Property Name: Dr. Samuel A. Brown House
Address: 28 Coquette LN

Ownership: Private
ZIP: 07732

County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 765
Lot: 3

Property Photo:

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

Description:
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. 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.

Setting:
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.

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: 1018375524

Page 60
BIBLIOGRAPHY:

Additional Information:
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.

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: 1018375524

Page 61
Common Name: Dr. Samuel A. Brown House
Historic Name: Dr. Samuel A. Brown House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1905
Source: Title Research
Construction Start Date: 
Construction End Date: 
Style: Other
Form: Four Square
Physical Condition: Excellent
Type: 
Remaining Historic Fabric: High
Roof Finish Materials: Asphalt Shingle
Stories: 2
Exterior Finish Materials: Stucco
Bays: 6

Exterior Description:

Interior Description:

Alteration Dates:

Architect/Designer:
Type: 
Name: Lyman A. Ford
Person/Firm Description: 

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
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT  

Property Name: Walter I. McDougal House  
Address: 14 Witches LN  
Ownership: Private  
Apartment #:  
ZIP: 07732

PROPERTY LOCATION(S):  
County: MONMOUTH  
Municipality: Middletown township  
Local Place Name: Monmouth Hills  
USGS Quad: Sandy Hook  
Block: 764  
Lot: 3

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

Description:  
The Walter I. McDougal House is a two-story frame dwelling built in the Shingle Style. 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.

Setting:  
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.

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: 1337171055  
(Primary Contact)

SITE MAP:

(Site Map Not Available)

BIBLIOGRAPHY:

Author: Huntton 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 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. His main residence was in New York City.

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? □
Conversion Note: Null
Date form completed: 7/11/2002
**Common Name:** Walter I. McDougal House  
**Historic Name:** Walter I. McDougal House  
**Present Use:** Residential, permanent  
**Historic Use:** Residential, permanent  
**Construction Date:** 1898  
**Source:** Title Research, Documentary Evidence

**Construction**  
**Start Date:**  
**End Date:**

**Style:** Shingle  
**Form:** Irregular

**Physical Condition:** Excellent  
**Vernacular Style?** □

**Type:**

**Roof Finish Materials:** Slate

**Remaining Historic Fabric:** High  
**Stories:** 2

**Exterior Finish Materials:** Wood, Shingles  
**Bays:** 4

**Exterior Description:**  
The Walter I. McDougal House is a two-story frame dwelling built in the Shingle Style. 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.

**Interior Description:**

**Alteration Dates:**

**Architect/Designer:**

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<th>Name</th>
<th>Person/Firm Description</th>
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<td>Architect</td>
<td>Lyman Ford</td>
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**Date form completed:** 7/11/2002
New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Properties

History:
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. His main residence was in New York City.

Statement of Significance:
The Walter I. McDougal House is one of the finest examples of Shingle Style in Monmouth County. Its design is a highly original example.

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 Walter I. McDougal House was designed by Lyman A. Ford, a well-known NYC architect. It retains much of its original architectural elements as built.

Total Number of Attachments:  0
List of Element Names:

Narrative Boundary Description:
The boundaries of the Walter I. McDougal House are defined by the original historic boundary of the property. The property is located within the eastern angle of the intersection of Park Way with both Serpentine Drive and Witches Lane. The property is bounded on the south by Witches lane (for about 90 feet) and on the west by Park Way (for about 75 feet). The northeastern boundary of the property extends to Bay View Terrace for approximately 35 feet. The property also extends along what was historically known as Gypsy Pass, one of the many walking trails of the Water Witch Club.

Date Form Completed:  8/19/2002

Survey Name:  Middletown Survey and NJ & National Register Nomi  Property ID:  1337171055
Principal Investigator:  Michael Tomkins  (Primary Contact)
Organization:  Tomkins Historical Research
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Julia G. and William B. DeHaven House
Address: 33 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: 769
Lot: 1

Property Photo:

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

Description:
The Julia G. and William B. DeHaven House is a two-story frame dwelling built in the Shingle Style with Craftsman influence. 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 facade 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 facade has five levels. A two-tier enclosed porch extends the length of the northern facade. The roof of the porch has a wide eave and exposed rafters. The exterior of the building is covered with wood shingles. To the south-southeast of the building is a one-story one-car gable roof garage. The southern facade of the garage contains the garage door as well as a pedestrian door and a louver near the eave of the roof. The roof is covered with asphalt shingles and the garage has clapboard siding.

Setting:
The building is sited on the edge of a steep hill and with its front or southern facade abutting 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: Tomkins Historical Research

Property ID: 1505397145
BIBLIOGRAPHY:

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

More Research Needed? [ ] (checked=Yes)

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

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

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

Conversion Problem? [ ]
ConversionNote: Null

Date form completed: 7/11/2002
BUILDING ATTACHMENT

Common Name: Julia G. and William B. DeHaven House
Historic Name: Julia G. and William B. DeHaven House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1900
Source: Title Research
Construction Start Date: 
Construction End Date: 
Style: Shingle
Form: Irregular
Type: 
Physical Condition: Excellent
Remaining Historic Fabric: High
Roof Finish Materials: Asphalt Shingle
Stories: 2
Exterior Finish Materials: Wood, Shingles
Bays: 3
Exterior Description:
Interior Description:

Alteration Dates:
Alteration(s):
Circa Date: 1966
date Range: to
Source: Third story addition does not appear on Sanborn Map of 1966 indicating it was constructed after that date.

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

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

PROPERTY REPORT

Property Name: Dr. J.H. and Mabel Parker Huddleston House
Address: 16 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: 764
Lot: 1

Property Photo:

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

Description:
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. 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 rafters. 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.

Setting:
The south facade of the house abuts Park Way. The lot drops steeply to the north with the northern façade overlooking 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: 1525823889
Page 70
BIBLIOGRAPHY:
Author: Hunton and McCabe, Gail and James
Title: "Monmouth County Historic Sites Survey." On file, New Jersey State Historic Preservation Office.
Year: 1984

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

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. J.H. and Mabel Parker Huddleston House
Historic Name: Dr. J.H. and Mabel Parker Huddleston House
Present Use: Residential, permanent
Historic Use: Residential, permanent
Construction Date: 1900
Source: Title Research; Other Documentary Research
Construction Start Date: Construction End Date:
Style: Other

Physical Condition: Excellent
Form: Bungalow
Remaining Historic Fabric: High
Type: Bungalow
Roof Finish Materials: Asphalt Shingle
Stories: 2
Exterior Finish Materials: Wood, Clapboard
Bays: 3
Exterior Description:
Interior Description:
Alteration Dates:
Architect/Designer:

Type: Name: Person/Firm Description:
Architect: Ernest M.A. Machado

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

PROPERTY REPORT

Property Name: Ernest DeCoppet Stable
Address: 11 Serpentine DR
Ownership: Private

PROPERTY LOCATION(S):
County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 779
Lot: 40

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

Description:
11 Serpentine Drive is a former one-story stable converted to a residence. It has a gable roof with an exterior eave wall stone chimney on its southern façade. 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.

Setting:
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.

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: 1629320076
BIBLIOGRAPHY:

Additional Information:
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.

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: 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: 1629320076

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New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Charles Shipway Garage
Address: Park Way

Ownership: Private
ZIP: 07732

Nearest cross street: Bluff Edge
Second cross street:
Distance to property: 100 ft
Compass Direction: 225 degrees

PROPERTY LOCATION(S):

County: MONMOUTH
Municipality: Middletown township
Local Place Name: Monmouth Hills
USGS Quad: Sandy Hook
Block: 779
Lot: 43

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

Description:
The Charles Shipway Garage is a one-story one-car frame garage built in the Shingle Style. 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.

Setting:
The garage is sited at the bottom of slope and faces Park Way. It is approximately 100 feet to the southwest of the intersection of Park Way and Bluff Edge. The driveway, which formerly led to the house associated with the garage, is located a short distance to the east of the structure.

Registration and Status

National Historic Landmark?: No
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? Yes
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: 1689368730
BIBLIOGRAPHY:

Additional Information:
The garage was constructed sometime between 1907 and 1930 for Charles Shipway its owner. The second floor served as chauffeur’s quarters. The house, which this garage was associated with, has since been demolished.

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

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

Property ID: 1689368730
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: Francis R. and Josephine L. Pemberton House  Ownership: Private
Address: 30 Bay View TER  Apartment #: 
Property ID: 2025303391  ZIP: 07732

PROPERTY LOCATION(S):

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Property Photo:

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

Description:
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. A modern one-story gable roof three-car garage has been added to the eastern façade of the building.

Setting:
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.

Registration and Status

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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  Property ID: 2025303391

Principal Investigator: Michael Tomkins  Organization: Tomkins Historical Research

(Primary Contact)
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:
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.

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? ☐ Conversion Note: 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: 2025303391

Page 79
Property Name: Ernest DeCoppet House  
Ownership: Private  
Address: 9 Serpentine DR  
Apartment #:  
ZIP: 07732  

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<td>Sandy Hook</td>
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Property Photo:

![Property Photo]

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

Description:
The Ernest DeCoppet House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Plate 5.8). 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 façade 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.

Setting:
The building sits on moderately sloping terrain resulting in the northern façade having three-and-a-half stories. It is located at the intersection of Serpentine Drive and Valley Road, fronting on Serpentine Drive. Vehicular access is gained from Valley Drive.

Registration and Status:

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

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: 2070351835  
Page 80
BIBLIOGRAPHY:

Additional Information:
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.

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

Property ID: 2070351835
Common Name: Ernest DeCoppet House
Historic Name: Ernest DeCoppet House
Present Use: Residential, permanent
Historic Use: Residential, permanent

Construction Date: 1902  Source: Title Research
Construction Start Date:  
Construction End Date:  

Style: Shingle  □ Vernacular Style?
Form: Irregular
Type:  

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

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

Interior Description:

Alteration Dates:

Alteration(s): Physical alteration  Circa Date: 1946  Date Range: to  Source: Title Research

Architect/Designer:

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
APPENDIX B

REQUEST FOR PROPOSAL
Township of Middletown

Middletown Survey and NJ & National Register Nomination Project

Request for Proposal (RFP)

The Township of Middletown has been awarded a Historic Preservation Fund Grant through the Certified Local Government program administered by the Historic Preservation Office (HPO). The Township is seeking proposals and firms, fixed price bids from professional consultants or consulting firms for the project(s) described below.

The project will employ the services of a Architectural Historian qualified in accordance with the National Park Service Professional Qualification Standards who has a minimum of two (2) years professional experience in conducting historic resource surveys in accordance with the Secretary of the Interior’s Standards for Identification & Evaluation and National Register Bulletin 24., and a professional with professional experience in Geographic Information Systems (GIS) including data development, digitization, and map creation to produce the products identified below. Professionals shall provide sample GIS work products, including maps.

Product Description:

The purpose of the grant funded project includes three (3) Tasks which the Township requests price quotes for each Task and the Township reserves the right to accept or reject each quote on a separate basis.

Task 1. - The selected professional shall produce an Intensive Level Survey and recommend Local Designation for the Monmouth Hills Historic District located in Middletown Township, Monmouth County. The survey must be conducted in accordance with the HPO Guidelines for Architectural Survey. The survey data will be gathered using a database application and mapping will be done using digital mapping tools. The results of the survey shall be compiled in a report that presents intensive level research, eligibility findings, and summarizes the overall survey effort. The Task 1 documentation for local designation shall consist of a report making a professional recommendation to the Middletown Landmarks Commission for local designation of the Monmouth Hills Historic District.(see attachment A)

Task 2. - The selected professional shall convert the existing 1996 survey of the locally designated Locust Historic District, located in Middletown Township, Monmouth County, to current HPO approved survey forms, and shall nominate the Locust Historic District to the New Jersey and National Registers of Historic Places. The survey conversion shall be conducted in accordance with the HPO Guidelines for Architectural Survey. The existing survey data will be converted using a database application. The nomination shall be prepared on HPO and National Park Service (NPS) approved National Register forms, and include all necessary accompanying documentation.(see attachment A)

Task 3. - Contingent upon the availability of funds, the selected professional shall nominate the Monmouth Hills Historic District to the New Jersey and National Registers of Historic Places. The nomination shall be prepared on HPO and National Park Service (NPS) approved National Register forms, and include all necessary accompanying documentation.(see attachment A)
Note: For purposes of this request, the selected professional(s) shall provide the Township with five (5) originals and ten (10) copies of all grant products defined as Tasks 1, 2 and 3 above.

Note: Some background information and data has been compiled by the Township of Middletown and the Middletown Landmarks Commission. Prospective bidders are invited to view the amount and type of data compiled. In addition, Landmarks Commission members will volunteer their time to assist the selected professional in conducting limited deed research.

Public Meeting Requirements: - Public participation will be actively sought by the Township to assist in the evaluation of the public benefits to be attained through the process. All public meetings must be held in compliance with the New Jersey “Open Public Meetings Act.” The selected professional shall ensure that adequate public participation is incorporated into fulfillment of Tasks 1, 2, and 3 above. The professional will be required to attend the Landmarks Commission meetings to report progress, discuss work to be completed, and answer questions. The professional will also be required to comply with the following:

a. The professional shall assist the Township in holding a minimum of five (5) public meetings to inform and educate the community about local designation and the New Jersey and National Register Programs. This will include, but are not limited to, the Landmarks Commission, Township Committee, Planning Board, and interested or affected members of the public.

b. The professional shall attend each meeting and present a brief history of the districts, identify the key-contributing, contributing, and non-contributing historic properties, and answer questions related to the designation or nominations. The presentation shall include a minimum of fifty (50) 35mm color slides.

c. The professional shall schedule and attend a site meeting for the Township with the HPO Project Coordinator to review and approve the Historic District boundaries.

d. The professional shall be present and participate at the State Review Board Meeting when it considers the historic district nomination(s).

Work Plan Documentation: - The selected professional shall provide a work plan that includes the following:

a. Description and summary of the general approach to meet the requirements of the entire scope of work. The summary shall identify each Task separately.

b. A detailed work schedule and summary that specifies dates for completion of each of the Tasks in the scope of work with a summary of the activities required to complete each Task separately.

c. Vitae for all professional(s) personnel who will work on the Survey and NJ & National Register Nomination Project. Personnel meeting the qualifications established under the Professional Qualification Standards must be individually identified in a summary of time
d. Sample previous reports including maps, survey forms and photos.

e. A fee proposal that includes both the lump sum cost for the project broken down by task, as well as a per-property cost for survey at the intensive level. Note: For each Task, the Township reserves the right to contract separately.

