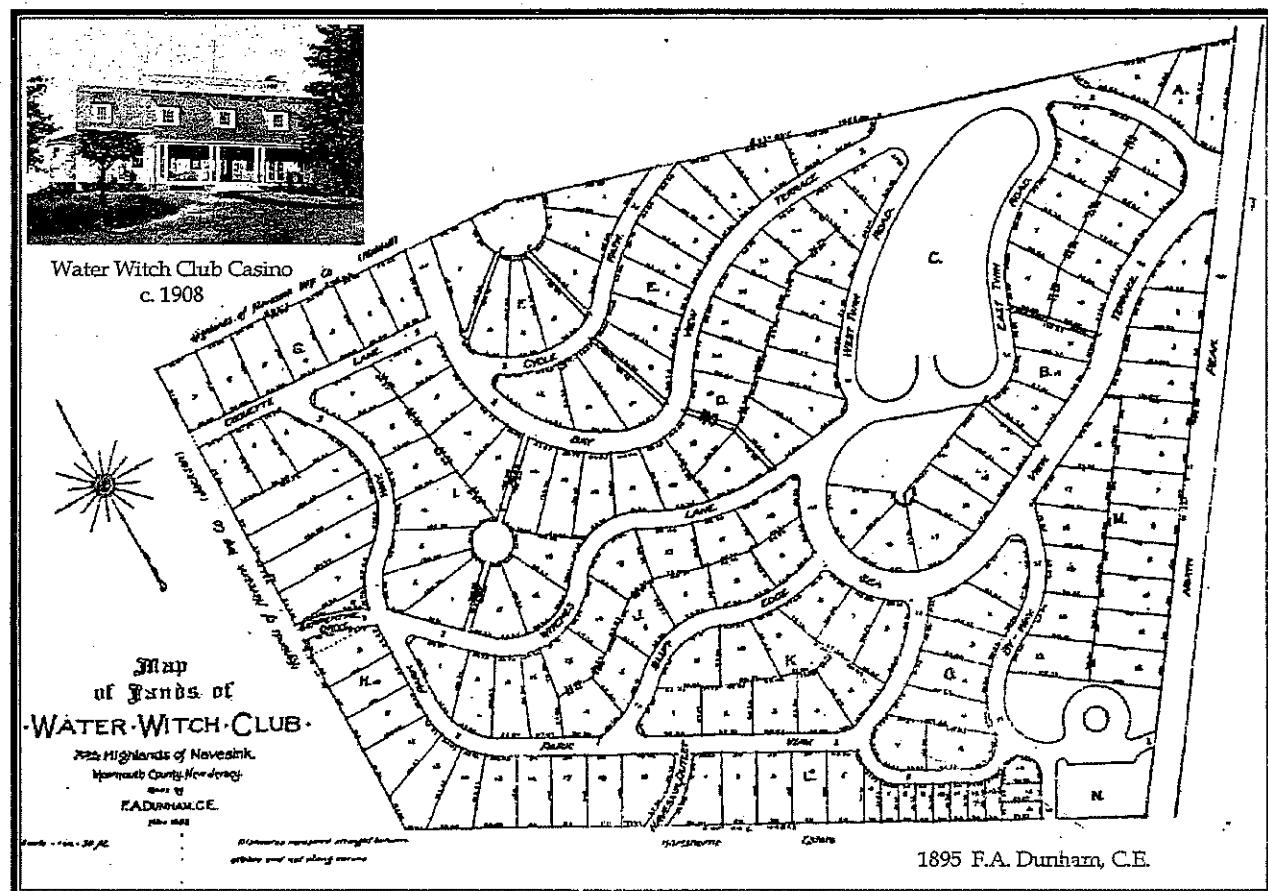


NATIONAL REGISTER OF HISTORIC PLACES

NOMINATION FORM

WATER WITCH CLUB HISTORIC DISTRICT



Middletown Landmarks Commission

Township of Middletown
2003

ACKNOWLEDGEMENTS

The National Register of Historic Places Nomination Form was funded by a Federal grant awarded through the N.J. Office of Historic Preservation to the Township of Middletown. Richard J. Smith, Senior Planner for the Township, kindly supplied various project-related materials and was the administrator on behalf of the Township.

The successful nomination to the New Jersey and National Register of Historic Places was based on the Intensive Level Survey Report for the Water Witch Club Historic District prepared by our consultant Michael Tomkins of Tomkins Historical Research, Holland, Pa. The Landmarks Commission wishes to acknowledge with gratitude Michael's accomplishment in completing this complex project with skill in record time to meet the deadline.

The commission also wishes to express its deep gratitude to Mary Jo Kenny, historian of Monmouth Hills, whose years of dedicated research on the Water Witch Club provided the rich background of historical information, which enabled this project. With her personal archives and advice at our disposal, the Survey Report and Nomination to the National Register achieved a high professional standard. We also wish to thank Robert Craig of the N.J. Historic Preservation Office for his concise and helpful editing of the Nomination Form.

The Landmarks Commission is also most grateful to the Township Committee of Middletown for its strong support of this project which is aimed at insuring that our historic resources have a future.

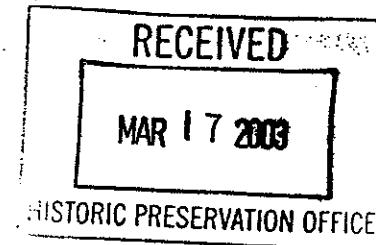
Middletown Landmarks Commission

Mary Lou Strong, Chairman
Elaine Anderson, Vice Chairman
Mary Ann Kiernan, Secretary
Suzanne Bugbee

Merion Curtiss
J. Robert Johnson
Gerard Scharfenberger

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
street & number Terracé, Park Way, Windlass Path and Serpentine Drive

not for publication

city or town Middletown Township

vicinity

state 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 Marc A. Matsil, Assistant Commissioner Natural & Historic Resources/DSHPO 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.
 See continuation sheet.
- determined eligible for the
National Register
 See continuation sheet.
- determined not eligible for the
National Register.
- removed from the National
Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

Water Witch Club Historic District

Name of Property

Monmouth County, New Jersey

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
23	33	buildings
0	0	sites
28	4	structures
3	0	objects
54	37	Total

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

N/A

Number of contributing resources previously listed
in the National Register

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 RevivalLATE 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.)

Water Witch Club Historic District
Name of Property

Monmouth County, New Jersey
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on 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

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

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. Continued

Cultural Affiliation

N/A

Architect/Builder

Dunham, F. Adelbert

Primary location of additional data:

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

1	1,8	5 8,4 7,5,4	4,4 7,2 8,4,9
Zone	Easting	Northing	
2	1,8	5 8,5 5,6,1	4,4 7,2 5,3,4

3	1,8	5 8,5 3,9,4	4,4 7,2 1,8,3
Zone	Easting	Northing	
4	1,8	5 8,4 7,9,9	4,4 7,2 3,7,1

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michael Tomkins/Historian

organization Tomkins Historical Research

date October 7, 2002

street & number 63 Spring Avenue

telephone 215-497-9189

city or town Holland

state PA zip code 18966

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name

street & number

telephone

city or town

state zip code

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Water Witch Club HD
NJ Monmouth Co.

7. General Description of Water Witch Club Historic District

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- and 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. Of these, the Register-listed Water Witch Club Casino, 21 of the original cottages, and two stand-alone garages remain. The district is also characterized by a roadway system of narrow gravel roads and a series of stone structures built of a distinctive rock locally known as "peanut stone," a sandstone composite of a muddy yellow-brown color interspersed with light pebbles. Peanut stone was locally quarried and is thought by some to be unique to the extreme northeastern portion of Monmouth County. Twenty-eight contributing structures also remain within the district (counting the roadway system as one), consisting of gateposts, retaining walls, walks, gutters, and staircases to give a sense of ubiquity to the peanut stone and strongly mark the whole of the Water Witch Club site as a place distinct from its surroundings. This sense is further strengthened by the serpentine gravel roads, heavily vegetated lots, picturesque siting of the buildings, and the hilltops that offer exceptional views of the Atlantic Ocean to the east and of Raritan Bay, Staten Island, Brooklyn, and Manhattan to the north. The contributing houses form a harmonious blending of Shingle Style and Colonial Revival influences, and their visual weight, combined with the distinctive landscape features is not overshadowed or much diminished by the addition of thirty-three non-contributing buildings, mostly houses and garages built after World War II. The non-contributing houses are usually smaller than their contributing predecessors, and they occupy lots whose configuration and landscape features mostly date from the period of significance or harmonize with it.

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. Building setbacks vary considerably, but tend to be relatively short. 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). Gateposts of peanut stone form entrances at the feet of Serpentine Drive and Water Witch Drive, and other stone walls, drainage ditches and culverts throughout the district also make use of this stone (Photos 2 and 3). A bluestone walkway extends along the left side 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 might be characterized as being in a semi-wooded state.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Water Witch Club HD
NJ Monmouth Co.

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.

The current 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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Water Witch Club HD
NJ Monmouth Co.

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 stung 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.

Description of Individual Buildings

The property numbers that are used in this nomination generally match the numbers used by the Water Witch Club to designate the individual properties. In nearly all cases these numbers have also become the street address numbers of the properties.

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

Water Witch Club HD
NJ Monmouth Co.

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.

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.

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.

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5

Water Witch Club HD
NJ Monmouth Co.

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.

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 facade of the building is dominated by a one-story open porch. The exterior of the building is primarily covered with wood shingles. The Larsen Flinn House is a good example of how new construction can blend with the existing styles of the district. Due to its date of construction, however, the Larsen Flynn House is *non-contributing* to the district.

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 Neocolonial 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.

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 6

Water Witch Club HD
NJ Monmouth Co.

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.

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 façade of the building is dominated by a two-story wrap-around porch. Along the western façade the porch is sited over a two-car garage. Within the recent past a one-and-a-half story gable roof addition with gable roof dormers has been added to the southern façade of the original building. The entire exterior of the building is covered with wood shingles. The building sits on moderately sloping terrain resulting in the northern façade having three stories. It is located at the intersection of Serpentine Drive and Valley Road, fronting on Serpentine Drive. Vehicular access is gained from Valley Drive.

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

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Water Witch Club HD
NJ Monmouth Co.

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.

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 2/2 double hung window on its east and west facades. The western façade's window is covered by a large piece of plywood.

The 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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8

Water Witch Club HD
NJ Monmouth Co.

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.

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.

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

The Walter I. McDougal 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

Water Witch Club HD
NJ Monmouth Co.

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

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 widows consisting of multiple diamond panes over 2 lights. Replacement windows are of similar design. The majority of the remaining widows of the building are also of similar type (diamond panes over 2 lights), including the front gambrel (south façade), which also has a Palladian window above the second story. The northern façade of the building is dominated by a two-story open porch supported by arched wooden supports and has a wrought iron balustrade on the second story. The exterior of the building is covered with wood shingles.

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 10

Water Witch Club HD
NJ Monmouth Co.

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.

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 facades are dominated by a two-story wrap-around porch, which is situated above a high basement. The basement section encloses concrete piers, which support the house. It was enclosed to make the house habitable year round. The exterior of the building is covered with wood clapboard. The foundation of the building is also concrete. The south facade of the house abuts Park Way. The lot drops steeply to the north with the northern façade overlooking Sandy Hook Bay.

The building was built around 1900 and was initially the summer home of 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.

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.

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 11

Water Witch Club HD
NJ Monmouth Co.

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.

20: 20 Park Way Block 779 Lot 47 Erick Suto House

The Erick Suto 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 Suto House is *non-contributing* to the district.

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 facade. To the eastern facade of the building a one-story-addition was constructed within the last 25 years. The exterior of the building is covered with wood shingles. Around this same time a one-and-a-half story garage also covered with shingles was constructed to the southwest of the house, the two being connected by a breezeway. 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12

Water Witch Club HD
NJ Monmouth Co.

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.

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 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 were one of the most notable firms designing in the Shingle Style. The building appears to have been subjected to several unsympathetic alterations. However, it appears that the building's current owner intends to reverse 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.

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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 13

Water Witch Club HD
NJ Monmouth Co.

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.

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 Neocolonial 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.

26: 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.

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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 14

Water Witch Club HD
NJ Monmouth Co.

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 façade contains two that are arched. The northern façade has two one-story additions at the east and west portions and in the center is a one-story polygonal bay entrance with second-story balcony. A one-story addition is located at the northwestern section of the southern façade and more modern one-story additions are located along the western façade of the building. The entire building is stuccoed.

The building is sited on level terrain and is set back from Coquette Lane. A circular asphalt driveway leads to the building from the road. A one-story shallow hip roof two-car garage, 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.

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

The Richard and Michelle Arway House is a two-story Neoclassic 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.

