

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000404 Date Listed: 4/23/96

High Point Park Historic District Sussex NJ  
Property Name: County: State:

Multiple Name \_\_\_\_\_

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for Patrick Andrus*  
Signature of the Keeper

*5/21/96*  
Date of Action

=====

Amended Items in Nomination:

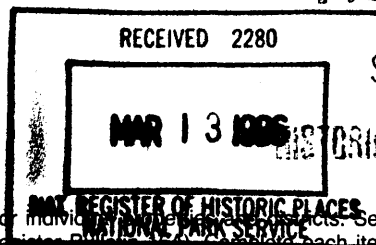
Colonial Revival style is listed on the form under Architectural Style. Since the only Colonial Revival style building (the High Point Estate) was demolished after the nomination was prepared, Colonial Revival will not be included in the National Register database. The form is amended to delete this architectural style.

DISTRIBUTION:  
National Register property file

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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SEP 20 1993

HISTORIC PRESERVATION OFFICE

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 16). 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 HIGH POINT PARK HISTORIC DISTRICT

other names/site number HIGH POINT STATE PARK

2. Location

street & number N/A ☒ not for publication

city or town WANTAGE AND MONTAGUE TOWNSHIPS ☐ vicinity

state NEW JERSEY code 034 county SUSSEX code 037 zip code 07461

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Assistant Commissioner for Natural & Historic Resources/DSHPO  
State of Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Patrick Andrews

4/23/96

High Point Park HD  
Name of Property

NJ Sussex County  
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  
☒ district  
☐ site  
☐ structure  
☐ object

#### Number of Resources within Property

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

Contributing	Noncontributing	
28	13	buildings
101	2	sites
29	4	structures
2	0	objects
160	19	Total

#### Name of related multiple property listing

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

N/A

#### Number of contributing resources previously listed in the National Register

0

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions)

RECREATION AND CULTURE/Outdoor Re-  
creation

DOMESTIC/Single Dwelling

RECREATION AND CULTURE/Monument

LANDSCAPE/Park

LANDSCAPE/Natural Feature

#### Current Functions

(Enter categories from instructions)

SAME

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals:  
Colonial Revival; Late 19th and Early  
20th Century American Movements: the  
Rustic Style.

#### Materials

(Enter categories from instructions)

foundation STONE/Granite, Conglomerate  
walls STONE/Granite, Conglomerate  
WOOD/Weatherboard, Shingle, Timber  
roof WOOD/Shake, Shingle; ASPHALT  
other

#### Narrative Description

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

High Point Park HD  
Name of Property

NJ Sussex County  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

**Criteria Considerations** N/A  
(Mark "x" in all the boxes that apply.)

Property is:

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

### 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)

ENTERTAINMENT/RECREATION (A)

CONSERVATION (B)

COMMERCE (B)

ARCHITECTURE (C)

LANDSCAPE ARCHITECTURE (C)

### Period of Significance

1890-1941

### Significant Dates

1890; 1910; 1923; 1930; 1933

### Significant Person

(Complete if Criterion B is marked above)

Kuser, Anthony R.; Stanton, John J.

Dryden, John Fairfield.

### Cultural Affiliation

N/A

### Architect/Builder

Olmsted Brothers; National Park

Service; M.S. Wyeth & F.R. King;

Foster, Gade & Graham; and others.

### Primary location of additional data:

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

Name of repository:

HIGH POINT STATE PARK OFFICE

High Point Park HD  
Name of Property

NJ Sussex County  
County and State

## 10. Geographical Data

Acreage of Property 11,312

Branchville, Milford & Port Jervis Quads

### UTM References

(Place additional UTM references on a continuation sheet.)