Schedule:

a. **January 14, 2002**, the selected professional shall have a work plan for each Task prepared for submittal by the Township to the HPO on or before January 14, 2002. No work shall proceed without HPO written approval of the work plan.

b. **March 4, 2002**, the selected professional shall submit a minimum of ten (10) completed survey forms as identified in Task 2A (Attachment A) for submittal by the Township to the HPO on or before March 4, 2002.

c. **March 29, 2002**, the selected professional shall submit a minimum of ten (10) completed survey forms (with photographs) as identified in Task 1A (Attachment A) for submittal by the Township to the HPO on or before March 29, 2002. The professional shall also submit sample mapping and a draft Intensive Level Survey Report as identified in Task 1B (Attachment A).

d. **July 1, 2002**, the selected professional shall submit the final draft Intensive Level Survey Report, all completed intensive level survey forms, all photographs and mapping identified in Task 1 for submittal by the Township to the HPO on or before July 1, 2002. The professional shall also submit the final draft New Jersey and National Register Nomination as identified in Task 2B (Attachment A) and, if applicable, Task 3A (Attachment A) for submittal by the Township to the HPO on or before July 1, 2002.

e. **August 30, 2002**, the selected professional shall submit all corrected and completed deliverables identified as Tasks 1 and 2, and if applicable, Task 3, for submittal by the Township to HPO on or before August 30, 2002.

The Middletown Survey and NJ & National Register Nomination Project shall be completed and submitted by the Township to HPO by September 30, 2002.
This subgrant will be administered and work will be performed in accordance with the "National Register Programs Guideline" and all documentation required by the "Guideline" will be maintained on file for audit and State Program Approval purposes. The project will be performed in accordance with the Secretary of the Interior's "Standards and Guidelines for Identification and Evaluation." Principal project personnel will meet 36 CFR 61 professional Qualification Standards.

The Consultant shall acknowledge the Historic Preservation Office in all publications prepared and/or printed as a result of grant assistance under this Agreement.

This Historic Resource Survey has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Historic Preservation office (HPO), Department of Environmental Protection. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendations by the U.S. Department of the Interior.

This Historic Resource Survey received federal financial assistance for the identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity
U.S. Department of the Interior
Washington, D.C. 20240

Final products which do not conform to the terms and conditions of this RFQ or which do not meet the above cited Secretary of the Interior's "Standards" will not be eligible for payment.

A payment schedule shall be mutually agreed upon at the time of consultant selection and incorporated into the contract for services between the Middletown Township and-the Contractor.

Point of Contact

The project coordinator and sole point of contact for this project is:

Anthony P. Mercantante, Director of Planning
Project Administrator

Township of Middletown
1 Kings Highway
Middletown, New Jersey 07748
Proposals are to be sealed and delivered to the address below:

Rosa Garcia
TOWNSHIP CLERK

One Kings Highway
Middletown, New Jersey 07748

No proposal will be accepted after 11 pm on November 26, 2001
The Township of Middletown reserves the right to reject any or all
late or incomplete proposals.

Competitive selection procedure and Evaluation Criteria

Middletown Township will submit to the State, evidence of
compliance with federal, state, and local competitive procurement
requirements for professional services, consultant services, and
subcontracts. Evidence of competitive procurement must be on file
with the State before execution of any contract or subcontract.

Evaluation Criteria

The following criteria, not necessarily listed in order of
significance, will be used to evaluate proposals:

- The consultant’s general approach and detailed plans and
  methodologies to meet the requirements of the RFP.

- The qualifications and quantified experience of personnel
  assigned by the prospective consultant and/or all sub-
  contractors as shown by the required staff and/or
  subcontractor resumes.

- The consultant’s past performance on projects of similar scope
  and size.

- The ability of the consultant, as judged by the Middletown
  Township to successfully complete the project within the
  proposed time schedule. This judgement will be based upon
  such factors as staff commitment, the project management plan,
  and the availability of qualified staff.

- The fee proposal submitted by the consultant.

Requirements for Consultant Contract

Middletown Township shall award a lump sum professional service
contract to the prospective consultant (hereafter referred to as
"Contractor") whose proposal, conforming to the Request for
Proposal (RFP), will be most advantageous to Middletown Township,
price and other factors considered. The successful contractor will be
required to sign a contract with Middletown Township in which he/she
accepts responsibility for the performance of the services as stated in
his/her proposal. Such contract shall be governed and construed and the
rights and obligations so the parties thereto shall be determined in
accordance with the laws of the State of New Jersey. The successful contractor shall agree that he/she will obey, abide, and comply with applicable Federal and State laws and regulations in the performance of his/her contract, and agrees to insert a similar provision in any subcontract by which he/she disburses monies pursuant to this contract.

The successful contractor will be required to warrant by contract signing that such contract has not been solicited or secured directly or indirectly in a manner contrary to the laws of the State of New Jersey and that said laws have not been violated and shall not be violated as they relate to the procurement or performance of the contract, gift, gratuity or consideration of any kind.

1. **Assignment**

The successful Contractor is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of its agreement or its agreement or its rights, title, obligation or interest therein to any other person, company or corporation without the prior written consent and approval of Middletown Township and the HPO. If such a transfer without consent occurs, Middletown Township refuse to carry out its contract with either the Assignor or Assignee, and reserves all rights of action for breach of contract.

2. **Subcontracting**

Subcontracting may be allowed for tasks required by this RFP. Any intent to subcontract on the part of the prospective contractor must be specifically described in the proposal. It is the responsibility of the contractor to ensure that Subcontractor Certifications are completed, signed, dated and submitted to Middletown Township by each subcontractor working on the project. The lack of identification of the subcontracted tasks in the proposal could disqualify the contractor from further consideration. Middletown Township and the HPO reserve the right to approve the use of all subcontractors.

3. **Compliance with Existing Laws and Policies**

The New Jersey Prevailing Wage Act, N.J.S.A. 34:1156.25 et. seq., will be made a part of the contract. The Contractor's signature on the proposal is its guarantee that neither it nor any subcontractors it might employ to perform the work covered by this proposal are listed or are on record in the Office of the Commissioner, Department of Labor, as one who has failed to pay prevailing wages in accordance with the provision of this Act.

4. **Indemnification**

The contractor shall be responsible for and shall keep, save, and hold the State of New Jersey and the Township of Middletown harmless from all claims, loss, liability, expense, or damage resulting from all mental or physical
injuries or disabilities, including death, to employees or recipients of the contractor's services or to any other persons, or from any damage to any property sustained in connection with this grant which results from any acts or omissions, including negligence or malpractice, or any of its officers, directors, employees, agents, servants, or independent contractors, or from the Contractor's failure to provide for the safety and protection of its employees, whether or not due to negligence, fault, or default of the contractor. The contractor's liability under this agreement shall continue after the termination of this agreement with respect to any liability, loss, expense or damage resulting from acts occurring prior to termination.

5. Access to Records

A. The contractor in signing a contract to undertake this project agrees to make available to the Township of Middletown, the State of New Jersey or any Federal agency whose funds are expended in the course of this project, or any of their duly authorized representatives, pertinent accounting records, books, documents, papers as may be necessary to monitor and audit contractor operations.

B. All visitations, inspections, and audits, including visits and requests for documentation shall as a general rule provide for prior notice when reasonable and practical to do so. However, the Township of Middletown retains the right to make unannounced visitations, inspections, and audits as deemed necessary.

C. The Township of Middletown reserves the right to have access to the records of any subcontractor and requires the contractor to provide the Township of Middletown with the HPO access to such records in any contract with the subcontractor.

D. The State reserves the right to have access to all work papers produced in connection with audits made by the contractor or by independent Certified Public Accountants or licensed public accountants hired by the Contractor to perform such audits.

6. Record Retention

A. Financial records, supporting documents, statistical records, and all other records in the contractor's financial management system or otherwise pertinent to the project shall be retained for a period of three years from the expiration of the project with the following qualifications:
1. If any litigation, claim, or audit is started before the expiration of the three year (3) period, the records shall be retained until all litigations, claims, or audit findings involving the records have been resolved.

2. Records for non-expendable property acquired with the Township of Middletown, State or Federal funds shall be retained for 3 years after its final disposition.

B. The retention period starts from the date of submission of the final expenditure and performance reports, whichever is later.

C. The Township of Middletown may request transfer of certain records to its custody from the contractor when it determines that the records possess long-term retention value and will make arrangements with the contractor to retain any records that are continuously needed for joint use.

7. Final Disposition of Materials

Notwithstanding anything to the contrary in the General Terms and Conditions of this RFP or any contract, the contractor shall, at the conclusion of the project, submit to the Township of Middletown and the State all work products and materials resulting from the project undertaken pursuant to this RFP. These work products shall include, but not be limited to, all drawings, photographic negatives and prints, completed survey forms, maps, and final reports. The State and Federal agencies reserve hereby a royalty free non-exclusive and irrevocable right to reproduce, publish or otherwise use, and to authorize others to use, the work for public information and governmental purposes. This provision shall not be construed to allow any person performing services pursuant to the terms of this RFP to copyright materials resulting from the architectural, survey or planning work described herein except in the name and on behalf of the Township of Middletown. Any publication including audio visual materials generated by the project shall acknowledge that information contained therein was made possible by a grant-in-aid from the National Park Service, U.S. Department of the Interior administered by the New Jersey Historic Preservation Office, Department of Environmental Protection.

8. Budget Revision and Modification

The contractor shall request, in writing, the approval of the Township of Middletown when there is reason to believe a revision or modification will be necessary for the following reasons:

1. Changes in the scope, objective, financial assistance, program income, key personnel, timing of the project or obtaining the services of a third party to perform activities which are central to the purpose of the awards.
2. The need for additional funding or to extend the period of availability of funds.

3. Revisions to the approved budget categories exceeding ten percent (10%) required prior to written approval from the Township of Middletown and the HPO. The Township of Middletown reserves the right to reject any direct costs in excess of ten percent (10%) of the budget figures specified in the proposal or contract which have not been approved by the HPO thirty (30) days prior to the project end date.

9. **Requirements As To Time**

**Time is of the essence with respect to the deadlines established for this Project.** Actions and conduct on the part of the contractor contrary to the required deadlines shall allow the Township of Middletown to exercise its rights under termination and suspension therein, with ten (10) days written notice.

Therefore, if the contractor fails to submit project initiating documentation which is acceptable to the Township of Middletown or fails to begin or complete the project within the time periods specified in this contract, or fails to meet interim project reporting schedules, then any such failure shall be considered good cause for termination of the contract. In such event, all finished and unfinished documents, data, studies, and reports prepared by the Contractor under this contract shall, at the option of the Township of Middletown become the city's property and the contractor shall be entitled to reimbursement in accordance with Section IX of the Township of Middletown's grant agreement with the ONJH for any satisfactory work completed. Notwithstanding the above, the contractor shall not be relieved of liability to the Township of Middletown for damages sustained by the Township of Middletown by virtue of any breach of the contract. Payments made to the contractor or recoveries by the Township of Middletown under a contract terminated for cause shall be in accord with the legal rights and liabilities of the parties.

10. **Subcontractor Certification**

Notwithstanding anything to the contrary in this RFP, the contractor hereby agrees to execute a Subcontractor Certification (Attachment B) and include the Subcontractor Certification as part of any contract executed with any and all subcontractors or consultants and submit the entire contract including signed Subcontractor Certification and the support documentation outlined in the Guidelines to the Township of Middletown and the HPO for review and written approval.
11. Warranties

A. The contractor will warrant and represent that a contract has not been solicited or secured, directly or indirectly, in a manner contrary to the laws of the State of New Jersey and that said laws have not been violated and shall not be violated as they relate to the procurement or the performance of a contract by any conduct, including the paying and giving of any fee, commission, gift, gratuity, or consideration of any kind, directly or indirectly, to any State or Township of Middletown employee, officer or official.

B. Contractor warrants and represents to the Township of Middletown that it will provide individuals qualified by training and experience to furnish the required services in the manner and on the terms and conditions set forth in the RFP and assigned contract.

12. Federal and State Laws

Notwithstanding anything to the contrary in any section or Attachment of this RFP, the contractor agrees that in the performance of a Contract it will obey, abide, and comply with applicable Federal and State laws and regulations. The contractor further agrees that it will insert a similar provision in any subcontract by which it disburses monies received pursuant to a contract.

13. Lobbying With Appropriated Funds

Historic Preservation Fund grants must conform to provisions of 18 USC 1913: "No part of the money appropriated by an enactment of Congress, shall be used directly or indirectly to pay for any personal service, advertisement, telegram, telephone, letter, printed or written matter, or other device, intended or designed to influence in any manner a Member of Congress, to favor or oppose, by vote or otherwise, any legislation or appropriation by Congress, whether before or after the introduction of any bill or resolution proposing such legislation or appropriation; but this shall not prevent officers or employees of the United States for its Departments or agencies from communicating to Members of Congress on the request of any Member or to Congress, through the proper official channels, requests for legislation of appropriations which they deem necessary for the efficient conduct of the public business. Thus, costs associated with activities to influence legislation pending before the Congress, commonly referred to as "lobbying" are unallowable as charges to National Park Service assisted grants."
The contractor shall not discriminate against any employee engaged in the work required to produce the services covered by this RFP or against any applicant for such employment because of age, race, creed, color, national origin, ancestry, sex, marital status or physical handicap and will take affirmative action to ensure that applicants are employed and that employees are treated during their employment without regard to their age, race, creed, color, national origin, ancestry, sex, marital status or physical handicap. This provision shall include, but not be limited to the following: employment upgrading, demotion, transfer, recruitment, advertising, lay-off or termination, rates of pay or other forms of compensation and the selection for training including apprenticeship. The contractor shall insert a similar provision in all subcontracts. All parties involved in this project agree that the provisions of N.J.S.A. 10:2-1 through 10:2-4, dealing with discrimination in employment on public contracts, and the Rules and Regulations promulgated pursuant thereto, are to be made a part of the Contract for project services and are binding upon them to negligence, fault, or default of the contractor. The contractor's liability under this contract shall continue after the termination of this contract with respect to any liability, loss, expense or damage resulting from any act occurring prior to termination. The contractor shall comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or nation or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101-6106), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972. (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et. seq.), as amended, relating to nondiscrimination in the sale, rental of financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
15. Debarment and Suspension

The Contractor shall comply with Executive Order 12549 as implemented in the U.S. Department of the Interior regulation, 43 CFR 12.100 through 12.510, Subpart-D—Government-wide Debarment and Suspension (Non—procurement) organizations and individuals suspended or barred from doing business are listed in Lists of Parties Excluded from Federal Procurement or Non-Procurement Programs. A telephone inquiry answering service is available in the General Service Administration's (GSA's) Office of Acquisition Policy for general questions about entries in the Lists of Parties. The number to call either during or after normal business hours is (202) 786-0688.