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 15

Water Witch Club HD
NJ Monmouth Co.

element of the southern façade of the building. The dormers have modern casement windows with multiple false diamond panes. The southern façade of the building also has a two-story open porch at its southwestern end. Support columns are of the Tuscan order. The northwest corner of the house has a large circular three-story porch also with Tuscan order columns. The remainder of the northern façade consists of a three-story porch, mostly enclosed. The exterior of the building is covered with wood shingles. The southeastern façade of the building fronts on Bay View Terrace. The building is situated on a steep slope so that its northwestern façade contains six-stories. A modern one-story gable roof three-car garage has been added to the eastern façade of the building.

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.

31: 6 Coquette Lane Block 760 Lot 2 Ernest Greene House Garage

The Ernest Green 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.

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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 16

Water Witch Club HD
NJ Monmouth Co.

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.

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 a asphalt shingled roof and is believed to have been constructed around 1930.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 17

Water Witch Club HD
NJ Monmouth Co.

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.

35: 35 Sea View Terrace Block 777 Lot 1 Frank and Suzanne Rostan House

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.

36: 36 East Twin Road Block 773 Lot 1 Suzanne and Frank Leach House

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.

37: 37 East Twin Road Block 773 Lot 3 Edward S. Atwood House

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 18

Water Witch Club HD
NJ Monmouth Co.

house designed by Frank A. Wright, it is considered a *contributing* resource to the district as well as being individually eligible.

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.

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 19

**Water Witch Club HD
NJ Monmouth Co.**

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.

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.

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.

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 20

Water Witch Club HD
NJ Monmouth Co.

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.

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 façade is dominated by a one-story porch, its roof being formed by a continuation of the main roof. The porch has squared classical columns. The southern façade also has a one-story porch. The rear or southwestern section of the building was added in 1911. It was designed by Lyman A. Ford and was built as the new clubhouse. It utilizes similar design techniques to the casino portion having a gambrel roof. Both roofs are covered in slate and the exterior of the building is sided with wood shingles.

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.

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 21

Water Witch Club HD
NJ Monmouth Co.

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

All of the contributing objects described below date from the original design of the landscape or were added during the period of significance. Nearly all are constructed of wet-laid peanut stone; a few, mostly noted below, are dry laid.

The Road System:

Approximately 5.5 miles of gravel road, divided among fourteen streets and drives, generally described above, and counted as *1 contributing structure*.

The Gateposts:

-gateposts at Serpentine Road. a pair of gateposts, approximately two feet by two feet in section and several feet high, composed of peanut stone and mortar, each with a recently-added shallow, cement cap. *contributing*.

-gateposts at Waterwitch Drive. A pair of gateposts similar in section to the above and similarly constructed of peanut stone, each flanked by a buttress and wing wall extending to a shorter end post, all the caps being cement replacements. *contributing*. (Photo 2).

-gateposts along Waterwitch Drive leading to the athletic field. similarly constructed to the above, with original stone caps. *contributing*.

Along Waterwitch Drive:

-the walk and associated features along Waterwitch Drive. a bluestone flag sidewalk for several hundred feet along the northerly side of Waterwitch Drive, flanked by a series of wooden bollards connected with chains, and supported by a low, peanut-stone retaining wall. *contributing*.

-culvert at 25 Waterwitch Drive. a shallow, brick culvert with peanut stone parapet walls ending in short piers on the Waterwitch Drive side. *contributing*. (Photo 3).

-bridge and drainage structure at corner of Coquette Lane. a trough or gutter formed by two closely-spaced retaining walls of peanut stone capped with cobblestones set in mortar. a concrete pipe culvert carries water under Coquette Lane. *contributing*. Supplemental Photo 4.

-retaining wall on right (southerly) side. a low, peanut-stone retaining wall laid in mortar capped with a bed of small, upturned stones laid in mortar, extending more than one hundred feet along the uphill side of Waterwitch Drive. *contributing*.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 22

Water Witch Club HD
NJ Monmouth Co.

Along Bay View Drive:

- retaining wall adjacent to Pemberton House. a peanut-stone retaining wall adjacent to the road to the east of Pemberton House. *contributing. Supplemental Photo 6.*
- 2 retaining walls adjacent to Pemberton House. stone retaining walls of recent construction, one on either side of the Pemberton House, on the steep slope below the contributing retaining walls. *2 non-contributing structures.*
- staircase on right side leading upward toward clubhouse. *contributing.*

At Intersection of Sea View Terrace and East Twin Road:

- staircase to the clubhouse. a staircase of concrete steps accented by peanut-stone cheek walls that form dadoes at the foot of the staircase and again at a landing that separates upper and lower flights. *contributing.*

Along Sea View Terrace:

- retaining wall on right. a low, dry-laid, sandstone and peanut-stone retaining wall on the uphill side, along the roadway edge, capped with a course of flat peanut stone, supplemented by two upper retaining walls set back from the road. *contributing Supplemental Photo 2.*
- retaining wall on left. peanut stone retaining wall on the downhill side. *contributing.*
- 3 staircases and paths leading to East Twin Road, toward clubhouse. 3 sets of peanut stone steps and associated paths, physically separate but constructed evidently at the same time to provide access to the clubhouse. counted as *1 contributing structure. Supplemental Photo 3.*

Along East Twin Road:

- staircase to clubhouse (south side). short set of steps built of peanut stone and brick as part of a walk to the clubhouse. *contributing.*

Along Witches Lane:

- retaining wall at Park Way. a low retaining wall on the uphill side, built of peanut stone set. *contributing.*

Along Park Way:

- retaining wall of recent date on right (northerly) side, employing various types of stone plus some peanut stone. *non-contributing.*
- retaining wall on left (southerly) side, btwn Witches Lane & Coquette Lane *contributing.*
- staircase leading to house destroyed by fire, ca.1975. a staircase of peanut stone steps. *contributing.*

Along Coquette Lane:

- retaining wall and associated features of the abandoned portion of Valley Drive. one corner pier of peanut stone at the upper end of a low retaining wall on the uphill side of Valley Drive. *contributing.*
- retaining wall with 2 pairs of small gateposts. not of peanut stone: of recent construction. *non-contributing.*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 23

Water Witch Club HD
NJ Monmouth Co.

-retaining wall and gatepost extending around corner to Serpentine Drive. peanut-stone retaining wall, several feet high at its highest point, extending for a few hundred feet. *contributing. (Photo 1).*

Along Windlass Path:

-retaining walls. low, peanut-stone retaining walls. *I contributing structure.*

Along Serpentine Drive:

-retaining wall with lower and upper sections. a short, dry-laid, lower retaining wall of peanut stone, and a much taller upper retaining wall, also of dry-laid peanut stone, on the uphill side, extending for a few hundred feet; some recent modifications have been made and some repair is needed. *contributing.*
Supplemental Photo 5.

Along Park Way between Serpentine Drive and Bluff Edge:

-retaining wall on right side. knee-high retaining wall of peanut stone. *contributing.*
-retaining wall for driveway near corner of Bluff Edge. low retaining wall of peanut stone. *contributing.*
-triangular island at intersection of Park Way and Bluff Edge. a low, triangular retaining wall consisting of corner piers and perimeter wall of peanut stone, with curvilinear iron posts linked by a connecting chain. *contributing. (Photo 5).*
-retaining wall on right (southerly) side, past intersection with Bluff Edge. a low, dry-laid retaining wall of peanut stone. *contributing.*

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

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- and 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. Each is considered to be a significant figure in the architectural profession, at least on the local or regional level.

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Water Witch Club Historic District
Monmouth County, New Jersey

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. **Approximately half of the houses** from the early period **survive substantially intact**. Over the past 20 years, interest in the history of the Club **has revived**, 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 shorefront 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."¹

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

¹ Gail Hunton and James C. McCabe, "Monmouth County Historic Sites Survey" (Trenton: New Jersey State Historic Preservation Office, 1984).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

Water Witch Club Historic District
Monmouth County, New Jersey

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.² 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.³

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.⁴

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.⁵

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.⁶

² Hunton and McCabe.

³ Borough of Atlantic Highlands. "History of Atlantic Highlands." <<http://www.ah-nj.com/History.html>> 2002.

⁴ Hunton and McCabe.

⁵ Sies, Mary Corbin. *American Country House Architecture in context: The Suburban Ideal of Living in the East and Midwest, 1877-1917*. Ann Arbor: University of Michigan, 1987.

⁶ Nelson, William, Editor. *The New Jersey Coast in Three Centuries*. New York: The Lewis Publishing Company, 1902.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

Water Witch Club Historic District
Monmouth County, New Jersey

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

⁷ Mary Jo Kenny, "Architects Associated with Water Witch Park/Monmouth Hills, Inc." (Manuscript, Monmouth Hills, New Jersey, 1996).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

Water Witch Club Historic District
Monmouth County, New Jersey

Boston before he became the head draftsman with Carrere and Hastings from 1893 to 1907, during the construction of the New York Public Library.⁸

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 1895.⁹ 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.¹⁰

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.¹¹

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

⁸ Mary Jo Kenny, "1895: The Founding of the Water Witch Club" (Manuscript, Monmouth Hills, New Jersey, 2002).

⁹ "The Water Witch Club in the Highlands of Navesink." Promotional Booklet, 1895.

¹⁰ Heritage Studies, Inc., "Water Witch Club Casino, National Register of Historic Places Registration Form" (Trenton: New Jersey State Historic Preservation Office, 1989).

¹¹ Mary Jo Kenny, "The Water Witch Club, The First Five Years" (Manuscript, Monmouth Hills, New Jersey, 1996).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6

Water Witch Club Historic District
Monmouth County, New Jersey

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 Siasconset 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.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.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

¹² Mary Jo Kenny, "Frederick Parsell Hill: 1862-1957" (Manuscript, Monmouth Hills, New Jersey, 1998).

¹³ Mary Jo Kenny, "Lyman A. Ford: 1867-1943" (Manuscript, Monmouth Hills, New Jersey, 1998).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

Water Witch Club Historic District
Monmouth County, New Jersey

as well as public buildings in the greater New York area. His works included the Brooklyn Masonic Temple located at 317 Clermont Avenue.¹⁴

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.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.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.¹⁷

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

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

¹⁵ Mary Jo Kenny, "The Water Witch Club." (Manuscript, Monmouth Hills, New Jersey, 1998).

¹⁶ Kenny, "The Water Witch Club."

¹⁷ Heritage Studies, Inc.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 8

Water Witch Club Historic District
Monmouth County, New Jersey

establishing the communities of Highland Beach and Navesink Beach located at the north end of what is today Sea Bright.¹⁸ 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."

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9

Water Witch Club Historic District
Monmouth County, New Jersey

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."²²

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.²³ 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 1898.²⁴

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."²⁵ By April 1897, the company had completed the water works.²⁶ 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.²⁷

²² Heritage Studies, Inc.

²³ F.A. Dunham, "Map of Land of Water Witch Club in the Highlands of Navesink, Monmouth County, New Jersey," *Oracle* (1895).

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

²⁵ Water Witch Club, "Minutes of the Water Witch Club" (Monmouth Hills, New Jersey, 1896).

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

²⁷ Ronald DeBree and Mary Jo Kenny, "Water Witch Club: Utilities-Water" (Manuscript, Monmouth Hills, New Jersey, 2000).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 10

Water Witch Club Historic District
Monmouth County, New Jersey

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.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.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.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.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.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

²⁸ Kenny, "The Water Witch Club."

²⁹ Heritage Studies, Inc.

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

³¹ Kenny, "The Water Witch Club, The First Five Years."

³² Heritage Studies, Inc.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Water Witch Club Historic District
Monmouth County, New Jersey

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.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.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.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.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

³³ Kenny, "The Water Witch Club."

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

³⁵ DeBree and Kenny, "Water Witch Club: Utilities-Water."

