with a view of Sandy Hook Bay from the northern façade. The area surrounding the building is lightly wooded. A circular gravel drive is situated along its western façade.

Registration and Status
National Historic Landmark?: □
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? ☐

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 1018279770
Page 56
BIBLIOGRAPHY:

Additional Information:
The building was built around 1901 and was initially the summer home of Frederick P. Hill. It was originally sited within the southeast angle of the intersection of Serpentine Drive and Windlass Path. Sometime around 1926 it was moved to its present location.

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:
1 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District? ✔

District Name: Monmouth Hills Historic District
Status: Key Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
ConversionNote: Null

Date form completed: 7/11/2002

Survey Name: Middletown Survey and NJ & National Register Nomi
Principal Investigator: Michael Tomkins
Organization: Tomkins Historical Research

Property ID: 1018279770
New Jersey Department of Environmental Protection
Historic Preservation Office

BUILDING ATTACHMENT

Common Name: Frederick P. Hill House
Historic Name: Frederick P. Hill House
Present Use: Residential, permanent
Historic Use: Residential, permanent

Construction Date: 1901
Construction Source: Title Research
Start Date: 
End Date: 
Style: Shingle
Form: Other
Type: 

Roof Finish Materials: Slate
Exterior Finish Materials: Wood, Shingles

Physical Condition: Excellent
Remaining Historic Fabric: High
Stories: 2
Bays: 5

Exterior Description:
The Frederick P. Hill House is a two-story frame dwelling built in the Shingle Style residence with Colonial Revival elements. The main section of its cross gable roof, which is covered with slate (fish scale pattern), has flared eaves and one interior ridge chimney. The southern slope has three pediment gable roof dormers, two with a set of two, 12-light casement windows and the other with a single 12-light casement window. The northern slope contains a set of three pediment gable roof dormers each having double casement windows. The northern façade of the building is dominated by a two-story open balustraded porch supported by brick columns. The western façade contains a pair of quarter-round lights and a hooded entry with semi-circular shell-shaped pediment. The exterior of the building is covered with wood shingles. A one-story two-car garage composed of brick is associated with this site and is located along Windlass Path approximately 150 feet to the southwest of the building. It appears to have been constructed around 1930. The garage has a gable roof and one 2/2 double hung window on its east and west facades. The western façade's window is covered by a large piece of plywood.

Interior Description:

Alteration Dates:

Alteration(s): Other
Circa Date: 1926
Date Range: to

Source: Building moved to present location around 1926 from the southeast angle of the intersection of Serpentine Drive and Windlass Path, 200 feet to east of present location.

Architect/Designer:
Type: Architect
Name: Frederick P. Hill
Person/Firm Description: Hill and Stout

Date form completed: 7/11/2002
ELIGIBILITY WORKSHEET - Properties

Property ID: 1018279770

History:
The Frederick P. Hill House was built around 1901 and was initially the summer home of Frederick P. Hill. It was originally sited within the southeast angle of the intersection of Serpentine Drive and Windlass Path. Sometime around 1926 it was moved to its present location.

Frederick P. Hill, a New York architect, designed five structures within the Water Witch Club, including the Water Witch Club Casino. Hill was the only one of the group of architects working at the Club who was a native of New Jersey. He received both his B.A. and M.A. from Rutgers and joined the firm of Mead, McKim and White in 1882. He spent 17 years as assistant and draftsman to Charles Follen McKim, who was the head designer and decision maker of the firm. Hill's forte was translating the artistic ideas of McKim into reality. To accomplish this for part of each year, Hill was sent to work throughout Europe in the shops learning ornamental plaster, clay modeling, wood carving, marble work, specialized painting, finishing techniques and so on. McKim saw to it that he met the best known architects, artists and sculptors of the time, among them H. H. Richardson, Daniel C. French and Augustus Saint Gaudens. Hill assisted in the design of the Library at Columbia University, the Capitol Building in Providence, Rhode Island, the Boston Public Library, the Agricultural Building of the World's Fair of 1883, and Pennsylvania Station. In 1900, Hill opened his own firm. He lived many years in Bermuda designing 60 buildings in the "old Bermuda style." In Nantucket, where he summered and designed in the local style, he designed another Casino this time for Siasonset, also the Sankaty Golf Club and the Beach Club. Other works by Hill include the gates at the George Street entrance at Rutgers University, the Great American Insurance Company, Liberty Street, NYC, and many schools, hospitals and private residences throughout the metropolitan area.

Statement of Significance:
The Frederick P. Hill House is individually eligible for its association with Frederick P. Hill, a well-known New York architect. The building was designed and built by Hill to serve as his summer residence while a member of the Water Witch Club.

Eligibility for New Jersey and National Registers: Yes ☑ No ☐
National Register Criteria: ☑ A ☐ B ☐ C ☐ D

Justification of Eligibility/Ineligibility:
In addition to being a contributing resource to the Monmouth Hills Historic District the Frederick P. Hill House is individually eligible for its association with Frederick P. Hill, a well-known New York architect. The building was designed and built by Hill to serve as his summer residence while a member of the Water Witch Club. Although the building was moved from its original site, it still retains its original architectural character as originally built.

Total Number of Attachments: 0
List of Element Names:

Narrative Boundary Description:
The boundaries of the Frederick P. Hill House are defined by the original historic boundary of the property. The property is bounded on the south and west by Windlass Path, on the north by Serpentine Drive and on the east by Park Way.

Date Form Completed: 8/19/2002