16. Interest of Stockholders of Parties

Contractor represents that pursuant to P.L. 1977, c.33 (N.J.S.A. 52:25-24.2) that for subcontractors, all stockholders or partners having an interest in of ten percent (10%) or greater have been disclosed and a stockholder disclosure filed with the Township of Middletown as required by statute.

17. Insurance Specifications

The contractor shall not commence work until he has obtained all insurance required under this article and such insurance has been approved by the Municipal Attorney, nor shall the contractor let any subcontract until all similar insurance required of the subcontractor has been so obtained and approved. Certificates of such insurance shall be filed with the Municipality and shall be subject to the approval if the Municipality for adequacy of protection.

All policies relating to this contract shall be so written that the Municipality shall be notified of any cancellation or change at least ten (10) working days prior to the effective date of such cancellation or change. Insurance policies shall provide for reinstatement of full coverage after payment of any claim.

The contractor shall take out and maintain during the life of the contract, the following types of insurance

A. Workman's Compensation Insurance — The policy shall cover all of the contractor employees, employed at the site and, in case any work is sublet, the contractor shall require the subcontractor to provide Workmen's Compensation Insurance for all his employees unless such employees are covered by the contractor.
D. Contractor's Bodily Injury Insurance and Contractor's Protective Bodily Injury Insurance - Liability for bodily injury, including accidental or wrongful death, shall be $500,000 for anyone person and subject to the same limit for each person, $1,000,000 for one accident.

C. Contractor's property Damage Insurance and Contractor's Property Damage Insurance - Liability for property damage shall be $500,000 for any one accident and $1,000,000 for all accidents.

D. Motor Vehicle Liability Insurance

1. Bodily Injury Insurance covering operation of all motor vehicles owned by the contractor, or used by the contractor in the prosecution of the work under the contract, hereinbefore in B.

2. Property Damage Insurance covering the operation of all motor vehicles owned by the contractor, or used by the contractor in the prosecution of the work under the contract, shall be in the amount specified here-in before in C.
(Attachment A)

GRANT PRODUCTS

TASK 1
Task 1A: Intensive Level Survey Inventory

Task 1A will consist of an Intensive Level Survey of the Monmouth Hills Historic District. The intensive level survey shall update and expand upon any previous survey information through:

- preparation of individual property forms for a minimum of 45 properties within the proposed historic district boundaries,
- preparation of element attachments and eligibility determinations for all properties considered potentially individually eligible,
- assessment of "contributing" or "non-contributing" for all properties,
- assessment of revisions (expansion or reduction) to the proposed historic district boundaries, and
- preparation of a survey form and eligibility evaluation for the historic district as a whole.

All data must be submitted to the HPO in electronic and hard copy. The electronic copy must be submitted as a Microsoft Access 97 database in the data-structure provided by the HPO, and mapping in ArcView Shapefiles, as described below. The hard copy inventory forms will be generated from the database, and the inventory and report maps from the digital maps. See also Public Meeting Requirements below.

Task 1B: Intensive Level Survey Report

Task 1B will consist of an Intensive Level Architectural Survey Report for the Monmouth Hills Historic District with at least 30 pages of type written text (10pt type in a single spaced format), not including survey forms, maps, photos and illustrations. The final reports must be submitted to the HPO in electronic and hard copy. The electronic copy must be submitted on diskette as a Microsoft Word 97 document.

Report Outline

The following sections must be included in the architectural survey report completed for intensive level survey activities.

Title Page
- Title and location, including municipality(s) and county(s).
- Author(s), including contributors
- Agency and/or client to which the report is submitted
- HPO contract number
- Date of report submission or completion

Acknowledgments and HPO Logo
Table of Contents (paginated)
List of Figures, Plates, and Tables
Abstract/Summary

- The abstract should be limited to one or two pages and can be presented in outline or bullet form.
- Describe the location, size, and boundaries of project area. Project area must include U.S.G.S. 7.5’ Topographic Quadrangle citations, transportation boundaries, municipality and county names, survey boundaries, and approximate square miles. The boundary and resource locations must be GIS based. (See Mapping Requirements below).
- Field Methods Summary. Results must include the major facts of the report. For example, the number of properties surveyed and the number found eligible. This number must be the number surveyed at the reconnaissance and intensive levels.
- Location where copies of this report on the survey area and sites within the survey area are maintained on file.

Introduction

- Project purpose and goals, such as a summary of the scope of work, including local designation, zoning, and permits as known
- Project administration and contracting agency
- General description, including project location, approximate number of field hours, and environmental conditions and constraints

Research Design

- Objectives
- Expected resources
- Methodology
  1. Description of field and evaluation methods, including rationale and problems or obstacles encountered.
  2. A discussion of the criteria (and criteria considerations) used for determining significance.
  3. An estimated percentage of total project area investigated, how this area was determined, the depth of investigation, and how sites and properties were selected or rejected.
  4. The methodology for the reconnaissance-level survey should be incorporated, in an abbreviated form, into the intensive-level methodology. This helps the reader to fully understand the project from its beginning. Discuss any deviations from original methodology, including any voids, inconsistencies, or omissions in survey coverage, which should be mapped as referenced under Mapping below.
  5. Specific problems and biases encountered during research.

Setting

- Describe the surrounding natural and built environments, including listed or eligible New Jersey or National Register buildings, sites, structures, objects, and/or districts in the area. This discussion must also address the urban/rural character of the environment.
- Include a brief architectural analysis of the area, its general integrity, and overall physical conditions and layout.
Historical Overview

- Background research and history must be developed for the area and include comparisons to the New Jersey’s historic contexts.
- Comprehensive history of survey area including the results of primary, secondary, and archival research.
- The background research must be detailed enough to identify associations with significant people and events, past and present land uses, etc.
- Discuss the architectural history of the survey area. Include discussion of vernacular building forms or technologies, regional or national styles, presence of unusual materials, etc.

Data Summary

- Generally, this section must address each property in the historic district and discuss their relationship to the historic district and eligibility for key properties.
- Discuss each property’s relationship to the historic district and eligibility according to the criteria set forth in methodology.
- Historic and current photographs, maps, and other illustrations are required to illustrate relevant points.
- For large surveys, charts, tables, or other forms of visual analysis must be provided to assist in analyzing and summarizing the findings.

Master List of Survey Forms

- The master list should be organized by street name, block and lot number, and cross-referenced to Historic District identification number and Property identification numbers.

Survey Forms

- Completed survey forms for the historic districts and at least the minimum number of resources cited above at Task 1A (Also see photograph requirements below.)

Annotated Bibliography

- Except for materials that are known to be widely available, all entries should include the source’s repository or location this information helps future researchers using the report.
- Include: maps, archival documentation, personal communications from informants (including oral histories), and any pertinent project correspondence.

Appendices

- Maps
- Attachment D, Scope of work statement
- Supporting documentation (for any and all sections)
- Vitae for all involved authors, which illustrates the appropriate qualifications. Corporate resumes must be included.
- Information on local designation resolutions and authority
Photography

Report Photographs:
- The report should contain original color photographs.
- Photographs should be integrated into the report text and not appended.
- All photographs should be correctly keyed to the text and a principal map.
- Photographs should be a minimum of 3½" x 5" in size; 5" x 7" or larger may be necessary in some instances for clarity. For example, when presenting an argument about the structural integrity of a building, it may be necessary to incorporate more detailed photographs to illustrate the degree to which a structural element has decayed.
- Photograph captions must be printed on the page and written on the back of the print and include the following items:
  1. Property Number
  2. Property Name (include historic name if available)
  3. Location (county, municipality, street)
  4. Name of photographer
  5. Date of photograph
  6. Camera orientation

Inventory Photographs:
- There should be at least one color photograph of the entire principal elevation or view for every historic property as recorded on the intensive level survey forms. Additional photographs, which clearly contribute to an understanding of the property’s significance, are strongly recommended.

Mapping Requirements

General

Intensive level mapping must be based on 1995/97 Digital Orthophoto Quarter Quadrangles, scale 1:12,000, in NAD83 State Plane Feet. They are available on CD-ROM from the New Jersey Department of Environmental Protection (NJDEP) (www.state.nj.us/dep/gis)

Digital Submissions:
- Digital submissions must include the base maps; and the following layers, as separate ArcView shapefiles:

  1. Historic District boundaries based on GPS data acquired to delineate these boundaries (points and polygons, two shapefiles). Where the Historic District boundary coincides with a legal boundary, the Historic District Boundary must overlay the legal boundary exactly.
  2. Properties locations based on GPS data required to locate the individual property (points) (see below). Each Property must have an attribute that consists of the appropriate Property ID number, matching the (Access 97) Attribute Database entry, and the Property name.
  3. Property boundaries based on features of the DOQQ map base (polygons). Where these are coincident with legal boundaries or study area boundaries, they must overlay exactly.
  4. Element boundaries (building, structure, object) based on features of the DOQQ map base (polygons).
5. Municipality boundaries, from NJDEP municipal boundaries layer (polygons).
6. Street centerlines with attributes for labels, established by vector drawing on map base, for all streets surrounding each identified resource. Any additional features required for clarity or to convey setting, with sufficient attributes for unique identification and labeling.

- Each Historic District, Property, and Element must have at least an attribute that consists of the appropriate Historic District ID number, Property ID number, or Element ID number, matching the (Access 97) Attribute Database entry; and an attribute that consists of the name of the District, Property, or Element, also matching an Attribute Database entry.

- All mapping and digital data must be compiled and the products completed and submitted in accordance with the New Jersey Department of Environmental Protection Geographic Information System Mapping and Digital Data Standards, 1998, with the following exceptions:

1. Base maps as described above.
2. Submission media: CD-R submissions are preferred; Zip disks are acceptable.
3. Geospatial metadata sufficient to satisfy the metadata reporting requirement may be produced by the use of NJMetaLite, a metadata entry system designed and distributed by the NJDEP ENDEX project (see www.state.nj.us/dep/gis). Free training is available for this software.
4. Historic Maps included in the report (described below) must also be submitted as digital image files. If they are submitted as ungeo-referenced raster files, a shapefile containing a map extent polygon must also be submitted for each historic map. Attributes for the polygon must include sufficient

- Global Positioning System (GPS) points must be acquired and submitted in accordance with Section 4 of the 1998 Standards referenced above. In addition, GPS points must be selected as follows:

1. For a Property that has a driveway intersecting the street to which it is addressed, the GPS point shall be determined at the centerline of the driveway where it crosses the curb cut or if no curb exists, the street edge.
2. For a Property with more than one such driveway, or no such driveway, the GPS point shall be determined at the approximate center of the Property frontage on the street to which it is addressed, at the curb or if no curb exists, the street edge. (This instruction also applies to any Property with a driveway that does not intersect the street to which the Property is addressed.) Property points that have been located in this manner shall be linked to a coded attribute indicating the relative location of the GPS point to the Property.
Report Mapping:

- Report maps must be integrated into the report text and not appended. All maps must be correctly keyed to the text with photographed sites noted.
- All report maps must include information on the original scale (e.g. 1:24000 or 1:12000). Avoid enlarging or reducing reproduced maps, as maps in true scale are easier to use and interpret in a GIS context.
- Printed reports must include printed, GIS-generated maps of all of the intensive level survey area, with accurately overlayed layers of historic resources identified and evaluated, and municipality boundaries. Accurate street centerlines (based on the DOQQs), with labels, must be included for all streets bounding identified resources. If additional features are required on the map for clarity or to convey setting, they may be derived from the NJDEP CD GIS Resource Data Series 1 Volume 1, or they may be generated as additional layers (separate shapefiles) drawn on the map base. The map base itself (DOQQ) may be printed, or it may be omitted.
- All maps, including GIS generated maps and reproductions of historic maps, must include a north arrow, delineation of the project area, legend, map title, bar scale, year of publication, map projection, and datum (the latter two items may be omitted for historic maps where such information is not available).

Resources or areas not included in the survey scope must also be indicated on printed maps in the report, and referenced as indicated under Methodology, above.

Inventory Mapping:

There must be a 2" x 3" site map attached to the printed survey form for historic properties recorded at the intensive level. The plan should illustrate how the Elements are arranged on the Property and their relationship to one another. The printed site map must be generated from a digital source. It may be generated from the GIS layers as follows:

- Street centerlines with labels must be included for all streets adjacent to or within the Property. The street centerlines must accurately overlay the DOQQ base. Additional features required for clarity or setting may be derived from the NJDEP layers or may be generated as additional layers drawn based on the DOQQ.
- Property boundary polygon from the Property boundaries layer.
- All Element boundary polygons within the Property, compiled from all of the Element layers. Each Element must be labeled.
- Additional labeling as required above.

If a digital site map of higher quality is available from another source, it may be used for the printed form. The digital map must be included as a file and linked to the appropriate field on the Attribute Database Property form. It must be geo-referenced. This may be done by using GPS data on easily recognized points, or by matching to the DOQQ base.

Other Illustrations

Report Illustrations:

- Illustrations must be integrated and not appended. All illustrations must be correctly keyed to the text and the principal map.
- Diagrams of engineered structures (i.e. bridges) must include the clearly labeled components.
- Cross section, floor plan, site plan, and profile drawings should include scale, elevation, orientation, location, title (property/historic name, if available), construction date, and illustrator.
General Format Requirements
- The entire document, including illustrations and appendices, must be produced on archival-quality bond paper. All text must be letter quality (e.g., dot matrix printers are not acceptable).
- Avoid attaching photographs with products like cellophane tape or rubber cement. The HPO must pre-approve (in writing) all products used to attach photographs.
- The HPO will require one original and one copy of all products. The original will be retained by the HPO and the copy will be retained by the Grantee.
- All citations should follow the format established in the Chicago Manual of Style. For reports, footnotes should be used; endnotes and internal citations are not recommended.
- Consistency is critical in compiling a professional report. All dates, facts, and labeling must be the same throughout the entire document and pagination must be continuous.