³⁶ Heritage Studies, Inc.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 12

Water Witch Club Historic District
Monmouth County, New Jersey

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Water Witch Club Historic District
Monmouth County, New Jersey

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

Water Witch Club Historic District
Monmouth County, New Jersey

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3

Water Witch Club Historic District
Monmouth County, New Jersey

Historic Maps:

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Water Witch Club Historic District
Monmouth County, New Jersey

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Water Witch Club Historic District
Monmouth County, New Jersey

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

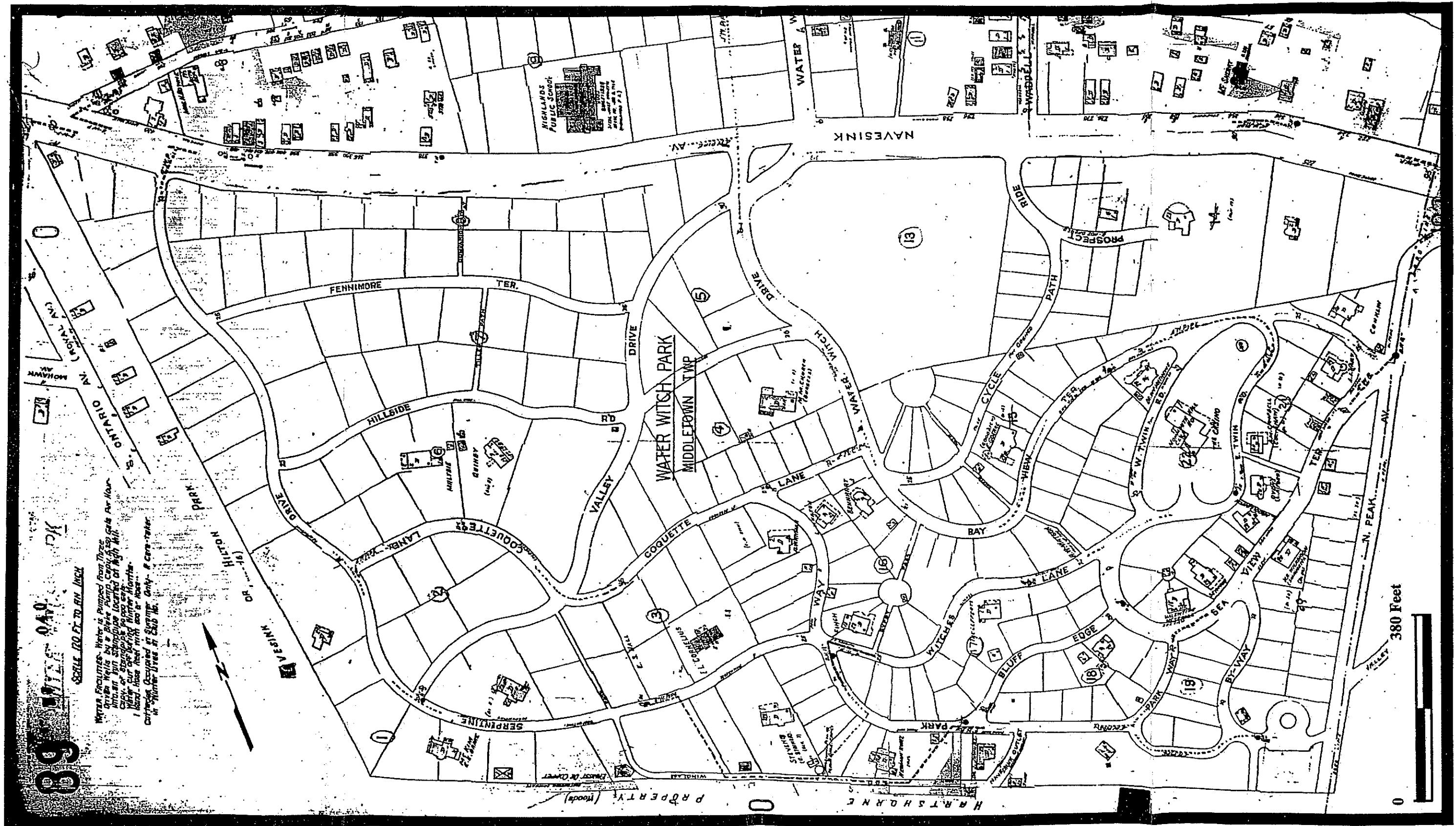
- 22. Site 17: 17 Park Way, James and Sally Van Mater House, view looking east
- 23. Site 18: 18 Park Way, Malcom and Janet Sawhill House, view looking east
- 24. Site 19: 19 Park Way, Lemuel Skidmore House, view looking west
- 25. Site 20: 20 Park Way, Erick Suto House, view looking southeast
- 26. 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



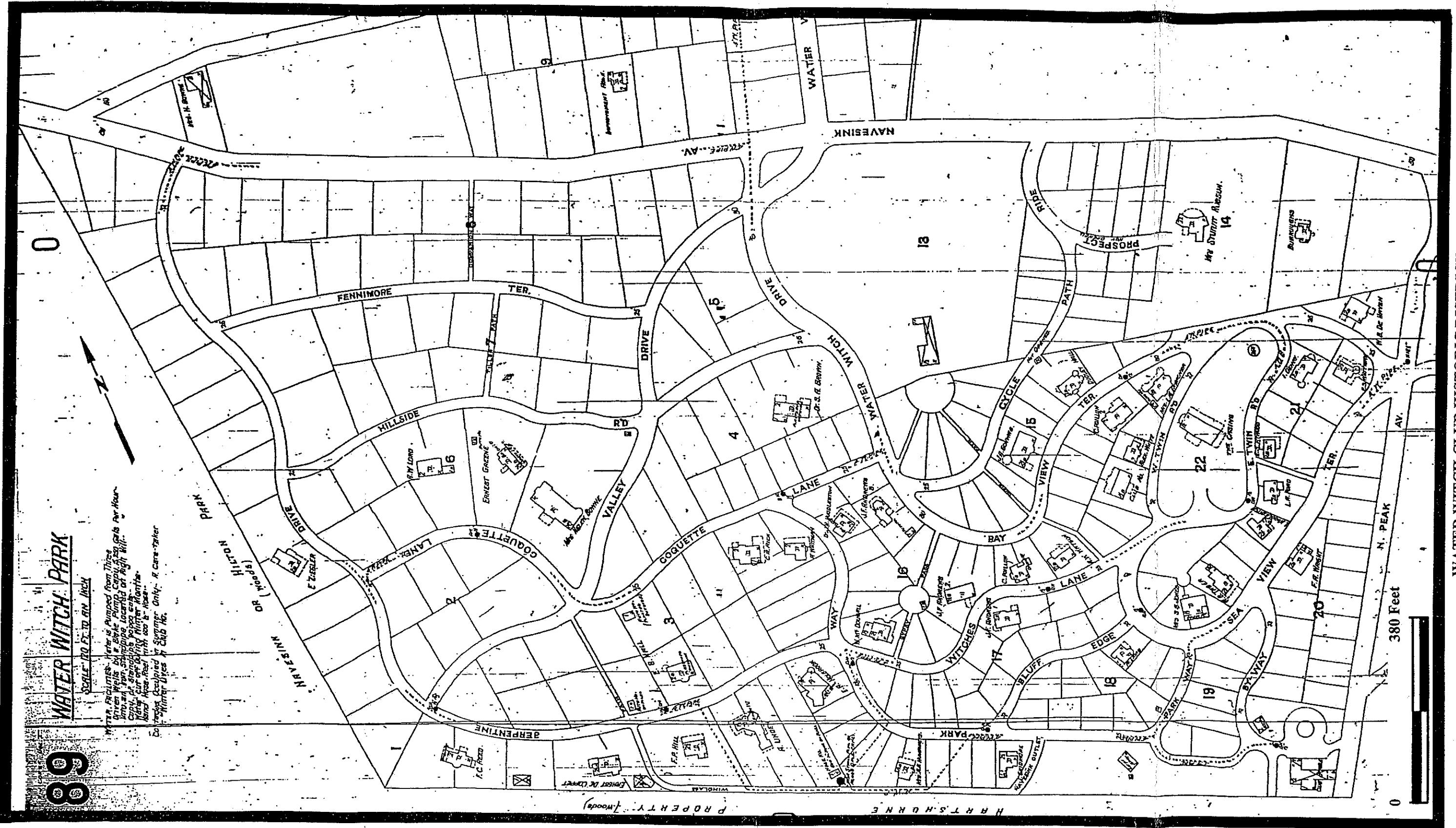
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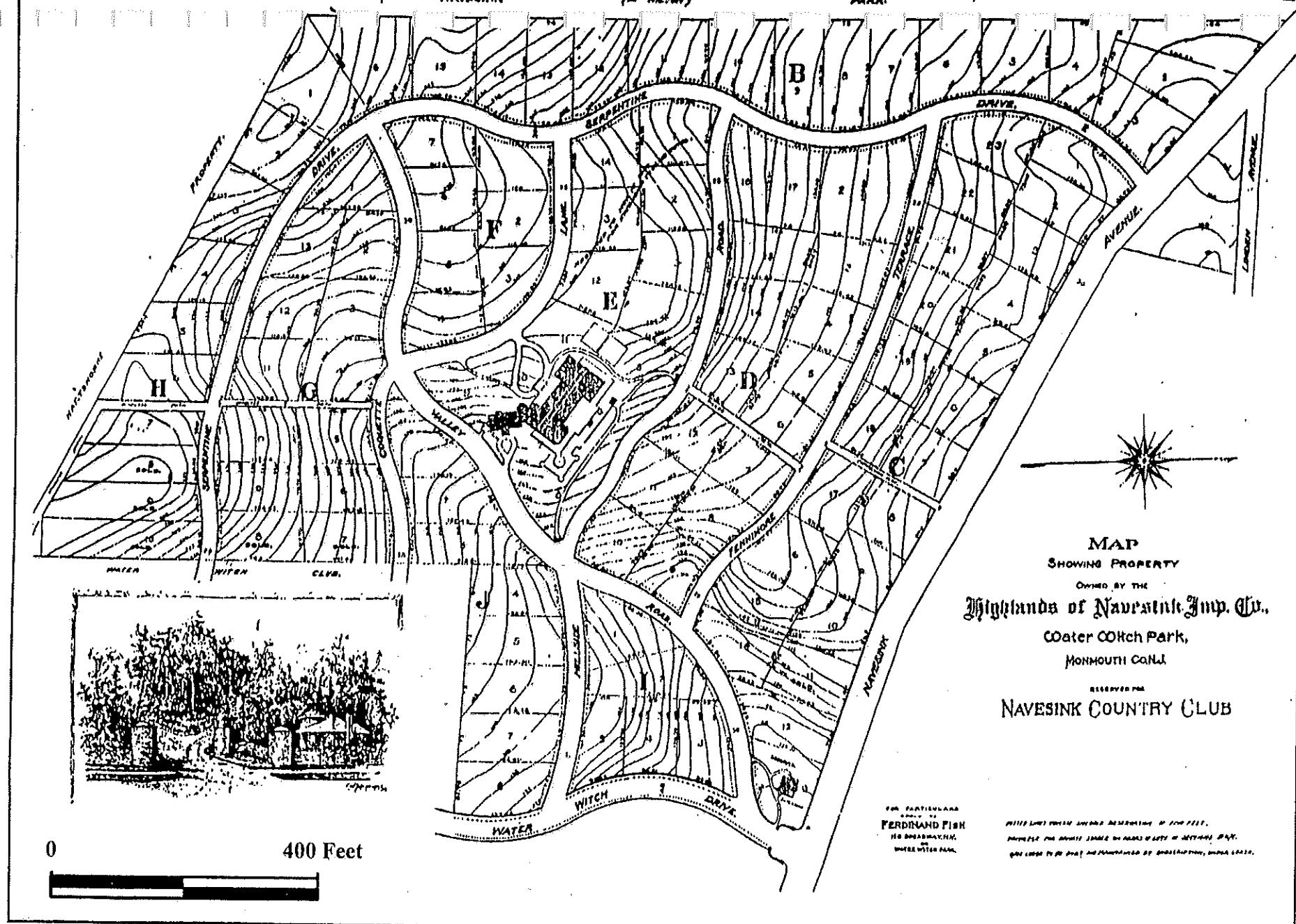
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WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY

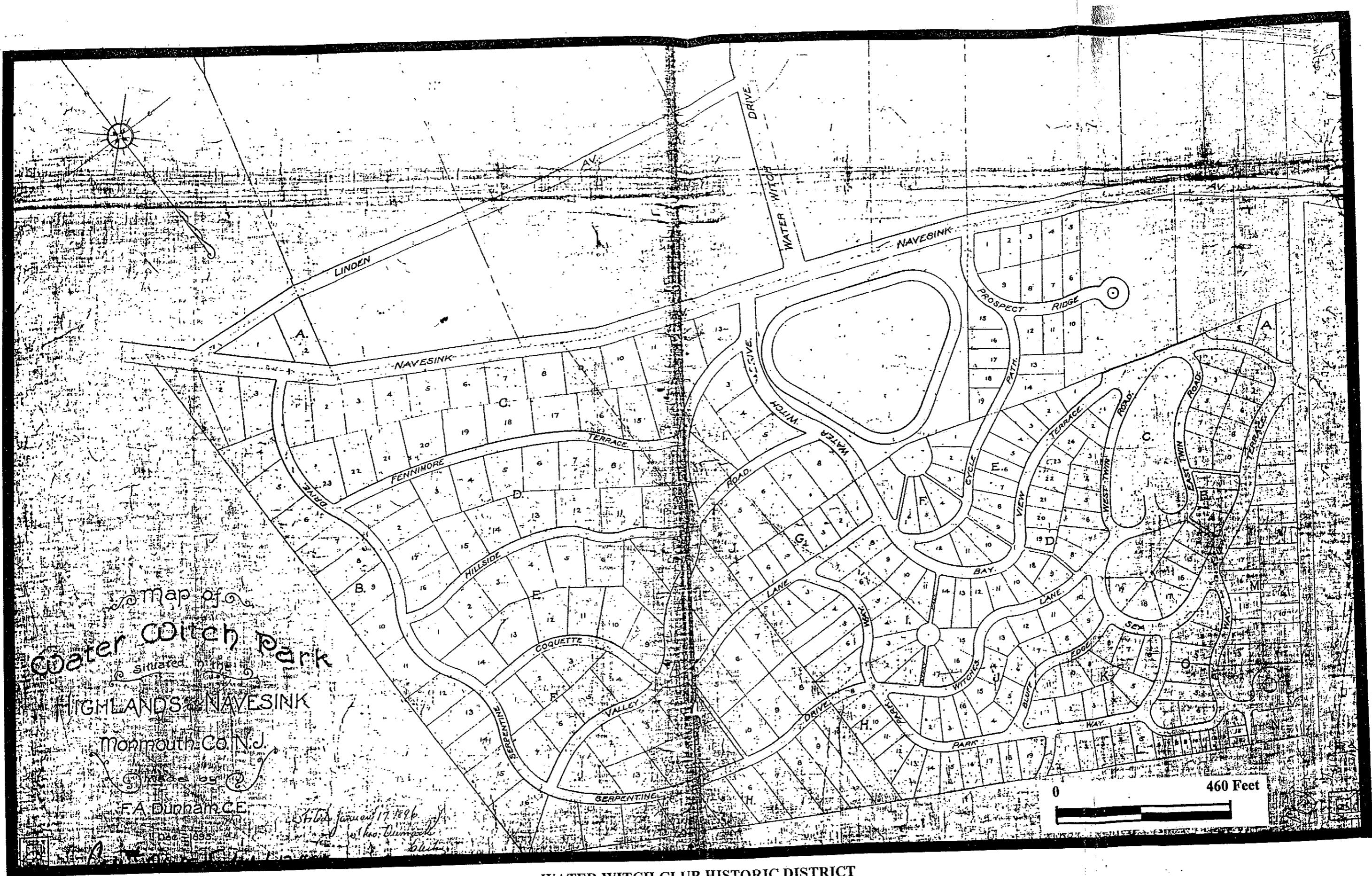


WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY



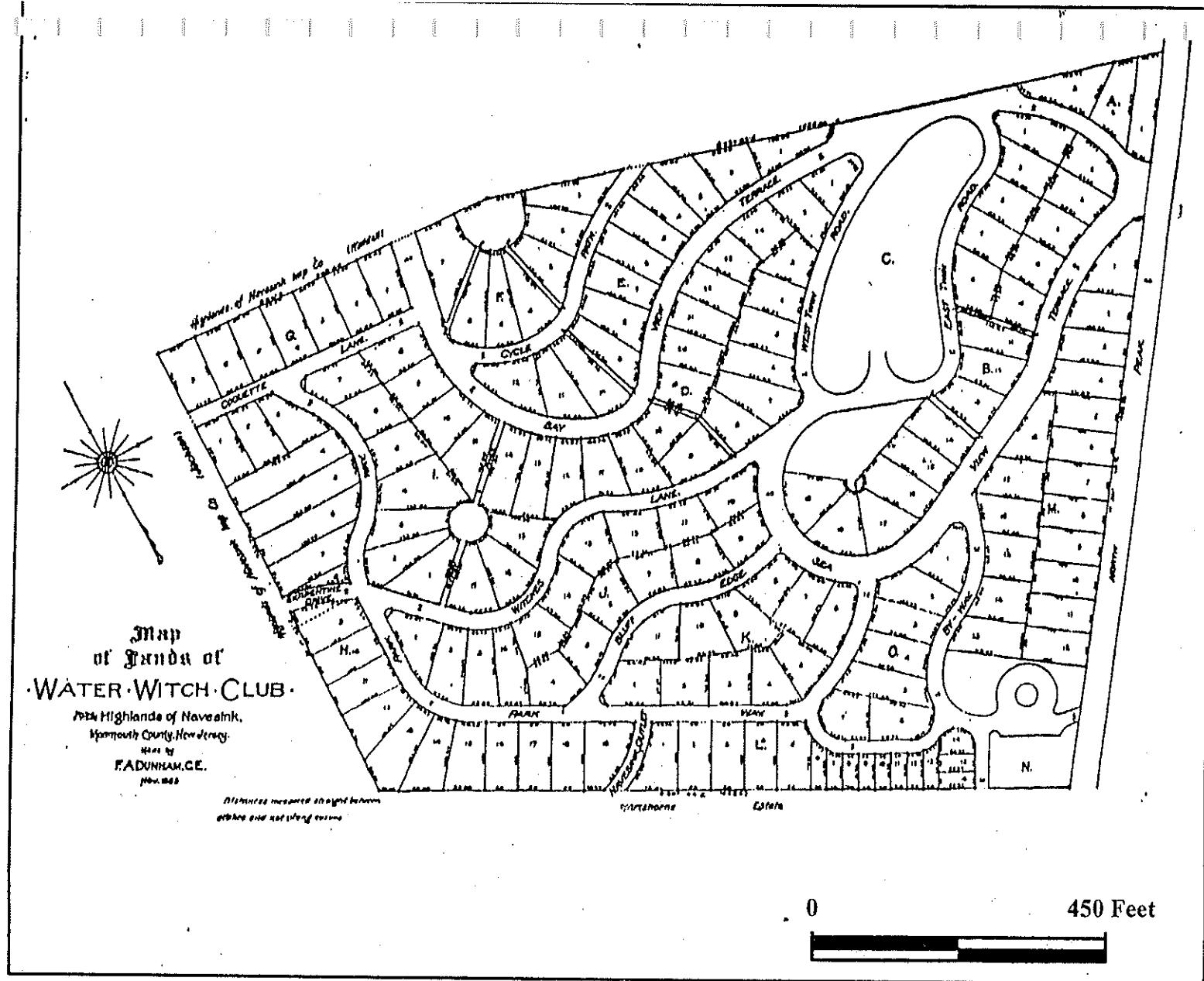
**WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY**

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.



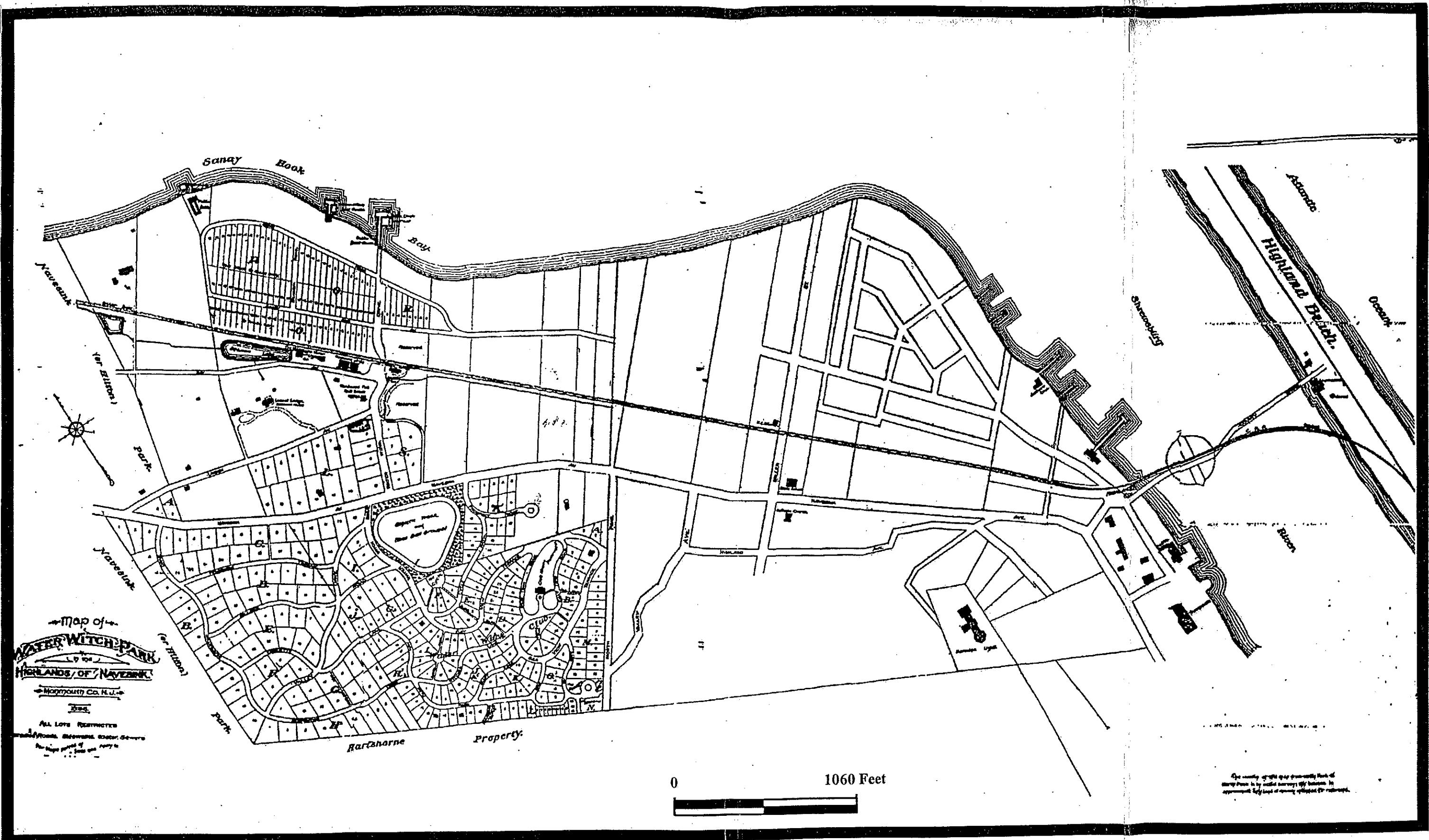
**WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY**

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.



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.



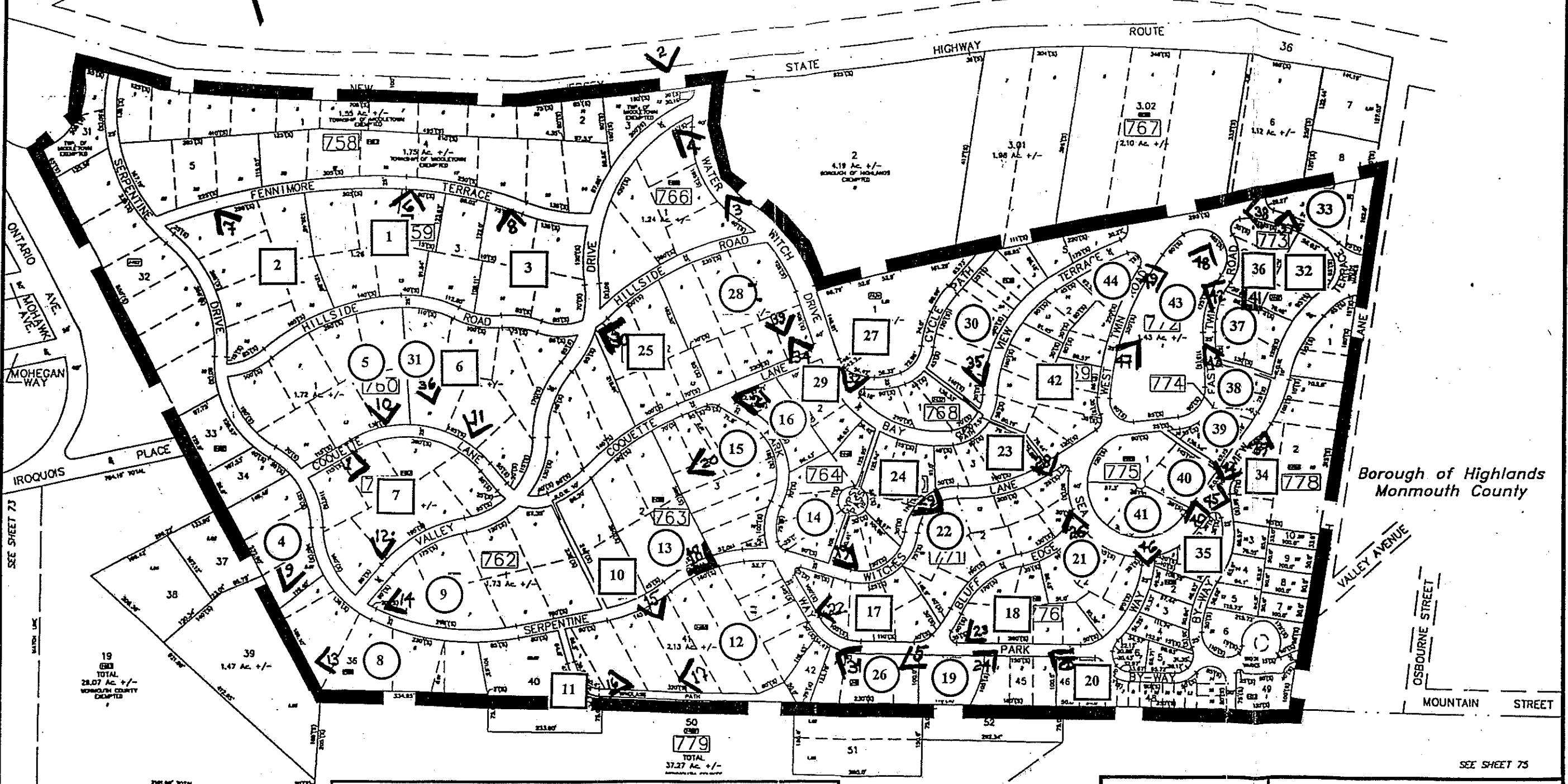
**WATER WITCH CLUB HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY**

Figure 1. Dunham, F.A. Map of the Water Witch Park in the Highlands of Navesink, Monmouth County, New Jersey. 1896.