1	18	529420	4575920
Zone	Easting	Northing	
2	18	5296000	4575320

3	18	529720	4574560
Zone	Easting	Northing	
4	18	5295000	4573900

☒ See continuation sheet (pages 10-2 & 10-3)

### 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 Ronald J. Dupont, Jr., President

organization Sussex County Historical Society date 17 August 1992

street & number P.O.Box 92 113 Highland Lakes Rd. telephone 201-764-4541

city or town Highland Lakes state New Jersey zip code 07422

### 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 NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY

street & number 501 EAST STATE STREET telephone 609-292-2023

city or town TRENTON state NJ zip code 08625

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

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

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High Point Park Historic District  
Wantage & Montague Townships  
Sussex County, NJ

**SECTION 7. DESCRIPTION NARRATIVE.** The High Point Park Historic District is comprised of 11,312 acres of mountainous terrain atop Kittatinny Ridge in northern Wantage and Montague Townships, Sussex County, New Jersey. The district is traversed by two trans-mountain roads: Route 23 to the north and Deckertown Turnpike to the south. Historically, the area north of Route 23, in the vicinity of Lake Marcia and High Point itself, was the focal point for activity, and the majority of the resources in the district are thus located in this area. The remainder of the district is traversed by a number of secondary roads providing access to the property, and a number of resources are located along these as well. The property comprising the district encompasses a significant rise in elevation, from roughly 800 to 1,823 feet above mean sea level; almost all of this acreage is forested, and there are numerous creeks, swamps, and other natural features. Two major roads run between Route 23 and Deckertown Turnpike. These are Sawmill Road and Ridge Road. A third, Kittatinny Road (Iris Trail)

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was never completed and opened to traffic. The oldest structure on the property, High Point Lodge, was designed in the Colonial Revival Style; almost all later buildings were designed in the Rustic Style, typical for parks of this nature. The description follows resources generally from north to south.

1. NEW YORK-NEW JERSEY MILEPOST STONES #46 AND #47. The northern edge of the district, the park, and New Jersey, is marked by two boundary milepost markers which were placed in 1774 after the long controversy surrounding the boundary between the states had been settled. Milepost stone #46 is northeast of Lake Marcia, while #47 is northwest. When surveyed in 1977, milepost #46 included both the stone placed in 1774 and the one placed when the line was resurveyed in 1882. #47 included only the one placed in 1882, the 1774 stone having been missing since at least 1874. The 18th century markers were generally either dressed or undressed stone markers bearing on both sides their number and the state's names. The 1882 markers were simple rectangular granite cubes with a cross-hairs on top and "NJ" and "NY" on either sides.<sup>1</sup> Contributing.

2. MONUMENT TRAIL. A circular one and one-half mile trail constructed by the CCC in the 1930's, it is paved for much of its length with shale. It likewise includes such impressive features as several bridges, a quarter-mile stone staircase, and stone retaining walls. As it approaches High Point Monument from the north, the trail emerges on a splendid viewing point constructed atop a rough stone retaining wall 10' high. The trail provides access to several other view points as well. Contributing.

3. CEDAR SWAMP DRIVE ("Cedar Park Drive", "Cedar Prospect", "Sprucevale Drive.") The cedar swamp which is the feature of this drive (now the Dryden-Kuser Natural Area) is historically significant as the only one on the Blue Mountain to survive destruction by commercial timbering in the 19th century, or conversion to a lake in the 20th century. The circular carriage drive to the swamp was constructed by the Kuser family in 1910, when the scenic beauties of the area began to outweigh its commercial value as timber. In 1927 the road was opened as a one-way scenic auto road for park patrons. The drive was rebuilt by the CCC in 1935, but has since been closed to traffic.<sup>2</sup> Contributing.

4. STONE QUARRY. A stone quarry on the side of the mountain east of the Cedar Swamp was utilized between 1923 and 1941 for park construction projects.<sup>3</sup> Contributing.