Task 1C: Recommendation for Local Designation
Task 1C shall consist of a summary report that includes a professional recommendation for local designation of the Monmouth Hills Historic District and amendment of the Middletown Township master plan. The report shall also include a list of all properties within the historic district, organized by block/lot number, and listing the street address and key-contributing, contributing, or non-contributing status of each property. (See Public Meeting Requirements)

Task 2

Task 2A: Convert Existing Survey
Task 2A shall consist of converting the survey records from An Inventory Report for the Locust Historic District, Middletown Township, Monmouth County, New Jersey, Acrouterin, August 1996 (Survey) to current HPO approved survey forms. Grantee's consultant shall utilize the photography and mapping from the existing Survey in creating the new forms. All data must be submitted to the HPO in electronic and hard copy. The electronic copy must be submitted as a Microsoft Access 97 database in the data-structure provided by the HPO. The hard copy inventory forms will be generated from the database.

Task 2B: New Jersey and National Register Nomination
Task 2B shall consist of a New Jersey and National Register nomination for the Locust Historic District. The historic district shall contain a minimum of 72 properties, including two bridges (Locust Avenue over Clay Pit Creek Bridge and Locust Point Road/Bingham Avenue over Navesink River Bridge). The nomination shall be prepared on HPO and National Park Service (NPS) approved National Register forms. The nomination shall be prepared in accordance with National Register Bulletins 15 and 16A. In addition, the final product shall comply with the requirements set forth in the HPO, National Register Registration Form Technical & Substantive Evaluation Sheet and the Preparer's Checklist. The final nomination must be submitted to the HPO in electronic and hard copy. The electronic copy must be submitted on diskette as a Microsoft Word 97 document. (See Public Meeting Requirements)

Photography Requirements
The Grantee's consultant shall photograph a minimum of fifty (50) properties in the historic district, producing three (3) sets of photographs and two (2) sets of slides.
- Each set of photographic prints shall consist of a minimum of fifty (50) 5" x 7" black and white prints in archival protective photo sleeves.
- Each set of slides shall consist of twenty-five (25) 35mm color slides in slide carousels.
- All photographs must be clear, properly focused, and properly exposed.
- All photographic prints and slides must be labeled in accordance with National Register Bulletin 16A to identify the street addresses, and block/lot numbers.
- Photographs must illustrate individual properties, streetscapes, distinctive architectural details and features, street furnishings, and ancillary structures. Photographs of individual properties must depict the primary elevation of the property free from obstruction by foliage or snow. Individual photographs must be provided for all public properties and key-contributing properties in the historic district. Streetscape photographs shall provided coverage for each street and included views of the key-contributing buildings within the historic district. This coverage applies to both black and white prints and color slides.
- All photographs shall be keyed to the historic district map (see Mapping Requirements below).
Mapping Requirements

The Grantee's consultant shall delineate the historic district utilizing the local tax map as a base.
- The base map shall clearly identify the key-contributing, contributing, and non-contributing properties in the historic district.
- The map shall clearly indicate the location and orientation for all black and white photographs and color slides.
- The historic district must also be delineated on an original USGS topographic quadrangle (1:24,000 scale) in accordance with NPS requirements.
- The Final submission shall include three (3) copies each of the base map at full size, base map reduced to 11" x 17", photomap, and USGS map.

Other Documentation

- The Grantee shall provide the HPO with a certified list of property owners within 10 days of submitting the nomination to the HPO, but not more than 90 days prior to the presentation of the nomination to the State Review Board. The list of property owners must be certified for correctness and completeness by the municipal clerk, and shall include the following:
  1. Names of all public, private, and right-of-way property owners within the historic district.
  2. Block and lot number(s) for each property.
  3. Three (3) sets of mailing labels for all property owners (including single and multiple owners of properties).

- The Grantee shall provide the HPO with letters (signed and dated originals) from the Mayor and Historic Preservation Commission (HPC) endorsing the nomination and authorizing it to be processed for consideration on the New Jersey and National Registers of Historic Places. The letters must clearly indicate that the Historic District meets the criteria for registration and explain how the HPC has afforded the public a reasonable opportunity for comment. Failure on the part of the Grantee to submit the letters to the HPO with the final products will result in termination of the grant.

TASK 3

Task 3: New Jersey and National Register Nomination

To the extent funding allows, Task 3 shall consist of a New Jersey and National Register nomination for the Monmouth Hills Historic District. The historic district shall contain a minimum of 45 properties. The nomination shall be prepared on HPO and National Park Service (NPS) approved National Register forms. The nomination shall be prepared in accordance with National Register Bulletins 15 and 16A. In addition, the final product shall comply with the requirements set forth in the HPO, National Register Registration Form Technical & Substantive Evaluation Sheet and the Preparer’s Checklist. The final nomination must be submitted to the HPO in electronic and hard copy. The electronic copy must be submitted on diskette as a Microsoft Word 97 document.

The Grantee must schedule a site meeting with the HPO Project Coordinator to review and approve the Historic District boundaries. The HPO will approve the boundaries in writing.

Photography Requirements

The Grantee’s consultant shall photograph a minimum of thirty (30) properties in the historic district, producing three (3) sets of photographs and two (2) sets of slides.
- Each set of photographic prints shall consist of the a minimum of thirty (30) 5" x 7" black and white prints in archival protective photo sleeves.
- Each set of slides shall consist of thirty (30) 35mm color slides in slide carousels.
- All photographs must be clear, properly focused, and properly exposed.
- All photographic prints and slides must be labeled in accordance with National Register Bulletin 16A to identify the street addresses, and block/lot numbers.
- Photographs must illustrate individual properties, streetscapes, distinctive architectural details and features, street furnishings, and ancillary structures. Photographs of individual properties must depict the primary elevation of the property free from obstruction by foliage or snow. Individual photographs must be provided for all public properties and key-contributing properties in the historic district. Streetscape photographs
shall provided coverage for each street and included views of the key-contributing buildings within the historic district. This coverage applies to both black and white prints and color slides.

- All photographs shall be keyed to the historic district map (see Mapping Requirements below).

**Mapping Requirements**

The Grantee’s consultant shall delineate the historic district utilizing the local tax map as a base.

- The base map shall clearly identify the key-contributing, contributing, and non-contributing properties in the historic district.
- The map shall clearly indicate the location and orientation for all black and white photographs and color slides.
- The historic district must also be delineated on an original USGS topographic quadrangle (1:24,000 scale) in accordance with NPS requirements.
- The Final submission shall include three (3) copies each of the base map at full size, base map reduced to 11" x 17", photomap, and USGS map.

**Other Documentation**

- The Grantee shall provide the HPO with a certified list of property owners within 10 days of submitting the nomination to the HPO, but not more than 90 days prior to the presentation of the nomination to the State Review Board. The list of property owners must be certified for correctness and completeness by the municipal clerk, and shall include the following:
  1. Names of all public, private, and right-of-way property owners within the historic district.
  2. Block and lot number s for each property
  3. Three (3) sets of mailing labels for all property owners (including single and multiple owners of properties)
- The Grantee shall provide the HPO with letters (signed and dated originals) from the Mayor and Historic Preservation Commission (HPC) endorsing the nomination and authorizing it to be processed for consideration on the New Jersey and National Registers of Historic Places. The letters must clearly indicate that the Historic District meets the criteria for registration and explain how the HPC has afforded the public a reasonable opportunity for comment. Failure on the part of the Grantee to submit the letters to the HPO with the final products will result in termination of the grant.
APPENDIX C

RESUMES
Michael Tomkins  
*Historian*

**EXPERIENCE**

1999 - Present  
*Tomkins Historical Research*  
Historical Research Consulting Firm  
President

1991 - 1999  
*Hunter Research, Inc., Trenton, New Jersey*  
Cultural Resource Management Firm

- Report Manager  
  1998-1999
- Report Manager/Historian  
  1996-1997
- Senior Archaeologist/Historian  
  1993-1995
- Assistant Historian/Assistant Archaeologist  
  1991-1992

As Report Manager, oversaw and facilitated company report production process.

Primary responsibilities:
- Copy edit technical reports to meet contract specifications and conform to state agency and federal guidelines for local and state publication
- Supervision of all graphics production
- Final formatting of reports, integrating illustrations with text

As Senior Archaeologist/Historian, conducted background and documentary research and supervised cultural resource survey projects.

Primary responsibilities:
- Historical and archival research
- Maintenance of company research materials
- Supervision of field personnel
- Stratigraphic and artifact analysis
- Field photography
- Technical and analytical writing for project reports

1988 - 1991  
*New York State Museum, Albany, New York*  
Division of Historic and Anthropological Services

- Crew Chief  
  1990-1991
- Field Archaeologist  
  1988-1989

As Crew Chief, supervised cultural resource survey projects in upper New York State.

As Field Archaeologist participated in cultural resource surveys, highlighted by excavations of human burials from a late 19th-century psychiatric hospital in Rome, New York.

**EDUCATION**

State University of New York at Albany, Albany, New York  
B.A., Anthropology, 1990
PHOTOGRAPH INVENTORY

The following information is common to all photographs.

Name of Photographer: Michael Tomkins
Date of Photograph: February-April 2002
County and Municipality: Monmouth County, Middletown Township
Negative Location: Township of Middletown
  Department of Planning and Community Development
  Johnson-Gill Annex
  I King’s Highway
  Middletown, NJ 07748

Plate 3.1 View looking west along Coquette Drive towards its intersection with Serpentine Drive showing peanut-stone road embankment support walls
Plate 3.2 View looking southeast showing gatepost constructed of peanut-stone at the entrance of Water Witch Drive
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)
Plate 3.4 View looking south showing slate walkway along the left side of Water Witch Drive
Plate 3.5 View looking east showing triangular-shaped landscaped median at the intersection of Bluff Edge and Park Way
Plate 5.2 William Leake Hewson House, 4 Serpentine Drive, view looking north-northeast
Plate 5.4 Austin W. Lord House, 5 Coquette Lane, view looking north
Plate 5.6 Francis Reed House, 8 Serpentine Drive, view looking east
Plate 5.7 Ernest DeCoppet House, 9 Serpentine Drive, view looking east
Plate 5.9 Ernest DeCoppet Stable, 11 Serpentine Drive, view looking northwest
Plate 5.11 Frederick P. Hill House, 12 Serpentine Drive, view looking east-northeast
Plate 5.13 Gen. Charles W. Raymond House, 13 Serpentine Drive, view looking northwest
Plate 5.15 Walter I. McDougal House, 14 Witches Lane, view looking north-northwest
Plate 5.17 Alfred A. Whitman House, 15 Park Way, view looking southeast
Plate 5.19 Dr. J.H. Huddleston and Mabel Parker House, 16 Park Way, view looking southwest
Plate 5.21 Lemuel Skidmore House, 19 Park Way, view looking west
Plate 5.23 Richard Lamb House, 21 Bluff Edge, view looking west
Plate 5.25 James F. and Harriet N. Andrews House, 22 Witches Lane, view looking south-southeast
Plate 5.26 Charles Shipway Garage, Intersection of Park Way and Bluff Edge, view looking south-southeast
Plate 5.28 Dr. Samuel A. Brown House, 28 Coquette Lane, view looking north-northwest
Plate 5.30 Francis R. and Josephine L. Pemberton House, 30 Bay View Terrace, view looking north
Plate 5.31 Ernest Greene House Garage, 6 Coquette Lane, view looking north
Plate 5.33 Julia G. and William B. DeHaven House, 33 Sea View Terrace, view looking east-southeast
Plate 5.35 Frank A. Wright House, 34 Sea View Terrace, view looking south-southwest
Plate 5.37 Edward S. Atwood House, 37 East Twin Road, view looking south
Plate 5.38 Lyman A. Ford House, 38 East Twin Road, view looking south
Plate 5.40 Livingston Middletitch House, 39 East Twin Road, view looking north-northeast
Plate 5.42 William B. Taber House, 40 East Twin Road, view looking north-northwest
Plate 5.44 Dr. S. Seabury Jones House, 41 Sea View Terrace, view looking north
Plate 5.46 Water Witch Club Casino, 43 West Twin Road, view looking southwest
Plate 5.48 Lavinia Anna Erbacher House, 44 West Twin Road, view looking northwest
Plate 5.49 Merrick and Lillian Pratt House, 1 Fennimore Terrace, view looking southwest
Plate 5.50 Prahl House, 2 Serpentine Drive, view looking southeast
Plate 5.51 De Luca House, 3 Fennimore Terrace, view looking south
Plate 5.52 Larsen Flinn House, 6 Coquette Lane, view looking north
Plate 5.53 Harold and Ruth Monier House, 7 Valley Drive, view looking north-northeast
Plate 5.54 Lloyd and Terry Kelcher House, 10 Serpentine Drive, view looking northwest
Plate 5.55 James and Sally Van Mater House, 17 Park Way, view looking east
PHOTOGRAPH INVENTORY (CONTINUED)

Plate 5.56  Malcom and Janet Sawhill House, 18 Park Way, view looking east
Plate 5.57  Erick Suto House, 20 Park Way, view looking southeast
Plate 5.58  Ernest Del Bueno House, 23 Witches Lane, view looking northwest
Plate 5.59  Ruth Campbell House, 24 Witches Lane, view looking northwest
Plate 5.60  Robert and Shannon Clark House, 25 Coquette Lane, view looking east-southeast
Plate 5.61  Grazewski House, 27 Bay View Terrace, view looking northeast
Plate 5.62  Richard and Michelle Arway House, 29 Bay View Terrace, view looking south-southwest
Plate 5.63  Guy Henderson House, 32 Sea View Terrace, view looking south
Plate 5.64  Frank and Suzanne Rostan House, 35 Sea View Terrace, view looking north
Plate 5.65  Suzanne and Frank Leach House, 36 East Twin Road, view looking east
Plate 5.66  David Schutz House, 42 West Twin Road, view looking west-northwest
3.1 Peanut stone Road Embankment support walls CoQuette Drive Middletown Twp Monmouth Co.
Michael Tomkins 4/2002 view west

3.2 General view of Peanut stone Gate Posts Middletown Twp Monmouth Co
Michael Tomkins 4/2002 view southeast

3.3 Peanut stone Abutment walls at hillside Road Water with Dr. Middletown Twp Monmouth Co
Michael Tomkins 4/2002 view south
Bluestone walkway - Waterwitch Dr.
Middletown Twp, Monmouth Co.
Michael Tomkins 4/2002 View South

Triangular Shaped Landscape Median
At Bluff Edge & Park way
Middletown Twp, Monmouth Co.
Michael Tomkins 4/2002 View East

ID # 198208/228
William Leake Henson House
6 Serpentine Drive
Middletown Twp, Monmouth Co.
Michael Tomkins 2/2002 View South-West
107 - 669031090
AUSTIN W. LORD HOUSE
S COQUETTE LANE
MIDDLETON TWP., MONMOUTH CO.
Michael Tomkins 3/2002 View North

107 - 787032320
FRANCIS REED HOUSE
8 SURREY DRIVE
MIDDLETON TWP., MONMOUTH CO.
Michael Tomkins 2/2002 View North

107 - 2070351835
ERNEST DE COORER HOUSE
7 SURREY DRIVE
MIDDLETON TWP., MONMOUTH CO.
Michael Tomkins 2/2002 View North
10# - 669907090

AUSTIN W. LORD House
5 COQUETTE LN
MIDDLETOWN TWP., MONMOUTH CO.