REVISIONS

Borough of Highland
Monmouth County

PHOTOS _n



Water Witch Club Historic District

Monmouth County, New Jersey

Prepared By: Michael Tomkins, Tomkins Historical Research

October 200

PHOTO LOCATION M

SITE PLAN OF DISTRICT

0

440 Feet

99 Contributing Reasons

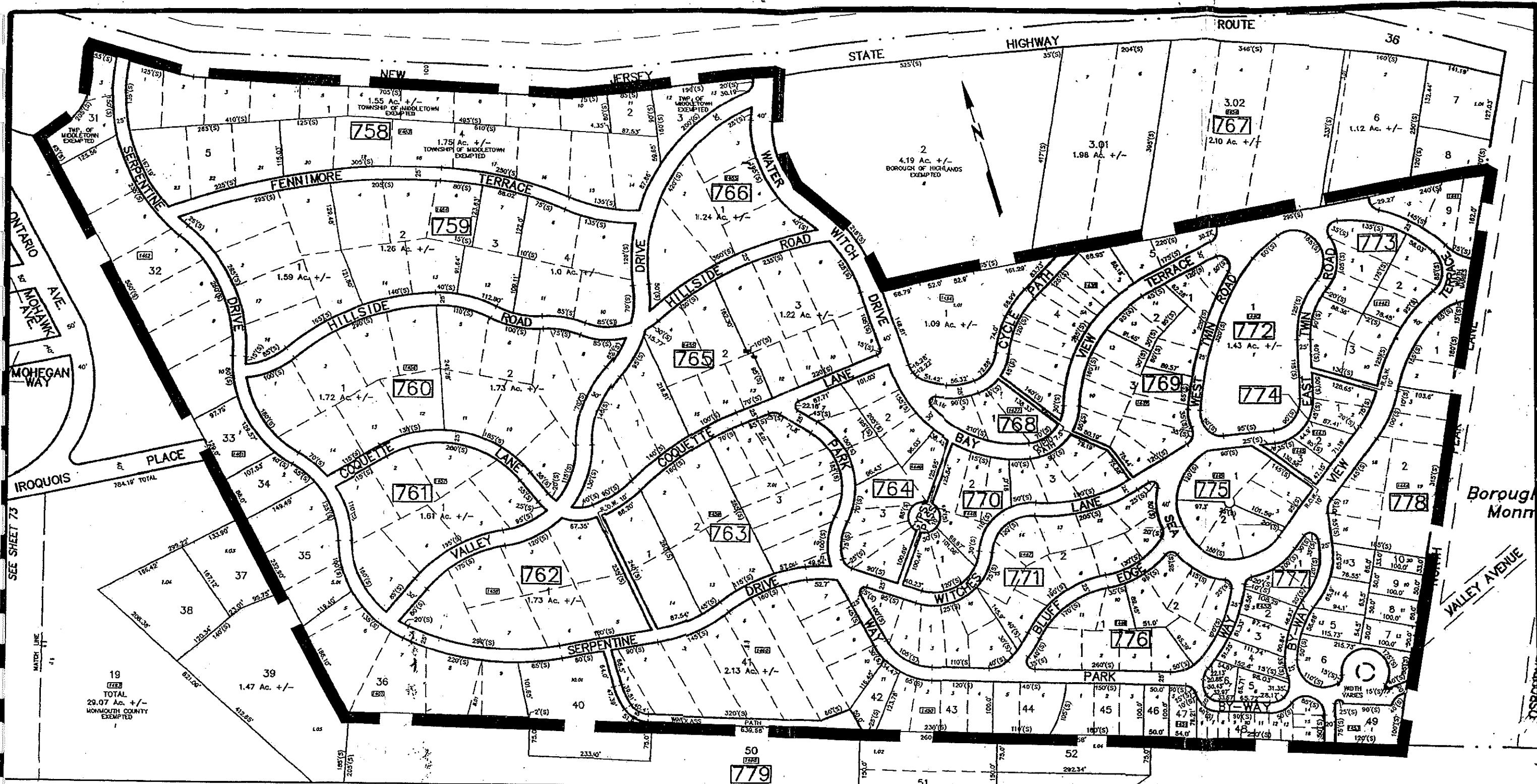
99 Non-contributing Resource

THIS PLAN REVISED AS NOTED

ORIGINAL APPROVED
AS A TAX MAP BY
N.J. DIVISION OF TAXATION

DEC. 17, 1992
SERIAL No. 746

TAX MAP
TOWNSHIP OF MIDDLETON
MONMOUTH COUNTY, NEW JERSEY
SCALE: 1" = 100' APRIL, 1988
RICHARD M. SCHULZ, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETON TOWNSHIP
NEW JERSEY, 07748



Water Witch Club Historic District

Monmouth County, New Jersey

Prepared By: Michael Tomkins, Tomkins Historical Research
October 2002

TAX MAP OF DISTRICT

Notes: Dashed lines indicate original lot lines of the Water Witch Club as established in 1895.

Solid lines indicate present-day property boundaries.

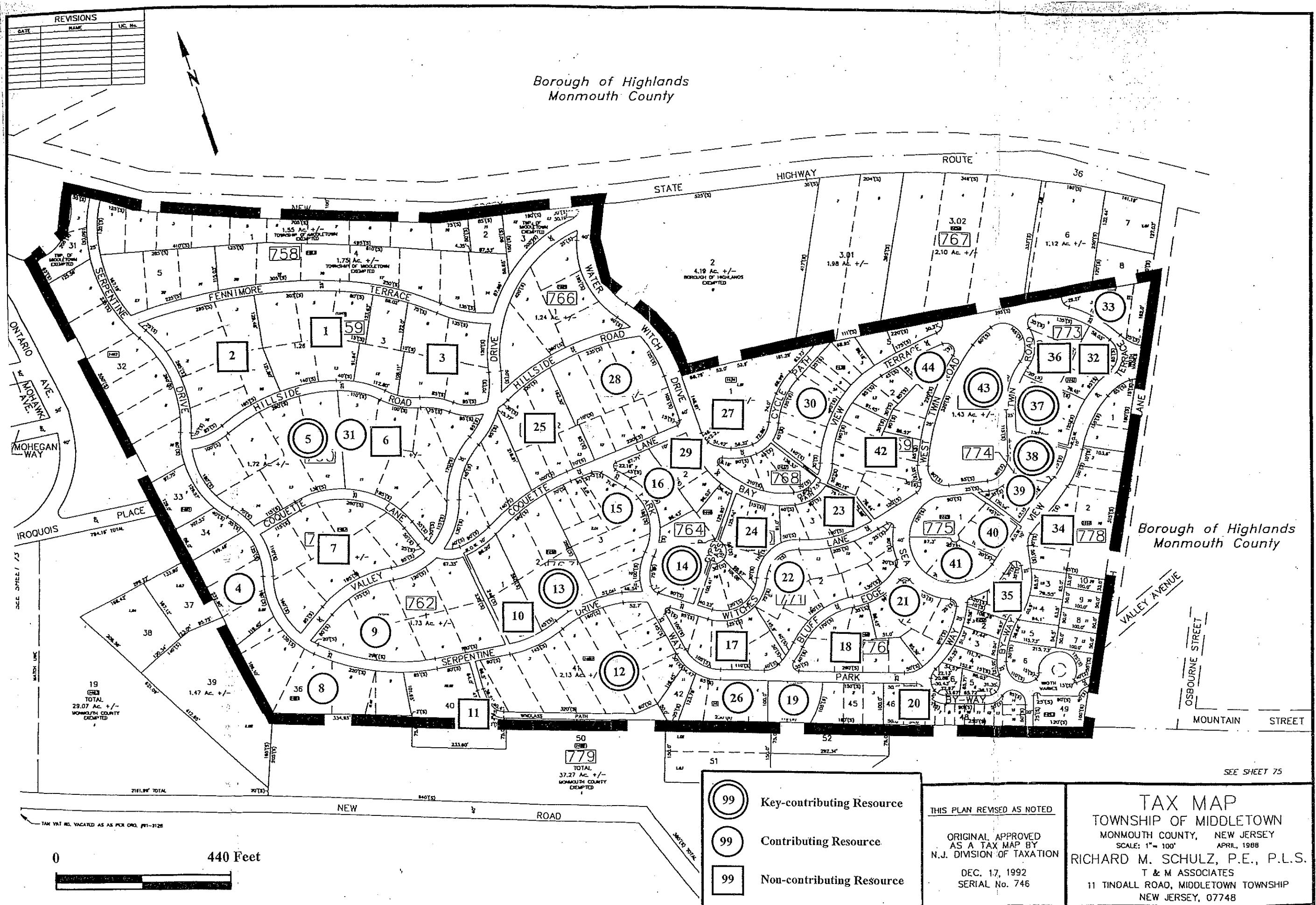
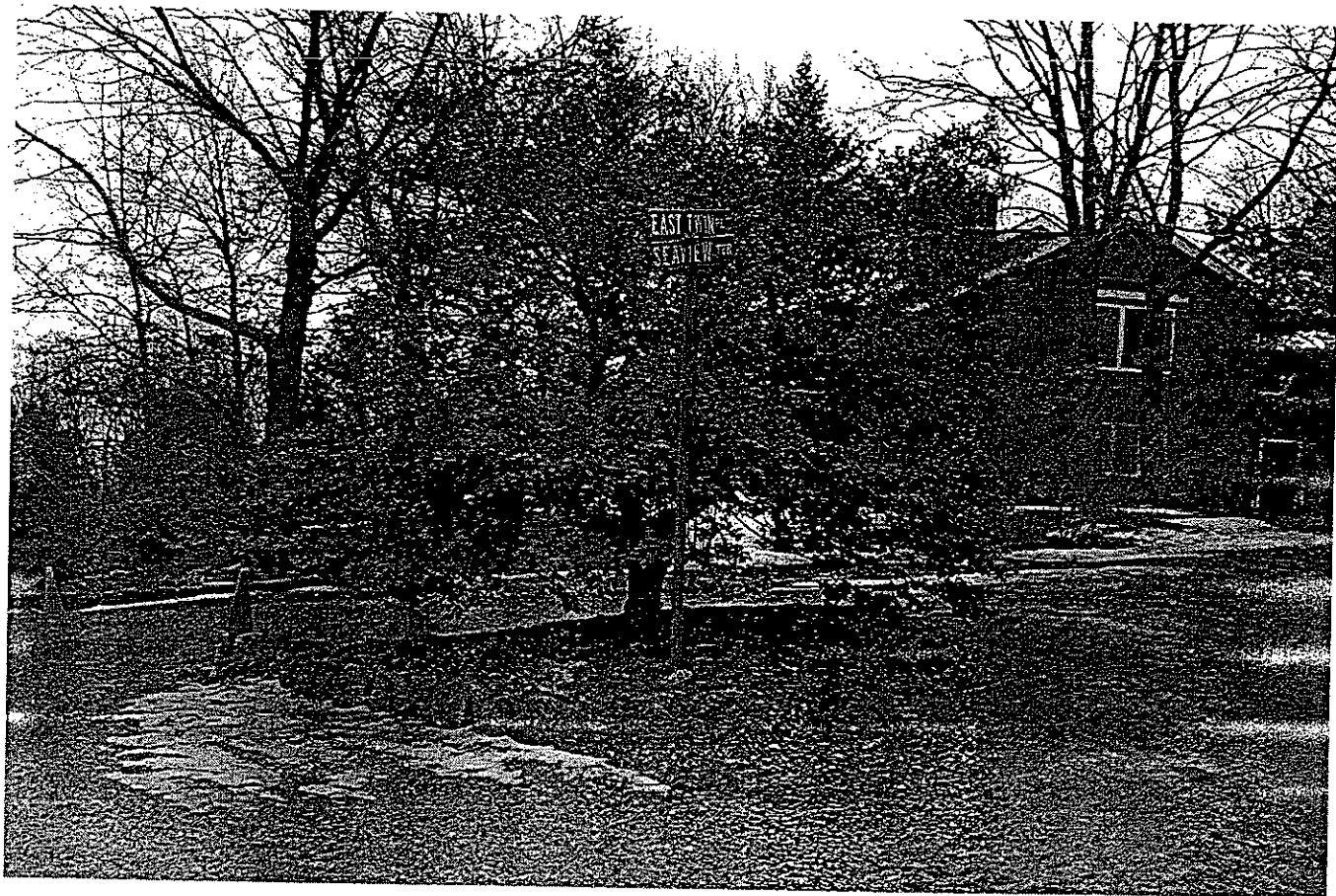


Figure 1.2. Detailed Location Map Showing Properties by Site Number Located within the Water Witch Club Historic District Map, 1992.