Michael Tomkins 3/2002

5.6

10# - 787032370

FRANCIS REED House
8 SIMPSON DRIVE
MIDDLETOWN TWP., MONMOUTH CO.

Michael Tomkins 7/2002

5.7

10# - 2076351835

ERNST DE CO.gov House
4 SIMPSON DRIVE
MIDDLETOWN TWP., MONMOUTH CO.

Michael Tomkins 2/2002

5.8
10# 1629320076
ERNST DERKETT
11 SUNSET DRIVE
MIDDLETOWN TWP., MONMOUTH CO.
Michael Tonkin 2/2002
VIEW CONTINUES

5.11

10# 1018279770
FREDERICK P. HILL
12 SERANINE DR
MIDDLETOWN TWP., MONMOUTH CO.
Michael Tonkin 2/2002
VIEW CONTINUES

5.13

10# -1272940893
GEN. CHARLES W. RAYMOND
13 SERANTE DR
MIDDLETOWN TWP., MONMOUTH CO.
Michael Tonkin 2/2002
VIEW CONTINUES
10 # 133717 1055
WALTER I. MCDougAL HOUSE
14 LITCHES LANE
MIDDLETOWN TWP, MONMOUTH CO.
Micheal Tomkins 2/2002 VIEW NORTHWEST

10 # -802979 115
ALFRED A. LIFTMAN HOUSE
15 PARK WAY
MIDDLETOWN TWP, MONMOUTH CO.
Micheal Tomkins 3/2002 VIEW SOUTHEAST

10 # 152 5823 889
DR. J H. + MABEL PARKER MIDDLETOWN HOUSE
16 PARK WAY
MIDDLETOWN TWP, MONMOUTH CO.
Micheal Tomkins 2/2002 VIEW SOUTHWEST
1044 - 432482146
LEWICK SKIRMISH HOUSE
19 PARK WAY
MIDDLETOWN TWP. MONMOUTH CO
MICHAEL TOMBLEY'S 2002 VIEW WEST

1044 670228268
RICHARD LANG HOUSE
21 BLUFF CLOSE
MIDDLETOWN TWP. MONMOUTH CO
MICHAEL TOMBLEY'S 2/2002 VIEW WEST

1044 186153539
SQUIRES F. & HARNESS N. ANDREWS HOUSE
22 WORNER LANE
MIDDLETOWN TWP. MONMOUTH CO
MICHAEL TOMBLEY'S 3/2002 VIEW SOUTH-SOUTHEAST
10 # 101.7342973
Ernest Greene House Garage
6 Coquette Lane
Millstone Twp. Monmouth Co
Michael Tomkins 2/2002 View North

10 # 1505397145
Julia F. + William P. DePauw House
33 Sea View Drive
Millstone Twp. Monmouth Co
Michael Tomkins 3/2002 View East-Southeast

10 # -1006188432
Frank A. Wootton House
34 Sea View Terrace
Millstone Twp. Monmouth Co
Michael Tomkins 2/2002 View South-Southwest
10416/176513
WILLIAM B. TABER HOUSE
42 EAST TWIN ROAD
MIDDLETOWN TWP., MONMOUTH CO.
MICHAEL TOMEKINS 3/2002 VIEW NORTH-NORTHWEST

1041017/160226
DR. S. SEABURY JONES HOUSE
41 SEA VIEW TERRACE
MIDDLETOWN TWP., MONMOUTH CO.
MICHAEL TOMEKINS 2/2002 VIEW NORTH

104-0655648585
WATERWITCH CLASS CASINO
43 WEST TURN ROAD
MIDDLETOWN TWP., MONMOUTH CO.
MICHAEL TOMEKINS 3/2002 VIEW SOUTHWEST
10H - 148584/300

Cavina Anna E. Backer House
44 West Twin Road
Middletown Twp., Monmouth Co.
Michael Tomkins 3/2002 View Northwest

1 Vermonde Terrace
Middletown Twp., Monmouth Co.
Michael Tomkins 2/2002 View Southwest

2 Serpentine Drive
Middletown Twp., Monmouth Co.
Michael Tomkins 2/2002 View Southwest
3 Fern Avenue TERRACE
MIDDLETOWN TWP., MONMOUTH CO.
MICHAEL TORKWIN 2/2002 VIEW SOUTHWEST

6 COQUETTE LANE
MIDDLETOWN TWP., MONMOUTH CO.
MICHAEL TORKWIN 2/2002 VIEW NORTHWEST

7 VALLEY DRIVE
MIDDLETOWN TWP., MONMOUTH CO.
MICHAEL TORKWIN 2/2002 VIEW NORTHWEST
17 Park Way
Middlebrow Twp, Monmouth Co.
Michael Tomkins 3/2002 View ESE

18 Park Way
Middlebrow Twp, Monmouth Co.
Michael Tomkins 3/2002 View ESE
25 COQUETTE LANE
MIDDLETON TWP, MONMOUTH CO.
Michael Tomkies 3/2002 view east-southeast

27 BAY VIEW TERRACE
MIDDLETON TWP, MONMOUTH CO.
Michael Tomkies 3/2002 view north-east

29 BAY VIEW TERRACE
MIDDLETON TWP, MONMOUTH CO.
Michael Tomkies 3/2002 view south-southwest
32 Sea View Terrace
Middletown Twp., Monmouth Co.
michael Tomsin 3/2002 view south

35 Sea View Terrace
Middletown Twp., Monmouth Co.
michael Tomsin 3/2002 view north

36 East Twin Road
Middletown Twp., Monmouth Co.
michael Tomsin 3/2002 view east
42 WEST SWIN ROAD
MIDDLETOWN TWP. MONMOUTH CO
MICHAEL TOMKINS 3/2002 VIEW WEST-NORTHWEST
APPENDIX D

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
MONMOUTH HILLS HISTORIC DISTRICT
SUBMITTED OCTOBER 2, 2002

Note: This document was submitted to the New Jersey Review Board for review and may not be the final version submitted to the National Park Service. The reader should refer to the National Register Files held by the Historic Preservation Office for the final version of this document.
United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Water Witch Club Historic District

other names/site number Monmouth Hills

2. Location

Roughly bounded by N.J. Route 36, Water Witch Drive, Sea View Terrace, Park Way, Windlass Path and Serpentine Drive

not for publication

Middletown Township

New Jersey code 034 county Monmouth code 025 zip code 07732

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date

State of Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: □ entered in the National Register. □ determined eligible for the National Register. □ removed from the National Register. □ other, (explain) __________________

Signature of the Keeper Date of Action
### 5. Classification

<table>
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<tr>
<th>Ownership of Property (Check as many boxes as apply)</th>
<th>Category of Property (Check only one box)</th>
<th>Number of Resources within Property (Do not include previously listed resources in the count.)</th>
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Name of related multiple property listing (Enter “N/A” if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

### 6. Function or Use

**Historic Functions** (Enter categories from instructions)

DOMESTIC/single dwelling

SOCIAL/clubhouse

RECREATION AND CULTURE/auditorium

**Current Functions** (Enter categories from instructions)

DOMESTIC/single dwelling

SOCIAL/clubhouse

RECREATION AND CULTURE/auditorium

### 7. Description

**Architectural Classification** (Enter categories from instructions)

LATE VICTORIAN/Shingle Style

LATE 19TH AND 20TH CENTURY REVIVALS/ Tudor Revival

LATE 19TH AND 20TH CENTURY REVIVALS/ Spanish Revival

**Materials** (Enter categories from instructions)

- foundation: STUCCO, BRICK, CONCRETE
- walls: WOOD/Shingles, Weatherboard
- STUCCO
- roof: ASPHALT/Shingles; STONE/Slate
- other

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)
8. Statement of Significance

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

[X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[X] B Property is associated with the lives of persons significant in our past.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[X] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

[X] A owned by a religious institution or used for religious purposes.

[X] B removed from its original location.

[X] C a birthplace or grave.

[X] D a cemetery.

[X] E a reconstructed building, object, or structure.

[X] F a commemorative property.

[X] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Community Planning and Development
Landscape Architecture
Architecture
Entertainment/Recreation

Period of Significance
1895-1930

Significant Dates
1895
1905
1911

Significant Person
(Complete if Criterion B is marked above)
Hill, Frederick P.

Cultural Affiliation
N/A

Architect/Builder
Dunham, F. Adelbert

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

9. Major Bibliographical References

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

Previous documentation on file (NPS): N/A

[X] preliminary determination of individual listing (36 CFR 67) has been requested

[X] previously listed in the National Register

[X] previously determined eligible by the National Register

[X] designated a National Historic Landmark

[X] recorded by Historic American Buildings Survey

[X] recorded by Historic American Engineering Record

Primary location of additional data:

[X] State Historic Preservation Office

[X] Other State agency

[X] Federal agency

[X] Local government

[X] University

[X] Other

Name of repository:
Monmouth Hills, Inc. Archives
Water Witch Club Historic District

Name of Property

Monmouth County, New Jersey

County and State

10. Geographical Data

Acreage of Property 50

UTM References

(Place additional UTM references on a continuation sheet.)

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</table>

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michael Tomkins/Historian

organization Tomkins Historical Research
date October 7, 2002

street & number 63 Spring Avenue
telephone 215-497-9189

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property’s location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0019), Washington, DC 20503.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number __7__ Page __1__

Water Witch Club Historic District
Monmouth County, New Jersey

7. Narrative Description

The Water Witch Club Historic District, located in Middletown Township, Monmouth County, comprises what was historically known as the Water Witch Club, a late-19th, early-20th-century romantically designed summer community. As originally constructed it consisted of a clubhouse/casino and 40 summer cottages (all built between 1896 and 1909) with some supporting outbuildings. The district is composed of a total of 64 resources. Twenty-four of these resources are contributing buildings (the Water Witch Club Casino, 21 of the original cottages, and two stand-alone garages) and 33 are non-contributing buildings (one of the original cottages, a stable subsequently converted into a dwelling, 18 post-1952 dwellings and 13 garages). In addition the district contains four contributing structures (road system, retaining walls/embankment walls/culverts, and two landscape medians) and three contributing objects (three sets of gate-posts).

The district is located in the Navesink Highlands, on a steep, wooded slope, which overlooks Sandy Hook, Sandy Hook Bay and the Atlantic Ocean. 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. Walls of locally quarried peanut-stone support the embankments at road cuts (Photo 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 (Photos 2 and 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 (Photo 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 (Photo 5). Overall, the vegetation within the district has been left in its natural woodland state.

The Club 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 Club Casino is a two-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 by the Water Witch Club. These buildings are situated within close proximity to the Club Casino. The building’s themselves are substantial, one to two-story frame structures. Most are constructed in the Shingle Style with Colonial Revival elements. These buildings generally have wood shingle siding and their roofs are covered with either asbestos shingles or slate shingles. Most have 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 Revival 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 within the district. Among these later buildings and in later alterations to the original cottages, other types of siding, including stucco, half-timbering, vertical wood siding, weatherboard, 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-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 Club, and many of the residents have been making efforts to restore the cottages to their original appearance.

Site 1: 1 Fennimore Terrace  Block 759 Lot 2  Merrick and Lillian Pratt House

The Merrick and Lillian Pratt House is a one-and-a-half-story Neo-French Style dwelling (Photo 6). 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  Block 759 Lot 1  Prahl House

The Prahl house is a one-story Ranch Style dwelling (Photo 7). The exterior of this gable-roofed building is covered with wood shingles. It was built around 1968 by Jake Lefferts who at that time lived in 22 Witches Lane. Due to its date of construction, the Prahl House is non-contributing to the district.

Site 3: 3 Fennimore Terrace  Block 759 Lot 4  DeLuca House

The DeLuca House is a two-story Neo-French Style dwelling built around 1978 (Photo 8). This brick-faced building has a hipped roof. The northern facade 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 4: 4 Serpentine Drive  Block 779 Lot 35  William Leake Hewson House

The William Leake Hewson House is a two-story frame dwelling built in the Shingle Style (Photo 9). 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.

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.

The William Leake Hewson House 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  Block 760 Lot 1  Austin W. Lord House

The Austin W. Lord House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Photo 10). 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 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. 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 contributing resource to the district as well as being individually eligible.

Site 6: 6 Coquette Lane       Block 760 Lot 2       Larsen Flinn House

The Larsen Flinn House is a two-story dwelling built in the New Shingle Style in 2001 (Photo 11). Similar to the various other Shingle Style houses constructed within the district, the northern façade 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.

Site 7: 7 Valley Drive        Block 761 Lot 1       Harold and Ruth Monier House

The Harold and Ruth Monier House is a one-and-a-half-story Neoccolonial Style dwelling (Photo 12). 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. Due to its date of construction, the Harold and Ruth Monier House is non-contributing to the district.

Site 8: 8 Serpentine Drive    Block 779 Lot 36       Francis Reed House

The Francis Reed House is a two-story Shingle Style dwelling with Colonial Revival elements (Photo 13). 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. 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    Block 762 Lot 1    Ernest DeCoppet House

The Ernest DeCoppet House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Photo 14). 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 facade of the building is dominated by a two-story wrap-around porch. Along the western facade 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 facade 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 facade 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. 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 10: 10 Serpentine Drive    Block 763 Lot 1    Lloyd and Terry Keleher House

The Lloyd and Terry Keleher House is a two-story New Shingle Style dwelling (Photo 15). 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 11: 11 Serpentine Drive  Block 779 Lot 40  Ernest DeCoppet Stable

The Ernest DeCoppet Stable is a former one-story stable converted to a dwelling (Photo 16). It has a gable roof with an exterior eave wall stone chimney on its southern façade. 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 dwelling. Although the Ernest DeCoppet Stable was originally constructed within the district’s period of significance, it lost its integrity upon conversion to a dwelling in the late 1940s. It is therefore considered to be non-contributing to the district.

Site 12: 12 Serpentine Drive  Block 779 Lot 41  Frederick P. Hill House

The Frederick P. Hill House is a two-story frame dwelling built in the Shingle Style dwelling with Colonial Revival elements (Photo 17). 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 2½ double hung window on its east and west facades. The western façade’s window is covered by a large piece of plywood.
The Frederick P. Hill House 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. 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 contributing resource to the district as well as being individually eligible. Although its associated garage may have been constructed within the district's period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

Site 13: 13 Serpentine Drive       Block 763 Lot 2       Gen. Charles W. Raymond House

The Gen. Charles W. Raymond House is a two-story Tudor Revival Style dwelling (Photo 18). 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. 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.

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.
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 contributing resource to the district as well as being individually eligible.

Site 14: 14 Witches Lane  Block 764 Lot 3  Walter I. McDougall House

The Walter I. McDougall House is a two-story frame dwelling built in the Shingle Style (Photo 19). 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 built around 1940 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 overlooking 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. McDougall. 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. McDougall 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. His main residence was in New York City. The Walter I. McDougall 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 contributing resource to the district as well as being individually eligible.

Site 15: 15 Park Way  Block 763 Lot 3  Alfred A. Whitman House

The Alfred A. Whitman House is a two-story frame dwelling built in the Shingle Style (Photo 20). 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 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.

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 constructed around 1930 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 Alfred A. Whitman House 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. The Alfred A. Whitman House still retains its architectural integrity as built and is therefore considered to be a contributing resource to the district. Although its associated garage may have been constructed within the district’s period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

Site 16: 16 Park Way   Block 764 Lot 1   Dr. J.H. and Mabel Parker Huddleston House

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 (Photo 21). 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 rafters. 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 façades 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 façade 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 Dr. J.H. and Mabel Parker Huddleston. The architect of the building was Ernest M.A. Machado of Boston, who also designed 15 Park Way. Although the building has undergone some renovations to facilitate year-round occupancy, it still retains its architectural integrity and is therefore considered to be a contributing resource to the district.
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Site 17: 17 Park Way

Block 771 Lot 1

James and Sally Van Mater House

The James and Sally Van Mater House is a Neocolonial Style split-level dwelling built in 1956 (Photo 22). 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

Block 776 Lot 1

Malcom and Janet Sawhill House

The Malcom and Janet Sawhill House is a one-story Ranch Style dwelling that was constructed in 1954 (Photo 23). It was built by Dominick Caruso of Atlantic Highlands. 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 19: 19 Park Way

Block 779 Lot 44

Lemuel Skidmore House

The Lemuel Skidmore House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Photo 24). 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, constructed around 1950, is located immediately to the east-southeast of the building. It appears to be constructed of ceramic blocks that are currently stuccoed.

The Lemuel Skidmore 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. 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 20: 20 Park Way  Block 779 Lot 47  Erick Soto House

The Erick Soto House is a two-story modern dwelling built in the Contemporary Style (Photo 25). It is believed to have been initially constructed for the president of Waterford Crystal around 1980. Due to its date of construction, the Erick Soto House is non-contributing to the district.

Site 21: 21 Bluff Edge  Block 776 Lot 2  Richard Lamb House

The Richard Lamb House is a one-and-a-half-story frame dwelling built in the Shingle Style (Photo 26). 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 façade 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. 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  Block 771 Lot 2  James F. and Harriet N. Andrews House

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 (Photo 27). 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
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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, constructed around 1930, 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.

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. 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. Although its associated garage may have been constructed within the district’s period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

Site 23: 23 Witches Lane Block 770 Lot 3 Ernest Del Bueno House

The Ernest Del Bueno House is a one-story modern dwelling constructed in the Contemporary Style (Photo 28). It was built around 1978. The building has a shallow gable roof and its exterior is stuccoed. The building has an arched entry porch with exposed rafters. Due to its date of construction, the Ernest Del Bueno House is non-contributing to the district.

Site 24: 24 Witches Lane Block 770 Lot 2 Ruth Campbell House

The Ruth Campbell House is a two-story Shed Style dwelling built in 1976 (Photo 29). 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. Due to its date of construction, the Ruth Campbell House is non-contributing to the district.
Site 25: 25 Coquette Lane    Block 765 Lot 2    Robert and Shannon Clark House

The Robert and Shannon Clark House is two-story gambrel roof dwelling built in the Neoccolonial Style in 1972 (Photo 30). 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.

Site 26: Near Intersection of Park Way & Bluff Edge    Block 779 Lot 43    Charles Shipway Garage

The Charles Shipway Garage is a one-story one-car frame garage built in the Shingle Style (Photo 31). 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. 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 27: 27 Bay View Terrace    Block 767 Lot 1    Grazewski House

The Grazewski House is a two-story Neo-Tudor Style dwelling that was constructed in 1984/1985 (Photo 32). 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 28: 28 Coquette Lane    Block 765 Lot 3    Dr. Samuel A. Brown House

The Dr. Samuel A. Brown House is a two-story Spanish Eclectic Style dwelling (Photo 33). 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 facade contains two that are arched. The northern facade 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 facade and more modern one-story additions are located along the western facade 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, constructed around 1930, 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 Dr. Samuel A. Brown House 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. 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. Although its associated garage may have been constructed within the district's period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

Site 29: 29 Bay View Terrace    Block 764 Lot 2    Richard and Michelle Arway House

The Richard and Michelle Arway House is a two-story Neoclectic Mansard Style dwelling built around 1979 (Photo 34). 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 30: 30 Bay View Terrace    Block 767 Lot 4    Francis R. and Josephine L. Pemberton House

The Francis R. and Josephine L. Pemberton House is a two-story frame dwelling built in the Shingle Style (Photo 35). 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 facade of the building. The dormers have modern casement windows with multiple false diamond panes. The southern facade 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.

The Francis R. and Josephine L. Pemberton House 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. 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 Block 760 Lot 2 Ernest Greene House Garage

The Ernest Greene House Garage is a one-story frame structure built in the Tudor Style (Photo 36). 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.

Site 32: 32 Sea View Terrace Block 773 Lot 2 Guy Henderson House

The Guy Henderson House is a two-story dwelling built in the New Shingle Style (Photo 37). 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. 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.
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Site 33: 33 Sea View Terrace  Block 767 Lot 9  Julia G. and William B. DeHaven House

The Julia G. and William B. DeHaven House is a two-story frame dwelling built in the Shingle Style with Craftsman influence (Photo 38). 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 constructed around 1930. 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 Julia G. and William B. DeHaven 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. Although its associated garage may have been constructed within the district’s period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

Site 34: 34 Sea View Terrace  Block 778 Lot 2  Frank A. Wright House

The Frank A. Wright House is a two-story frame dwelling built in the Shingle Style with Prairie Style influence (Photo 39). 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 an asphalt shingled roof and is believed to have been constructed around 1930.

The Frank A. Wright House 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. Although its associated garage may have been constructed within the district’s period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

**Site 35: 35 Sea View Terrace**

The Frank and Suzanne Rostan House, built in 1980, is a two-story dwelling built in the International Revival Style (Photo 40). It was designed by architect Gary Kaplan of the Red Bank firm of Kaplan Gaunt DeSantis Architects. Due to its date of construction, the Frank and Suzanne Rostan House is non-contributing to the district.

**Site 36: 36 East Twin Road**

The Suzanne and Frank Leach House is a two-story dwelling built in the Modern Contemporary Style (Photo 41). This dwelling was constructed in 1976 and was designed by Sue Leach and Vincent Russo of Rumson, New Jersey. Due to its date of construction, the Suzanne and Frank Leach House is non-contributing to the district.

**Site 37: 37 East Twin Road**

The Edward S. Atwood House is a two-half story frame dwelling built in the Shingle Style with Prairie Style features (Photo 42). 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 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. 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 contributing resource to the district as well as being individually eligible.

Site 38: 38 East Twin Road  Block 774 Lot 1  Lyman A. Ford House

The Lyman A. Ford House is a two-story frame dwelling built in the Shingle Style with Craftsman influence (Photo 43). 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.

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 contributing resource to the district as well as being individually eligible.
Site 39: 39 East Twin Road    Block 774 Lot 2    Livingston Middleditch House

The Livingston Middleditch House is a two-story frame dwelling built in the Shingle Style (Photo 44). 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 constructed around 1930. 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 Livingston Middleditch House was built around 1896 and was initially the summer home of Livingston Middleditch. Frank A. Wright was its architect. Although it 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. Although its associated garage may have been constructed within the district’s period of significance (1895-1930) it is considered to be a non-contributing resource to the district.

Site 40: 40 East Twin Road    Block 775 Lot 1    William B. Taber House

The William B. Taber House is a two-story frame dwelling built in the Shingle Style (Photo 45). 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. 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.
Site 41: 41 Sea View Terrace    Block 775 Lot 2    Dr. S. Seabury Jones House

The Dr. S. Seabury Jones House is a two-story frame dwelling built in the Shingle Style (Photo 46). 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. To the north of the house is a one-story, two-car garage, built around 1940. The exterior of the garage has weatherboard siding. The roof is covered with asphalt shingles.

The building was built around 1898 and was initially the summer home of Dr. S. Seabury Jones. 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 42: 42 West Twin Road    Block 769 Lot 3    David Schutz House

The David Schutz House is a two-story combination dwelling/nanny quarters constructed in the New Shingle Style (Photo 47). The main portion of the building (eastern half), constructed in 1988, is believed to have utilized 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. 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.

Site 43: 43 West Twin Road    Block 772 Lot 1    Water Witch Club Casino

The Water Witch Club Casino is a frame structure that was built in two stages (Photo 48). 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 facade 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 facade 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.

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. 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 contributing resource to the district.

Site 44: 44 West Twin Road Block 769 Lot 1 Lavinia Anna Erbacher House

The Lavinia Anna Erbacher House is a two-story frame dwelling built in the Shingle Style with Colonial Revival elements (Photo 49). 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 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.
Road System/Landscape Structures and Objects

The road system of the Water Witch Club Historic District is that which was originally planned and laid out in 1895/1896. All of the roads (14 in all) are curvilinear and generally make use of the natural topography of the hill. The roads range in width from about 25 feet to 40 feet and are composed of a mix of sand and gravel, which has been compacted (Photo 1 and 4). At several locations throughout the district, locally quarried peanut-stone was used in the construction of support embankments at road cuts. The embankment supports, which are dry laid range from as low as two feet to as high as roughly ten feet (Photo 1). Other parts of the road system include stone retaining walls, drainage ditches and culverts, which also make use of the peanut-stone. The retaining walls (Photo 4) are composed of mortared peanut-stone, while the drainage ditches (Photos 3 and 4), which have been repaired over the years, generally consist of peanut-stone bonded with concrete. Most of the culverts consist of cast iron pipes, but at the intersection of Hillside Road and Water Witch Drive a more elaborate culvert was constructed (Photo 3). It is brick lined and has mortared peanut-stone abutment walls, which stand roughly two-and-a-half feet in height.

Other road system/landscape objects that make use of the peanut-stone are three sets of gate-posts within the district. One set is located at the former entrance to the Club at Serpentine Drive. Constructed of mortared stone, they stand approximately six feet high and are roughly two feet square; and capped with concrete. Another set exists at the entrance to the Club at Water Witch Drive (Photo 2). They are similar in composition to the set at the former entrance to Serpentine Drive. The difference is that attached to the main columns, which measure about six feet in height and two-foot square are wing walls that range in height from about five feet to three feet. Both the main column and its associated wing wall are also capped with concrete. The final set of peanut-stone gateposts mark the location of the Clubs planned “Athletic Track and Base Ball Grounds” located to the east of Water Witch Drive (see Figure 1). They too are of similar construction being composed of mortared stone, standing roughly five feet high and are about two foot square and capped with concrete. The proposed athletic track and baseball grounds appear to have never come to fruition though.

The two triangular-shaped landscaped medians located at the intersection of Bluff Edge and Park Way, as well as the intersection of East Twin Road and Bay View Terrace also make use of the peanut-stone. The median at Bluff Edge and Park Way (Photo 5) is surrounded by a one to two foot high retaining wall composed of mortared stone. Two-and-a-half-foot high stone columns mark the three points of the median. Thick iron chains are strung above the retaining walls being supported by cast iron rails. The median at the intersection of East Twin Road and Bay View Terrace is less formal. Its retaining wall is composed of one course of dry laid stone.

All of the above mentioned road system/landscape structures and objects are considered contributing resources to the district.
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Water Witch Club Historic District
Monmouth County, New Jersey

Significant Person (Cont.):
Ford, Lyman A.; Lord, Austin W.; Raymond, Gen. Charles W.

Architect/Builder (Cont.):
Hill, Frederick P. (1862-1957); Ford, Lyman A. (1867-1943); Lord, Austin W. (1860-1922); Wright, Frank A. (1854-1949)

Narrative Statement of Significance

The Water Witch Club Historic District meets the National Register under Criterion A, B and C; and is significant in the areas of Community Planning and Development, Landscape Architecture, Architecture, and Entertainment/Recreation. The Water Witch Club Historic District, historically known as the Water Witch Club, is an important surviving example of a late-19th, early-20th-century romantically designed summer community. Similar to 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 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.

Four of the district's contributing buildings are considered individually eligible for their architecture and association with the lives of persons significant in our past. Three of the buildings were designed and occupied by well-known New York architects: Frederick P. Hill, Lyman A. Ford and Austin W. Lord. In addition, during his retirement, Gen. Charles W. Raymond, an important marine engineer, explorer and professor for the U.S. Army, serving between 1861 and 1904, was a member and resident of the Water Witch Club.