Source: Township of Middletown Tax

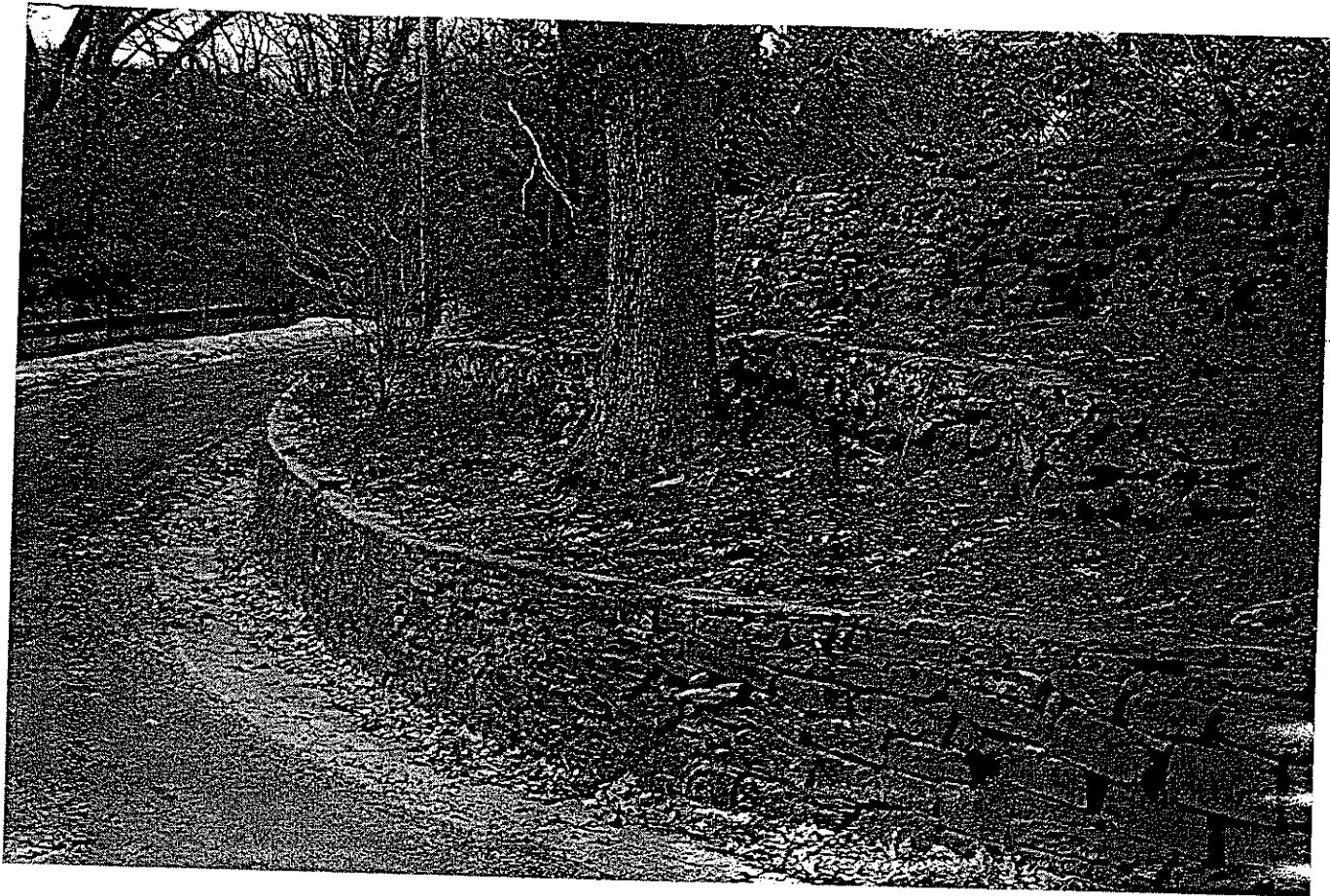
SUPPLEMENTARY PHOTOGRAPHS



Waterwitch Club Historic District
Monmouth Co., NJ

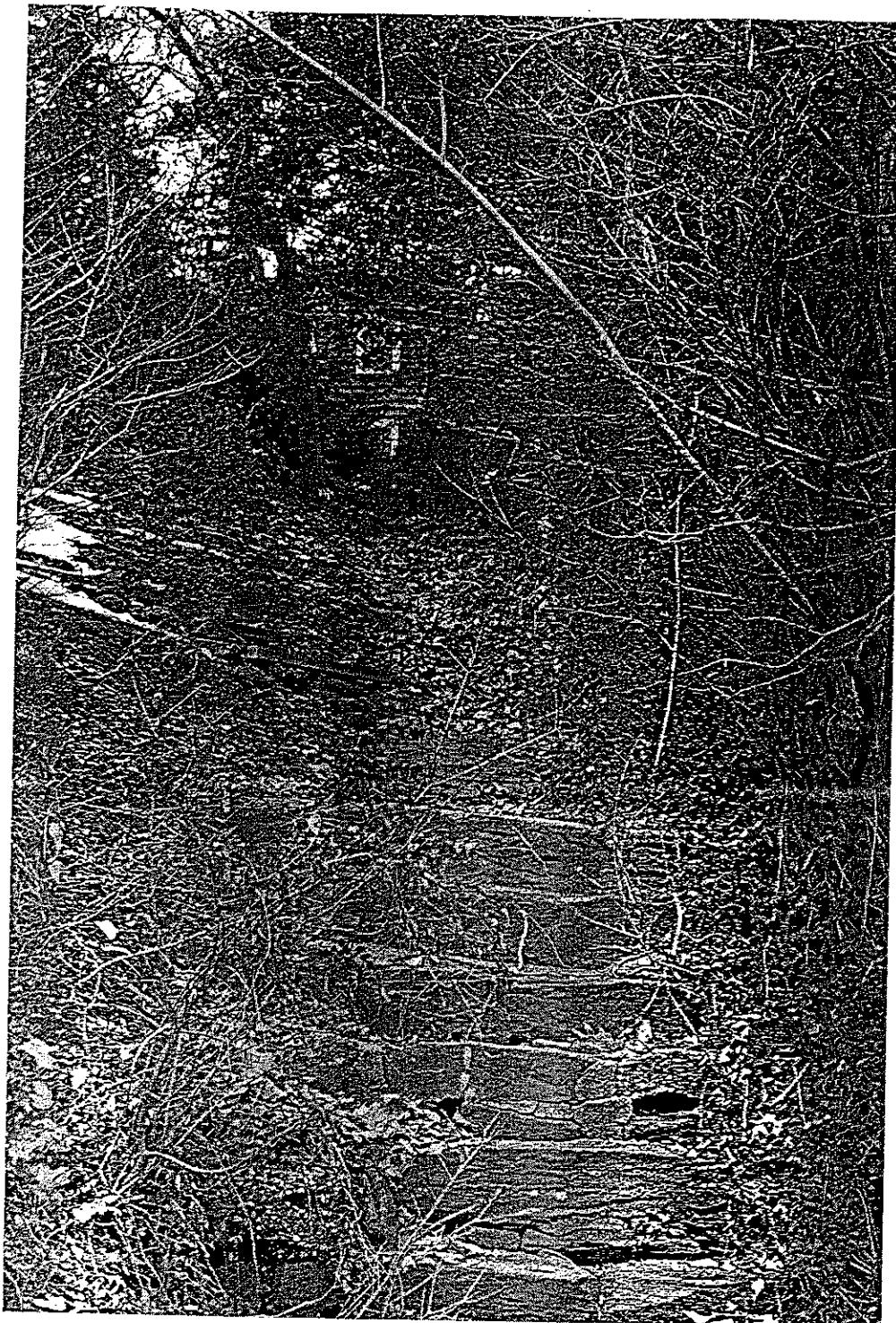
Supplementary Photograph #1

A small island formed by a triangle of peanut stone at the intersection of East Twin Road and Seaview Terrace. The island is small enough that it was not considered substantial enough to be counted as a structure. In the background is one of the recent, non-contributing houses of the district.



Waterwitch Club Historic District
Monmouth Co., NJ

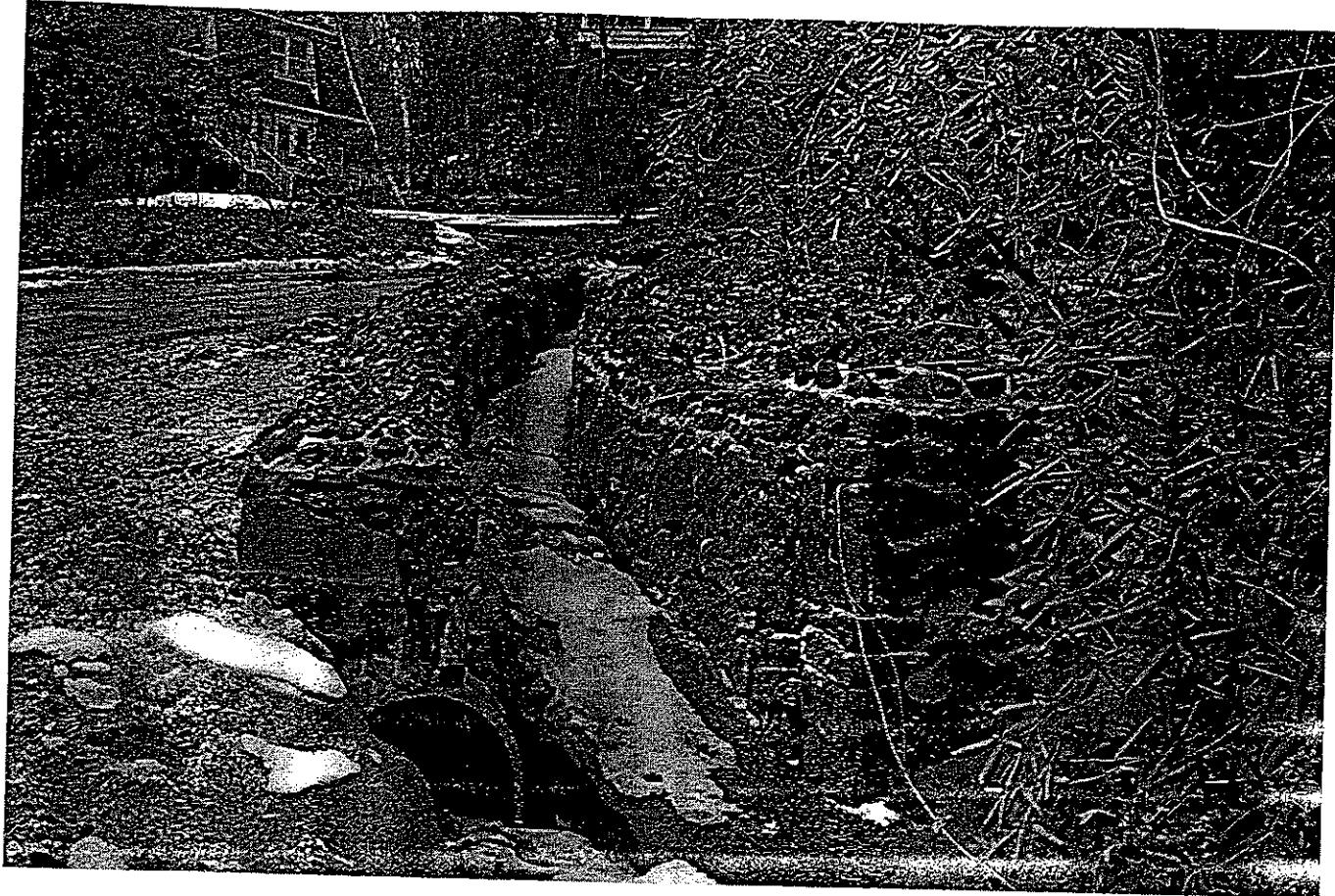
Supplementary Photograph #2
Retaining wall along Seaview Terrace.