The period of significance for the district is from 1895 until 1930. This is the time period for which the Water Witch Club was most active as a recreational summer community for wealthy architects and businessmen, mostly from New York City. All 40 of the original cottages and the Water Witch Club Casino were constructed in the period from 1896 until 1909. The Water Witch Club was very active from the inception of the Club in 1895 up until the years of the Great Depression. During this period the majority of the cottages were used primarily during the summer months. In the 1930s and early 1940s, the Club was transformed into a year-round community, during which time many of the cottages were altered or left to fall into disrepair.
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 Club, and many of the residents have been making efforts to restore the houses to their original appearance.

Community Planning and Development

The Water Witch Club Historic District is significant to New Jersey’s suburban and shoreline development. During the 19th century, rise of business fortunes, the growth of an affluent middle class, the corresponding expansion of leisure time, and improved transportation, made resort development along the New Jersey shore possible. Residents of Philadelphia, New York and New Jersey began visiting the Jersey shore during the early 19th century seeking a healthy retreat from city life. Initially, they stayed at a few inns, boardinghouses and farmhouses with rooms to let. A very important impetus for the promotion of resort communities was the railroad. The construction of the shore railroads in the late 1860’s and 1870’s catalyzed vacation trade along the coast. By the end of the 1880s the New Jersey shoreline had become nearly a continuous line of resort communities. These communities were established for clientele based on differing economic levels, ethnic backgrounds and religious persuasions, “creating sub-communities of 19th century American society along the shore.”

The Water Witch Club was established in 1895, during the peak years of this period. The Club was patterned after New York’s Tuxedo Park, being established roughly ten years earlier in Orange County, New York. Similar to Tuxedo Park the layout of the Water Witch Club was specially designed as to provide a summer environment, which would encourage recreation and social interaction. The earliest buildings were constructed in close proximity to the clubhouse. In addition, the community’s small lots and network of curvilinear roads and walking paths increased 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.

Within the Monmouth County, New Jersey region, the closest in design to that of the Water Witch Club was Atlantic Highlands located about two miles to the east-northeast of the Club. Atlantic Highlands also took

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advantage of the picturesque Highlands of Navesink, but was designed as a religious retreat instead. It initially began in 1879 by the Atlantic Highlands Association, as a Methodist camp meeting group. The plan of the community featured concentric roads ascending the hills overlooking Sandy Hook Bay. By 1881, the community featured an outdoor amphitheater and an indoor auditorium, both being designed to hold religious meetings. By 1900, Atlantic Highlands consisted of three hotels and more than 150 cottages. Also around this time, individuals and groups came from New York City and the surrounding vicinity to camp along the water in tent colonies.

Other earlier religious retreats included Ocean Grove founded in 1869 by the Ocean Grove Camp Meeting Association and Asbury Park founded in 1871. Unlike the Water Witch Club, both Ocean Grove and Asbury Park were laid out on formal grid-iron plans with well defined edges. Ocean Grove’s design was village-like, consisting of small lots and narrow streets lined with cottages and seasonal tents set close to the road. Asbury Park, on the other hand, was built to be more spacious and urban in scale, with broad avenues, relatively large lots, and defined land use districts.

Around the same time period as the creation of Ocean Grove and Asbury Park, the community of Short Hills was established in Millburn Township, Essex County. The community was built along the irregular and undulating hills formed by a terminal moraine of the Wisconsin Glacier. It had sweeping vistas across the New Jersey coastal plain all the way to New York. Similar to the Water Witch Club it had a Casino, but the community was designed as a commuter suburb of New York City rather than a resort.

Around the same time the Water Witch Club was being established the community of Monmouth Beach was thriving, although on a much smaller scale than that of the Water Witch Club. Monmouth Beach reached a maximum of about a dozen cottages as opposed to the 40 cottages of the Water Witch Club. In 1902, Monmouth Beach had a clubhouse and a Casino, which contained a hall and stage for private theatrical performances, a billiard room and a bowling alley. Similarly it was exclusive community that was only open to those approved by the permanent residential circle.

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2 Hunton and McCabe.


4 Hunton and McCabe.


Landscape Architecture

The purpose of the Water Witch Club was to provide a summer retreat, which would encourage recreation and social interaction. The landscape plan for the Club itself contributed to this goal. Its small lots and network of curvilinear roads and walking paths increased the occurrence of social interaction. The establishment of a clubhouse and Casino as a community center and the fact that the majority of the cottages were situated within close proximity to these buildings also assisted with enhancing this endeavor. The use of the local quarried peanut-stone for other landscaping features situated throughout the district, such as for the embankments at road cuts, gateposts, drainage ditches and culverts, helped blend these man-made landscape attributes with those of the natural environment of the Highlands. The entire landscape plan of the Club was considered important to the overall vision.

Architecture

Architecture played an important role in the formation of the Water Witch Club, which was patterned after the already successful Tuxedo Park, established in Orange County, New York in 1886. Originally, there were 50 charter members of the Water Witch 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. These architects involved themselves in many aspects of the Club’s business from the time they joined.7

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.  

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.  

The following buildings were planned: 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, the clubhouse was the only of these planned community buildings that came to fruition.  

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 a more simple design than was commonly associated with the Victorian period.  

As initially indicated three of the district’s contributing buildings are considered significant for their architecture and association with the lives of persons significant in our past. Three of the Water Witch Club cottages were designed and occupied by well-known New York architects: Frederick P. Hill, Lyman A. Ford and Austin W. Lord. 

The Frederick P. Hill House (12 Serpentine Drive) designed and built by Hill in 1901, also for a time served as his summer home. Frederick Parsell Hill, a New York architect is known to have designed a total of five buildings 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 University 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, Hill was sent to work  

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8 Mary Jo Kenny, “1895: The Founding of the Water Witch Club” (Manuscript, Monmouth Hills, New Jersey, 2002).  
throughout Europe in the shops learning ornamental plaster, clay modeling, wood carving, marble work, specialized painting and finishing techniques. 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. While working with Mead, McKim and White, Frederick P. 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. In addition to designing the Water Witch Club Casino he also designed the Siascaneset Casino in Nantucket, Massachusetts. He also designed the Sankaty Head Golf Club and the Cliffside Beach Club. Other works by Hill include the gates at the George Street entrance at Rutgers University, New Brunswick, New Jersey, the Great American Insurance Company, located on Liberty Street, New York, and many schools, hospitals and private residences throughout the New York metropolitan area.\(^\text{12}\)

The Lyman A. Ford House (38 East Twin Road), built around 1898, was initially the summer home of Lyman A. Ford who was also the architect for the building. Ford was a graduate of Massachusetts Institute of Technology and worked for the important Boston architectural firm of Andrews, Jacques and Rantoul. From 1893 until 1907, he was the head draftsman for the New York firm of Carrere and Hastings. During this time, the firm created a 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. Carrere 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 House, and a club house addition to the Water Witch Casino.\(^\text{13}\)

The Austin W. Lord House (5 Coquette lane) 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 Massachusetts Institute of Technology 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


\(^{13}\) Mary Jo Kenny, "Lyman A. Ford: 1867-1943" (Manuscript, Monmouth Hills, New Jersey, 1998).
as well as public buildings in the greater New York area. His works included the Brooklyn Masonic Temple located at 317 Clermont Avenue.\textsuperscript{14}

\textit{Entertainment/Recreation}

Another important aspect of the Water Witch Club was its ability to provide entertainment and recreational activities for its members. The Club's clubhouse and later its casino were the foci of these activities. In 1897, two years after its inception, the Water Witch Club had its first clubhouse built. It was designed by Richard Lamb and Charles A. Rich of Lamb and Rich.\textsuperscript{15} In 1904, it was relocated to make way for a casino. The Casino was designed by Frederick P. Hill and constructed in the following year. 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.\textsuperscript{16}

The clubhouse/casino was the social center of the community and a gathering place for games and entertainment. All activities were managed and approved by a committee of five members. The committee hired individuals to organize the events for the club. Activities included cards, billiards, dancing, music, plays and vaudeville. An admission fee was charged to offset some of the expenses. Apparently, cards and games were played exclusively on Thursdays. The Monmouth Hills Archives possess many of the original programs and invitations to these events.\textsuperscript{17}

\textit{Historical Summary}

Water Witch Club was part of a larger planned community to be known as Water Witch Park. The entire plan 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 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

\textsuperscript{14} Mary Jo Kenny, "Austin Willard Lord: 1860-1922" (Manuscript, Monmouth Hills, New Jersey, 1998).


\textsuperscript{16} Kenny, "The Water Witch Club."

\textsuperscript{17} Heritage Studies, Inc.
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Water Witch Club Historic District
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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."19

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 (Figure 2).

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.20

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.21 Although this area appears to have continued to be described as the Water Witch Park into the at least the second quarter of the 20th century, the actual Park as Ferdinand Fish 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.

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

18 Kenny, “The Water Witch Club.”
19 Heritage Studies, Inc.
20 Kenny, “1895: The Founding of the Water Witch Club.”
21 Kenny, “1895: The Founding of the Water Witch Club.”
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.”

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 3) showing the proposed roads and lots was drafted in December of that year. 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 Middleditch 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.

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.

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22 Heritage Studies, Inc.


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


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

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.\textsuperscript{28} 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 housing some of the Club’s guests, the clubhouse was used for social events and community meals. Records indicate that Charles A. Rich and Lyman A. Ford signed the register.\textsuperscript{29}

In 1898 Ferdinand Fish and others of the HNIC began promoting the development of the remaining portion of present-day Monmouth Hills (Figure 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.\textsuperscript{30}

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.\textsuperscript{31}

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.\textsuperscript{32} 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

\textsuperscript{28} Kenny, "The Water Witch Club."

\textsuperscript{29} Heritage Studies, Inc.

\textsuperscript{30} Mary Jo Kenny, "Navesink Country Club" (Manuscript, Monmouth Hills, New Jersey, 1999).

\textsuperscript{31} Kenny, "The Water Witch Club, The First Five Years."

\textsuperscript{32} Heritage Studies, Inc.
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 5). 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.\textsuperscript{33}

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{34}

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{35}

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{36} 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 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

\textsuperscript{33} Kenny, "The Water Witch Club."

\textsuperscript{34} Mary Jo Kenny, "Highland Water, Light & Drainage Co.: Electric and Gas" (Manuscript, Monmouth Hills, New Jersey, 2000).

\textsuperscript{35} DeBree and Kenny, "Water Witch Club: Utilities-Water."

\textsuperscript{36} Heritage Studies, Inc.
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.
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____. “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.


Verbal Boundary Description

The Boundary of Water Witch Club Historic District is shown as the dashed line on the accompanying map entitled “SITE PLAN OF DISTRICT.”

Boundary Justification

The district’s boundaries are those of the original contiguous lots of the main portion of the Water Witch Club, which is today known as Monmouth Hills. The district is comprised of the lands historically owned by the Water Witch Club (roughly eastern half of district) and the Highlands of Navesink Improvement Company (roughly western half of district), the two entities ultimately merging as the Water Witch Club. The boundaries include the entire historic road network and landscaping established for the Water Witch Club as originally planned. 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.
PHOTOGRAPH LIST

The following information is common to all photographs.

Name of Photographer: Michael Tomkins
Date of Photographs: February-April 2002
State and County: New Jersey, Monmouth County (034/025)
Negative Location: Township of Middletown
Department of Planning and Community Development
Johnson-Gill Annex
1 King’s Highway
Middletown, NJ 07748

1. Water Witch Club Historic District, peanut-stone road embankment support walls, view looking west along Coquette Drive towards Serpentine Drive
2. Water Witch Club Historic District, peanut-stone gatepost at entrance to Water Witch Drive, view looking southeast
3. Water Witch Club Historic District, peanut-stone lined drainage ditch and brick lined culvert at entrance to Hillside Road, view looking south along Water Witch Drive
4. Water Witch Club Historic District, bluestone walkway along Water Witch Drive, view looking south
5. Water Witch Club Historic District, triangular-shaped landscaped median at intersection of Bluff Edge and Park Way, view looking east
6. Site 1: 1 Fennimore Terrace, Merrick and Lillian Pratt House, view looking southwest
7. Site 2: 2 Serpentine Drive, Prahl House, view looking southeast
8. Site 3: 3 Fennimore Terrace, DeLuca House, view looking south
9. Site 4: 4 Serpentine Drive, William Leake Hewson House, view looking north-northeast
10. Site 5: 5 Coquette Lane, Austin W. Lord House, view looking north
11. Site 6: 6 Coquette Lane, Larsen Flinn House, view looking north
12. Site 7: 7 Valley Drive, Harold and Ruth Monier House, view looking north-northeast
13. Site 8: 8 Serpentine Drive, Francis Reed House, view looking east
14. Site 9: 9 Serpentine Drive, Ernest DeCoppet House, view looking east
15. Site 10: 10 Serpentine Drive, Lloyd and Terry Keleher House, view looking northeast
16. Site 11: 11 Serpentine Drive, Ernest DeCoppet Stable, view looking northwest
17. Site 12: 12 Serpentine Drive, Frederick P. Hill House, view looking east-northeast
18. Site 13: 13 Serpentine Drive, Gen. Charles W. Raymond House, view looking northwest
19. Site 14: 14 Witches Lane, Walter I. McDougal House, view looking north-northwest
20. Site 15: 15 Park Way, Alfred A. Whitman House, view looking southeast
21. Site 16: 16 Park Way, Dr. J.H. and Mabel Parker Huddleston House, view looking southwest
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _______ Page ___2___

Water Witch Club Historic District
Monmouth County, New Jersey

22. Site 17: 17 Park Way, James and Sally Van Mater House, view looking east
23. Site 18: 18 Park Way, Malcom and Janet Sawhill House, view looking east
24. Site 19: 19 Park Way, Lemuel Skidmore House, view looking west
25. Site 20: 20 Park Way, Erick Suto House, view looking southeast
26. Site 21: 21 Bluff Edge, Richard Lamb House, view looking west
27. Site 22: 22 Witches Lane, James F. and Harriet N. Andrews House, view looking south-southwest
28. Site 23: 23 Witches Lane, Ernest Del Bueno House, view looking northwest
29. Site 24: 24 Witches Lane, Ruth Campbell House, view looking northwest
30. Site 25: 25 Coquette Lane, Robert and Shannon Clark House, view looking east-southeast
31. Site 26: Charles Shipway Garage, view looking south-southeast
32. Site 27: 27 Bay View Terrace, Grazewski House, view looking northeast
33. Site 28: 28 Coquette Lane, Dr. Samuel A. Brown House, view looking north-northwest
34. Site 29: 29 Bay View Terrace, Richard and Michelle Arway House, view looking south-southeast
35. Site 30: 30 Bay View Terrace, Francis R. and Josephine L. Pemberton House, view looking north
36. Site 31: 6 Coquette lane, Ernest Greene House Garage, view looking north
37. Site 32: 32 Sea View Terrace, Guy Henderson House, view looking south
38. Site 33: 33 Sea View Terrace, Julia G. and William B. DeHaven House, view looking east-southeast
39. Site 34: 34 Sea View Terrace, Frank A. Wright House, view looking south-southwest
40. Site 35: 35 Sea View Terrace, Frank and Suzanne Rostan House, view looking south
41. Site 36: 36 East Twin Road, Susanne and Frank Leach House, view looking east
42. Site 37: 37 East Twin Road, Edward S. Atwood House, view looking south
43. Site 38: 38 East Twin Road, Lyman A. Ford House, view looking south
44. Site 39: 39 East Twin Road, Livingston Middleditch House, view looking north-northeast
45. Site 40: 40 East Twin Road, William B. Taber House, view looking north-northwest
46. Site 41: 41 Sea View Terrace, Dr. S. Seabury Jones House, view looking north
47. Site 42: 42 West Twin Road, David Shutz House, view looking west-northwest
48. Site 43: 43 West Twin Road, Water Witch Club Casino, view looking southwest
49. Site 44: 44 West Twin Road, Lavinia Anna Erbacher House, view looking northwest
WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY

Figure 2. Dunham, F.A. Map of Lands of Water Witch Club in the Highlands of Navesink, Monmouth County, New Jersey. November 1895.
WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY

Figure 3. Dunham, F.A. Map of Water Witch Park Situated in the Highlands of Navesink, Monmouth County, New Jersey. December 1895.
Figure 4. 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.
The Township of Middletown Landmarks Commission:

Re: Certification of Property Location
Monmouth Hills Historic District

Date: September 19, 2002

This is to certify that the following Blocks and Lots are listed on the Middletown Tax duplicate as being property owners within the Monmouth Hills Historic District.

Prepared by: FH
NEW B:758  L:1  2F
PROPERTY LOC: HIGHWAY 36
TWP OF MIDDLETOWN
1 KINGS HIGHWAY
MIDDLETOWN, N J  07732

NEW B:758  L:2  1
PROPERTY LOC: HIGHWAY 36
CAMERON, GARY J.
629 Mizzen Ave
BEACHWOOD NJ  08722

NEW B:758  L:4  15F
PROPERTY LOC: FENNIMORE TERR
TWP OF MIDDLETOWN
1 KINGS HIGHWAY
MIDDLETOWN, N J  07748

NEW B:759  L:1  2
PROPERTY LOC: 2 SERPENTINE DR
COLE, BRUCE L & MARY C
2 SERPENTINE DRIVE
HIGHLANDS, N J  07732

NEW B:759  L:2  2
PROPERTY LOC: 1 FENNIMORE TERR
PRATT, M & L C/O C PRATT & CO.
355 LEXINGTON AVENUE
NEW YORK, NEW YORK  10017

NEW B:759  L:3  1
PROPERTY LOC: FENNIMORE TERR
PRATT, M & L C/O C PRATT & CO.
355 LEXINGTON AVENUE
NEW YORK, NEW YORK  10017

NEW B:759  L:4  2
PROPERTY LOC: 3 FENNIMORE TERR
KELLY, MICHAEL P.
3 FENNIMORE TERRACE
HIGHLANDS, N J  07732

NEW B:760  L:1  2
PROPERTY LOC: 6 COQUETTE LANE
BURNETT, MARKA R
6 COQUETTE LANE
HIGHLANDS, N J  07732

NEW B:760  L:2  2
PROPERTY LOC: 6 COQUETTE LANE
FLINN, LARSEN
6 COQUETTE LANE
HIGHLANDS, N J  07732

NEW B:761  L:1  2
PROPERTY LOC: 7 VALLEY DR
SPURDE, DONALD L & DIANE D
VALLEY DRIVE
MONTMOUTH HILLS HIGHLANDS, NJ 07732

NEW B:762  L:1  2
PROPERTY LOC: 9 SERPENTINE DR
CAVOORES, JOHN P & BARBARA M
9 SERPENTINE DR
HIGHLANDS, NJ  07732

NEW B:763  L:1  2
PROPERTY LOC: 10 SERPENTINE DR
YOUNG, RICHARD M.
10 SERPENTINE DR
HIGHLANDS, N J  07732

NEW B:763  L:2  2
PROPERTY LOC: 13 SERPENTINE DR
MURPHY, GERALD E. & PAMELA S.
13 SERPENTINE DRIVE
HIGHLANDS, N J  07732

NEW B:763  L:3  2
PROPERTY LOC: 15 PARK WAY
FRED, ROGERS M.,III & KIMBERLY S.
5 MONMOUTH HILLS
HIGHLANDS, N J  07732

NEW B:764  L:1  2
PROPERTY LOC: 16 PARK WAY
JONES, CATHERINE M.
16 PARK WAY
HIGHLANDS, N J  07732

NEW B:764  L:2  2
PROPERTY LOC: 29 BAYVIEW TERR
TESSLER, FRANCINE
29 COQUETTE LANE
HIGHLANDS, N J  07732

NEW B:764  L:3  2
PROPERTY LOC: 14 WITCHES LANE
ENSTROM, LARS & KELLY GEARY ENSTROM
14 WITCHES LANE
HIGHLANDS, N J  07732

NEW B:765  L:1  1
PROPERTY LOC: 6 COQUETTE LANE
FLINN, LARSEN
6 COQUETTE LANE
HIGHLANDS, N J  07732

NEW B:765  L:2  2
PROPERTY LOC: 25 WATER WITCH DRIVE
LITTLE SILVER INVESTORS LLC
15 SYCAMORE AVENUE
LITTLE SILVER, NJ  07739

NEW B:765  L:3  2
PROPERTY LOC: 28 COQUETTE LANE
JOY, ARLEEN
28 COQUETTE LANE
HIGHLANDS, N J  07732

NEW B:766  L:1  1
PROPERTY LOC: WATER WITCH & VAL
MONMOUTH HILLS INC. & P. L. BEAN, TR
37 EAST TWIN RD. MONMOUTH HILLS
HIGHLANDS, N J.  07732

NEW B:767  L:1  2
PROPERTY LOC: 27 BAY VIEW TERR
KUBICA, FRANK K & LEHMAN, CREEN V.
27 BAY VIEW TERR
HIGHLANDS, N J  07732

NEW B:767  L:2  2
PROPERTY LOC: 30 BAYVIEW TERR
LOGAN, JR CHARLES OTIS & SUZANNE
30 BAYVIEW TERR
HIGHLANDS, N J  07732

NEW B:767  L:3  1
PROPERTY LOC: BAY VIEW TERR
MOSCATELLO, HARRY & PATRICIA
31 W. TWIN RD. MON. HILLS
HIGHLANDS, N J  07732

NEW B:767  L:5  2
PROPERTY LOC: 33 SEA VIEW TERR
HIGHLANDS, N J  07732

NEW B:767  L:9  2
PROPERTY LOC: 33 SEA VIEW TERR
HIGHLANDS, N J  07732

NEW B:768  L:1  15F
PROPERTY LOC: BAY VIEW TERR
TWP OF MIDDLETOWN
1 KINGS HIGHWAY
MIDDLETOWN, N J.  07748

NEW B:769  L:3  2
PROPERTY LOC: 42 W. TWIN RD
ERIC L. & LESLIE R. HECHT
42 WEST TWIN ROAD
HIGHLANDS, N J  07732

NEW B:769  L:1  2
PROPERTY LOC: 44 W TWIN RD
MOSCATELLO, HARRY & PATRICIA
44 WEST TWIN RD
HIGHLANDS, N J  07732

NEW B:769  L:2  1
PROPERTY LOC: 31 W TWIN RD
MOSCATELLO, HARRY & PATRICIA
31 W. TWIN RD. MON M HILLS
HIGHLANDS, N J  07732
NEW B:779 L:8 1
PROPERTY LOC: NORTH PEAK LANE
MONMOUTH HILLS INC %P.L.BEAN, TREAS
37 EAST TWIN RD.MONM.HILL
HIGHLANDS,N.J. 07732

NEW B:779 L:9 1
PROPERTY LOC: WITCHES LANE
MONMOUTH HILLS INC %P.L.BEAN, TREAS
37 E.TWIN RD.MON.HILL
HIGHLANDS,N.J. 07732

NEW B:779 L:10 1
PROPERTY LOC: NORTH PEAK LANE
MONMOUTH HILLS INC %P.L.BEAN, TREAS
37 EAST TWIN RD.MONM.HILL
HIGHLANDS,N.J. 07732

NEW B:779 L:31 15F
PROPERTY LOC: HIGHWAY 36
TWP OF MIDDLETOWN
1 KINGS HIGHWAY
MIDDLETOWN, N J 07732

NEW B:779 L:32 1
PROPERTY LOC: SERPENTINE DR
MONMOUTH HILLS INC %P.L.BEAN TREAS
37 EAST TWIN RD.MONM.HILL
HIGHLANDS,N.J. 07732

NEW B:779 L:33 1
PROPERTY LOC: SERPENTINE DR
MONMOUTH HILLS INC %P.L.BEAN, TREAS
37 EAST TWIN RD.MONM.HILL
HIGHLANDS,N.J. 07732

NEW B:779 L:34 1
PROPERTY LOC: SERPENTINE DR
MONMOUTH HILLS INC %P.L.BEAN, TREAS
37 EAST TWIN RD.MONM.HILL
HIGHLANDS,N.J. 07732

NEW B:779 L:35 2
PROPERTY LOC: 4 SERPENTINE DR
ROACH, WM & JANET
1 SERPENTINE DR
HIGHLANDS, N J 07732

NEW B:779 L:36 2
PROPERTY LOC: 8 SERPENTINE DR
WILSON, SARAH & STEWART, MARK
1 SERPENTINE DRIVE
HIGHLANDS, NJ 07732

NEW B:779 L:40 2
PROPERTY LOC: 11 SERPENTINE DR
CREED, CHARLES W & GINA M
11 SERPENTINE DR/MONMOUTH
HIGHLANDS, NJ 07732

NEW B:779 L:41 2
PROPERTY LOC: 12 SERPENTINE DR
FINCH, ALEXANDER, DAVID & BARBARA
12 SERPENTINE DRIVE
HIGHLANDS, N J 07732

NEW B:779 L:42 1
PROPERTY LOC: PARK WAY
SORENSEN, SANDRA C.
1 HILL RD
ATLANTIC HIGHLANDS, NJ 07716

NEW B:779 L:43 2
PROPERTY LOC: PARK PL
SORENSEN, SANDRA C.
1 HILL RD
ATLANTIC HIGHLANDS, NJ 07716

NEW B:779 L:44 2
PROPERTY LOC: PARK WAY
STEINBERG, ROBERT & BARBARA J.
MONMOUTH HILLS
HIGHLANDS, N J 07732

NEW B:779 L:45 2
PROPERTY LOC: 19 PARK WAY
STEINBERG, ROBERT & BARBARA J.
19 PARK WAY
HIGHLANDS, N J 07732

NEW B:779 L:46 1
PROPERTY LOC: 20 PARK WAY
RUTHERFORD, HOWARD & LOUISE
20 PARK WAY
HIGHLANDS, N.J. 07732

NEW B:779 L:47 1
PROPERTY LOC: PARK WAY
RUTHERFORD, HOWARD & LOUISE
20 PARK WAY
HIGHLANDS, N.J. 07732

NEW B:779 L:48 2
PROPERTY LOC: 20 PARK WAY
RUTHERFORD, HOWARD & LOUISE
20 PARK WAY
HIGHLANDS, N.J. 07732
APPENDIX E

HISTORIC PRESERVATION OFFICE REVIEW COMMENTS OF SEPTEMBER 23, 2002 ADDRESSED
October 28, 2002

Sue Pringle
Survey Coordinator
New Jersey Department of Environmental Protection
Division of Parks and Forestry
Historic Preservation Office
P.O. Box 404
Trenton, NJ 08625-0404

Re: Middletown Survey and NJ & National Register Nomination Project
Middletown Township, New Jersey

Dear Sue Pringle:

This letter addresses the comments from your office issued on September 24, 2002 concerning the Monmouth Hills Historic District Intensive Level Survey Report.

1. The Historical Overview could benefit from a little more information about the later years of the period of significance.

Although a valid comment, published historical information concerning the later years of the period of significance was scant. More detailed research would be needed perhaps involving interviews with former residents of the Water Witch Club.

2. Page 4-5 describes the early development of the Park, and mentions that the “Water Witch Club, wound up to be the only portion to be fully developed, albeit not exactly as Fish planned.” How did the development as built differ from that which Fish planned?

The way this statement was written appears to have been misleading. To clarify, it should read: “Although this area appears to have continued to be described as the Water Witch Park into the at least the second quarter of the 20th century, the actual Park as Ferdinand Fish 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.” The Monmouth Hills portion of the Park was developed exactly as Fish planned. It was the remainder of his venture that was not realized. The planned commercial section of the Park along Bay Avenue appears to have been abandoned around 1899.

3. Page 4-7 mentions the opening day register for the Water Witch Club. Please indicate the date in which it opened.

Construction for the first Water Witch Clubhouse (destroyed by fire in 1911) commenced in the summer of 1896 and was completed on June 15, 1897. Opening day was in the following July. The exact day of opening was not determined. Based on the completion date for its construction, is likely to have been early in the month.

63 Spring Avenue
Holland, PA 18966

215-497-9189

www.researchingthepast.com
4. What specifically marks the end of the period of significance, i.e. changes in the club's operation, property ownership, or membership; last date of construction for a significant period of time?

The end of the period of significance of the Water Witch Club is roughly marked by the beginning of the Great Depression. During this period, due to economic hard times, many of the founding members of the Club were forced to sell their Club properties, while others left them to fall into disrepair. It appears that around this time the actual Club as a membership entity began to break up. The Water Witch Club as a membership club was abandoned by the early 1950s, at which time Monmouth Hills, Inc. a non-profit corporation took over operation of the former Water Witch Club Casino.

Sincerely yours,

Michael Tomkins
Historian