Waterwitch Club Historic District
Monmouth Co., NJ

Supplementary Photograph #3

Detail view of one of the staircases leading from Sea View Terrace to East Twin Road to facilitate access to the Waterwitch Clubhouse. The stones are a mixture of sandstone and peanut stone.



Waterwitch Club Historic District
Monmouth Co., NJ

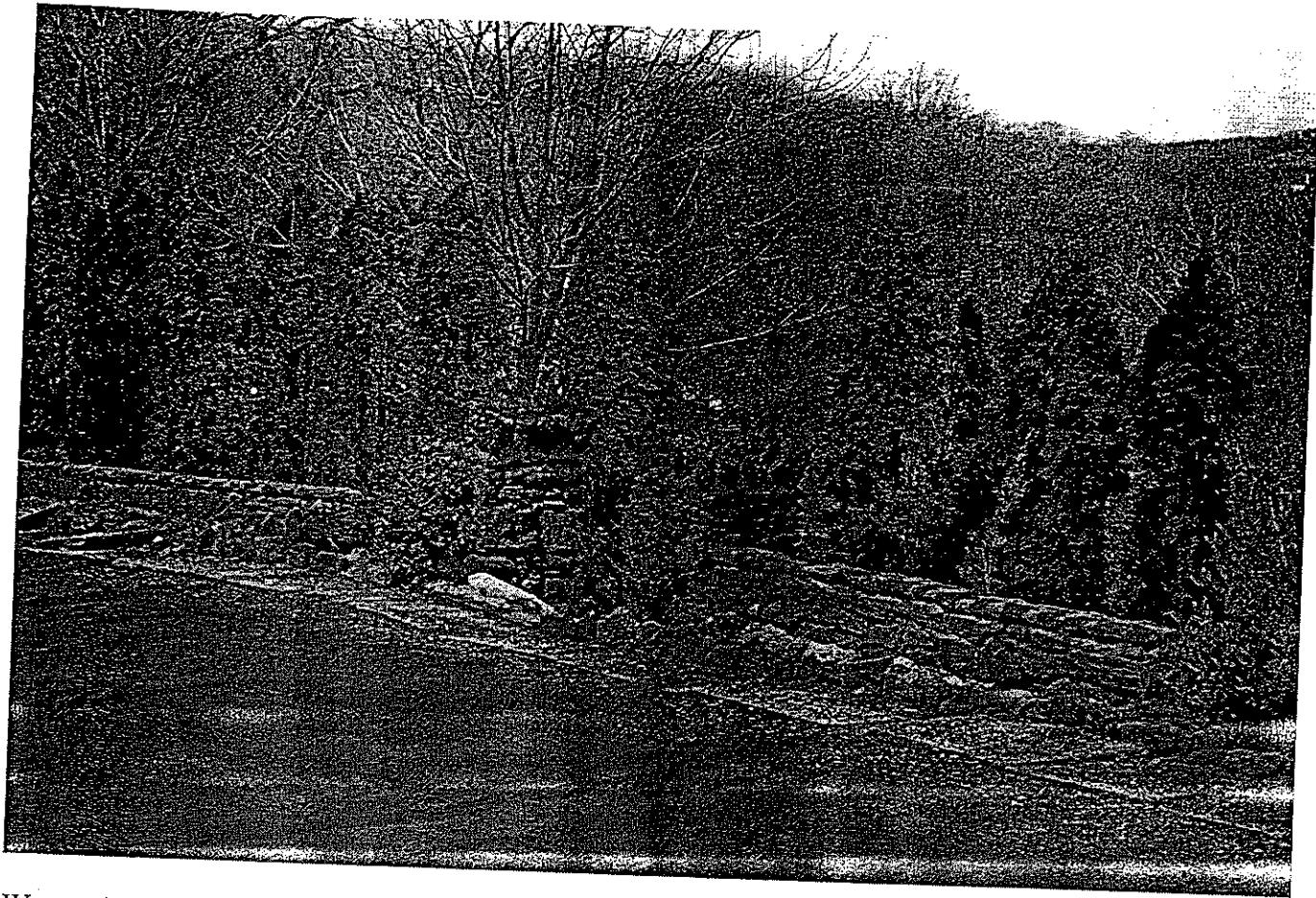
Supplementary Photograph #4

Detail view of part of the culvert and drainage structure at the intersection of Coquette Lane and Waterwitch Drive.



Waterwitch Club Historic District
Monmouth Co., NJ

Supplementary Photograph #5
Detail view of the lower and upper retaining walls along Serpentine Drive.



Waterwitch Club Historic District
Monmouth Co., NJ

Supplementary Photograph #6

Detail view of the peanut-stone retaining wall along Bay View Drive, east of the Pemberton House
(property no. 30)

**MONMOUTH HILLS HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY
LIST OF PROPERTY OWNERS**

Site Number	Property Name	Present Owner	Address	Block/Lot #
1	Merrick and Lillian Pratt House	Merrick and Lillian Pratt	1 Fennimore Terrace Monmouth Hills Highlands, NJ 07732	759/2
2	Prahl House	Bruce L. and Mary C. Cole	2 Serpentine Drive Monmouth Hills Highlands, NJ 07732	759/1
3	DeLuca House	Michael P. Kelly	3 Fennimore Terrace Monmouth Hills Highlands, NJ 07732	759/4
4	William Leake Hewson House	William and Janet Roach	4 Serpentine Drive Monmouth Hills Highlands, NJ 07732	779/35
5	Austin W. Lord House	Marka R. Burnett	5 Coquette Lane Monmouth Hills Highlands, NJ 07732	760/1
6	Larsen Flinn House	Larsen Flinn	6 Coquette Lane Monmouth Hills Highlands, NJ 07732	760/2
7	Harold and Ruth Monier House	Donald L. and Diane D. Spurdle	7 Valley Drive Monmouth Hills Highlands, NJ 07732	761/1
8	Francis Reed House	Sarah Wilson and Mark Stewart	8 Serpentine Drive Monmouth Hills Highlands, NJ 07732	779/36
9	Ernest DeCoppet House	John P. and Barbara M. Cavoores	9 Serpentine Drive Monmouth Hills Highlands, NJ 07732	762/1
10	Lloyd and Terry Keleher House	Richard M. Young	10 Serpentine Drive Monmouth Hills Highlands, NJ 07732	763/1
11	Ernest DeCoppet Stable	Reinhard D. and Aimee K. Baars	11 Serpentine Drive Monmouth Hills Highlands, NJ 07732	779/40
12	Frederick P. Hill House	Alexander, David and Barbara Finch	12 Serpentine Drive Monmouth Hills Highlands, NJ 07732	779/41
13	Gen. Charles W. Raymond House	Gerald E. and Pamela S. Murphy	13 Serpentine Drive Monmouth Hills Highlands, NJ 07732	763/2
14	Walter I. MacDougal House	Lars and Kelly Enstrom	14 Witches Lane Monmouth Hills Highlands, NJ 07732	764/3
15	Alfred A. Whitman House	Rogers M. and Kimberly S. Fred	15 Park Way Monmouth Hills Highlands, NJ 07732	763/3
16	Dr. J.H. and Mabel Parker Huddleston House	Catherine M. Jones	16 Park Way Monmouth Hills Highlands, NJ 07732	764/1

**MONMOUTH HILLS HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY
LIST OF PROPERTY OWNERS (CONTINUED)**

Site Number	Property Name	Present Owner	Address	Block/Lot #
17	James and Sally Van Mater House	Christine D. Gibbs	17 Park Way Monmouth Hills Highlands, NJ 07732	771/1
18	Malcom and Janet Sawhill House	Stephen Mahedy	18 Park Way Monmouth Hills Highlands, NJ 07732	776/1
19	Lemuel Skidmore House	Robert and Barbara J. Steinberg	19 Park Way Monmouth Hills Highlands, NJ 07732	779/44
20	Erick Suto House	Howard and Louise Rutherford	20 Park Way Monmouth Hills Highlands, NJ 07732	779/47
21	Richard Lamb House	Carl P. and Ann Maria Bontempo	21 Bluff Edge Monmouth Hills Highlands, NJ 07732	776/2
22	James F. and Harriet N. Andrews House	Richard C. and Linda R. King	22 Witches Lane Monmouth Hills Highlands, NJ 07732	771/2
23	Ernest Del Bueno House	Richard and Marion Gross	23 Witches Lane Monmouth Hills Highlands, NJ 07732	770/3
24	Ruth Campbell House	Laurie Leclair	24 Witches Lane Monmouth Hills Highlands, NJ 07732	770/2
25	Robert and Shannon Clark House	Joseph T. Semrod	25 Coquette Lane Monmouth Hills Highlands, NJ 07732	765/2
26	Charles Shipman Garage	Sandra C. Sorensen	1 Hill Road Atlantic Highlands, NJ 07716	779/43
27	Grazewski House	Frank K. Kubica and Creen W. Lehman	27 Bay View Terrace Monmouth Hills Highlands, NJ 07732	767/1
28	Dr. Samuel A. Brown House	Arleen Joy	28 Coquette Lane Monmouth Hills Highlands, NJ 07732	765/3
29	Richard and Michelle Arway House	Francine Tessler	29 Bay View Terrace Monmouth Hills Highlands, NJ 07732	764/2
30	Francis R. and Josephine L. Pemberton House	Charles Otis Jr. and Suzanne Logan	30 Bay View Terrace Monmouth Hills Highlands, NJ 07732	767/4
31	Ernest Greene House Garage	Larsen Flinn	6 Coquette Lane Monmouth Hills Highlands, NJ 07732	760/2
32	Guy Henderson House	Suzanne R. Rhame	32 Sea View Terrace Monmouth Hills Highlands, NJ 07732	773/2

**MONMOUTH HILLS HISTORIC DISTRICT
MONMOUTH COUNTY, NEW JERSEY
LIST OF PROPERTY OWNERS (CONTINUED)**

Site Number	Property Name	Present Owner	Address	Block/Lot #
33	Julia G. and William B. DeHaven House	Leonilda A. and Cecil W. Farrow	33 Sea View Terrace Monmouth Hills Highlands, NJ 07732	767/9
34	Frank A. Wright House	Steven Rudkin	34 Sea View Terrace Monmouth Hills Highlands, NJ 07732	778/2
35	Frank and Suzanne Rostan House	William L. and Josephine M. Schreiber	35 Sea View Terrace Monmouth Hills Highlands, NJ 07732	777/1
36	Suzanne and Frank Leach House	Arthur Phair	36 East Twin Road Monmouth Hills Highlands, NJ 07732	773/1
37	Edward S. Atwood House	Philip Lawrence Bein	37 East Twin Road Monmouth Hills Highlands, NJ 07732	773/3
38	Lyman A. Ford House	Thomas G. Kaiser	38 East Twin Road Monmouth Hills Highlands, NJ 07732	774/1
39	Livingston Middleditch House	Mary Jo Kenny	39 East Twin Road Monmouth Hills Highlands, NJ 07732	774/2
40	William B. Taber House	Alexander Mills and Marcy T. Iler	40 East Twin Road Monmouth Hills Highlands, NJ 07732	775/1
41	Dr. S. Seabury Jones House	Daniel G. and Regina M. Olasin	41 Sea View Terrace Monmouth Hills Highlands, NJ 07732	775/2
42	David Schutz House	Eric L. and Leslie R. Hecht	42 West Twin Road Monmouth Hills Highlands, NJ 07732	769/3
43	Water Witch Club Casino	Monmouth Hills, Inc.	43 West Twin Road Monmouth Hills Highlands, NJ 07732	772/1
44	Lavinia Anna Erbacher House	Harry and Patricia Moscatello	44 West Twin Road Monmouth Hills Highlands, NJ 07732	769/1

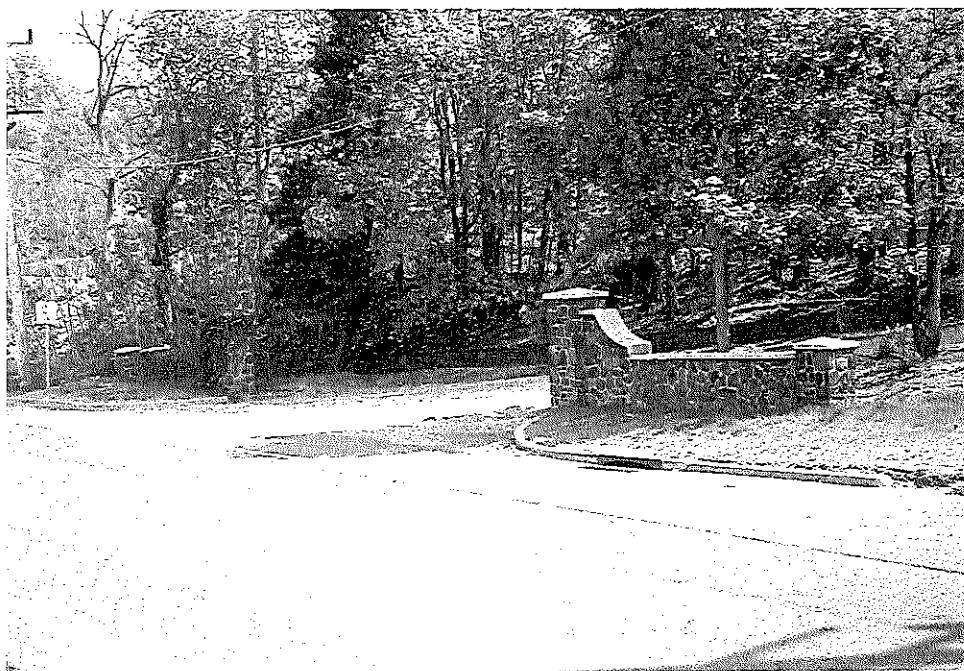


Plate 3.1

Monmouth Hills Historic District
Peanut-stone road embankment support walls
Middletown Township, Monmouth County
Michael Tomkins
April 2002 View West

Plate 3.2

Monmouth Hills Historic District
Peanut-stone gatepost
Middletown Township, Monmouth County
Michael Tomkins
April 2002 View Southeast

Plate 3.3

Monmouth Hills Historic District
Peanut-stone drainage ditch and culvert abutment walls
Middletown Township, Monmouth County
Michael Tomkins
April 2002 View South



Plate 3.4
Monmouth Hills Historic District
Bluestone walkway along the left side of Water Witch
Drive
Middletown Township, Monmouth County
Michael Tomkins
April 2002 View South

Plate 3.5
Monmouth Hills Historic District
Triangular-shaped landscaped median
Middletown Township, Monmouth County
Michael Tomkins
April 2002 View East

Plate 5.2
William Leake Hewson House, 4 Serpentine Drive
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View North-northeast

10 FF - 1982081228



Plate 5.4

Austin W. Lord House, 5 Coquette Lane
Middletown Township, Monmouth County

Michael Tomkins

February 2002 View North

10# - 669 953 070

Plate 5.6

Francis Reed House, 8 Serpentine Drive
Middletown Township, Monmouth County

Michael Tomkins

February 2002 View East

10# 757 032 970

Plate 5.7

Ernest DeCoppet House, 9 Serpentine Drive
Middletown Township, Monmouth County

Michael Tomkins

February 2002 View East

10# 709 035/335

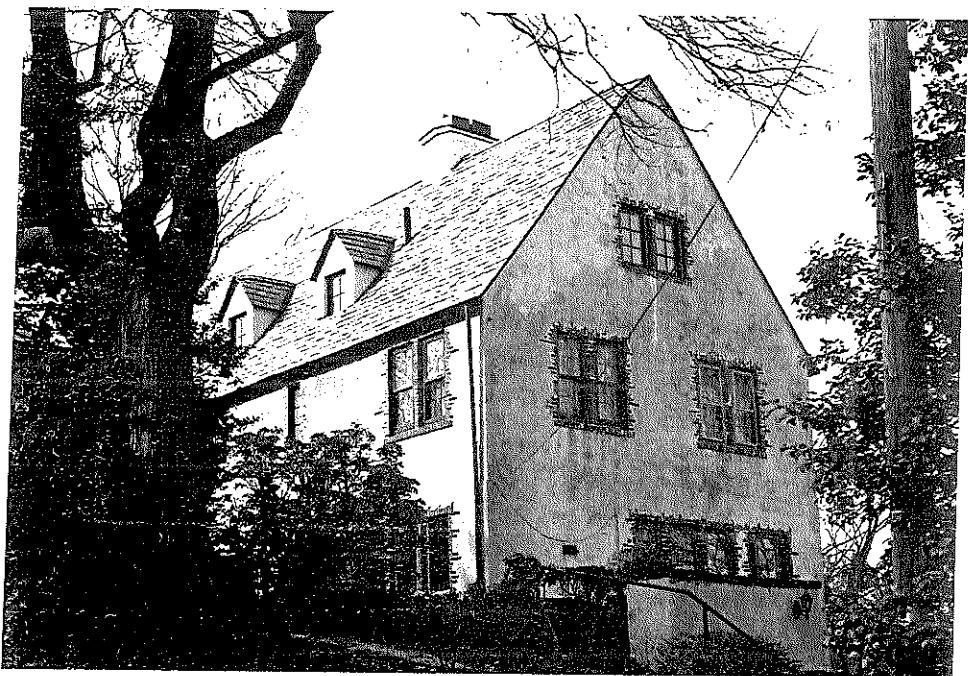
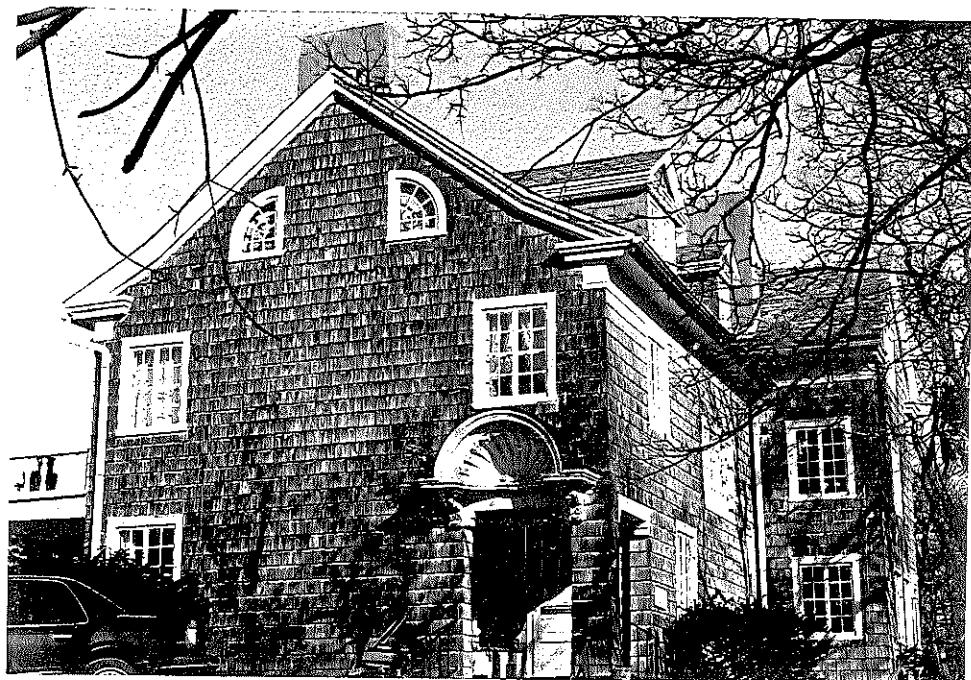


Plate 5.9

Ernest DeCoppet Stable, 11 Serpentine Drive
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View Northwest

10# 1629320076

Plate 5.11

Frederick P. Hill House, 12 Serpentine Drive
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View East-northeast

10# 1018277770

Plate 5.13

Gen. Charles W. Raymond House, 13 Serpentine Drive
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View Northwest

10# -1272940093



Plate 5.15

Walter I. McDougal House, 14 Witches Lane
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View North-northwest

10 # 133717 1055

Plate 5.17

Alfred A. Whitman House, 15 Park Way
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View Southeast

10 # -802 979115

Plate 5.19

Dr. J.H. and Mabel Parker Huddleston House, 16 Park
Way
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View Southwest

10 # 152 582 3887



Plate 5.21

Lemuel Skidmore House, 19 Park Way
Middletown Township, Monmouth County

Michael Tomkins

March 2002 View West

10# - 432 752 146

Plate 5.23

Richard Lamb House, 21 Bluff Edge
Middletown Township, Monmouth County

Michael Tomkins

February 2002 View West

10# 670 228268

Plate 5.25

James F. and Harriet N. Andrews House, 22 Witches Lane
Middletown Township, Monmouth County

Michael Tomkins

March 2002 View South-southeast

10# 106153539

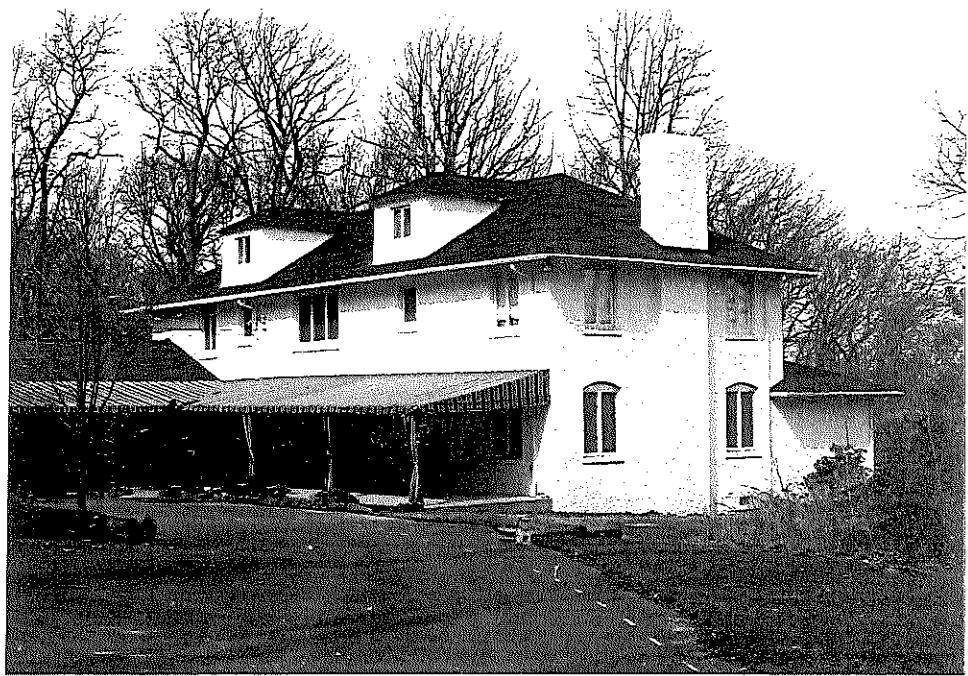


Plate 5.26

Charles Shipway Garage, Intersection of Park Way and

Bluff Edge

Middletown Township, Monmouth County

Michael Tomkins

March 2002 View South-southeast

10# 1689368730

Plate 5.28

Dr. Samuel A. Brown House, 28 Coquette Lane

Middletown Township, Monmouth County

Michael Tomkins

March 2002 View North-northwest

10# 1018375524

Plate 5.30

Francis R. and Josephine L. Pemberton House, 30 Bay

View Terrace

Middletown Township, Monmouth County

Michael Tomkins

February 2002 View North

10# 2025302371



Plate 5.31

Ernest Greene House Garage, 6 Coquette Lane

Middletown Township, Monmouth County

Michael Tomkins

February 2002 View North

10 # 1012342883

Plate 5.33

Julia G. and William B. DeHaven House, 33 Sea View

Terrace

Middletown Township, Monmouth County

Michael Tomkins

March 2002 View East-southeast

10 # 1505398145

Plate 5.35

Frank A. Wright House, 34 Sea View Terrace

Middletown Township, Monmouth County

Michael Tomkins

March 2002 View South-southwest

10 # - 166188838



Plate 5.37

Edward S. Atwood House, 37 East Twin Road
Middletown Township, Monmouth County
Michael Tomkins
February 2002 View South

104 432 752 7872

Plate 5.38

Lyman A. Ford House, 38 East Twin Road
Middletown Township, Monmouth County
Michael Tomkins
March 2002 View South

104 795 703 318

Plate 5.40

Livingston Middleditch House, 39 East Twin Road
Middletown Township, Monmouth County
Michael Tomkins
March 2002 View North-northeast

104 - 123 336 1471



Plate 5.42

William B. Taber House, 40 East Twin Road

Middletown Township, Monmouth County

Michael Tomkins

March 2002 View North-northwest

102 416176573

Plate 5.44

Dr. S. Seabury Jones House, 41 Sea View Terrace

Middletown Township, Monmouth County

Michael Tomkins

February 2002 View North

102 101716 022-6

Plate 5.46

Water Witch Club Casino, 43 West Twin Road

Middletown Township, Monmouth County

Michael Tomkins

March 2002 View Southwest

102 - 865848 505



Plate 5.48

Lavinia Anna Erbacher House, 44 West Twin Road
Middletown Township, Monmouth County

Michael Tomkins

March 2002 View Northwest

10# - 148384 1364