5. OLD SERVICE AREA SITE. Located near the intersection of Kuser Road, Monument Drive, and Cedar Swamp Drive, this was the location of various utilitarian structures from 1910 through the 1960's. Even before Camp Kuser was built immediately to the north in 1933, this area had been designated for utilitarian purposes, including a garage, service area, and 120 ton ice house constructed by the Kusers in 1911. A storage house and garage was built here in 1929, near the entrance to Cedar Park Drive. <sup>4</sup> This spot, where Kuser Road, Monument Drive, and Cedar Swamp Drive intersect, was originally an auto circle constructed in 1924. The circle was removed after WW II. The Kuser garage was nearby.<sup>5</sup> A mini service station operated here as well. It seems that the Old Maintenance Yard on Route 23, built 1939, was meant to replace this complex.

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As of 1933, this complex consisted of eight structures (see appended map).<sup>6</sup>

1. Dwelling/former ice house. There were two ice houses in this area. The first, built by the Kusers, and later converted to an apartment, was said to be in the vicinity of the pump house. The second was constructed north of the old Lake Marcia beach.<sup>7</sup> It is unclear which ice house this foundation represents. A roughly 16' by 30' masonry foundation is visible, as well as a 6' square depression nearby.

2. Garage and Repair Shop. This was a one story frame structure with sliding bay doors. It housed the electric generator for Kuser Lodge.<sup>8</sup>

3. Garage, Storage, and Dwelling. In 1926, this 40' by 80' warehouse was constructed.<sup>9</sup> This was a large, two story structure with garage and storage on the lower level, employee housing on the upper level. It was constructed perpendicular to the former structure.

Both of the above structures can be seen in early park photographs.<sup>10</sup> The area is now lawn and picnic area, and no trace of the structures is visible.

4. Five car garage, and--

5. Storage house. The appearance of these structures is unknown, the area is now lawn and picnic grounds, and no trace of them is visible.

6. Lumber Shed. On the hillside, about 50' from the road, are visible piles of rubble, stone, cement, brick, coal, and chimney tile. Whether this debris is from the lumber shed or another structure is unclear. A short segment of old road leads up to the site.

7. Blacksmith shop. This structure, built 1926, was relocated to the Old Maintenance Area where it served the same function. The former site of the structure is not apparent.

8. Four car garage and dwelling. This is the above noted storage house and garage built in 1929. Bits of old macadam and several protruding bits of foundation testify to a former structure in this area. The area was landscaped following the structure's removal, and is now lawn. This was later the so-called Curtiss Apartment building, 200 yards from Kuser Lodge, on the right side of Cedar Swamp Drive near Monument Drive, near the latrine, and one of the last structures in the area, razed in 1965. All contributing.

6. SITE OF CAMP SP-8, COMPANIES 216 AND 1280, CIVILIAN CONSERVATION CORPS ("Camp Kuser"). Civilian Conservation Corps, 1933-1941. This camp was originally designated Camp SP-1 (State Park Camp #1), and served as such from 9 June 1933 until 30 June 1937. The permanent Camp constructed in late 1933 was classified as Camp SP-8, which operated from 30 October 1933 until 15 November 1941.<sup>11</sup> A complex of frame buildings was located here, serving all administrative purposes for the two camps of two hundred young men each. This CCC company was originally encamped at Beemerville in June 1933.<sup>12</sup> Plans were made to move the company to permanent winter quarters at High Point that same month.<sup>13</sup> By late November 1933 the CCC camp at High Point (initially called CCC Camp #2) was being

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occupied. The camp, which included two separate CCC companies, was called a "double camp", designed for 450 to 500 young men, and was divided into Camp 2A and Camp 2B.<sup>14</sup> Camps 2A and 2B together consisted of twenty six buildings, most on the east side of Cedar Swamp Drive: ten-60 man barracks, two-275 man mess halls, two shower rooms, two infirmaries, two store houses, one huge recreation hall, and two officer's quarters (note the double facilities for the two camps).<sup>15</sup> The buildings of the camp at Cedar Swamp Drive were sold at auction in 1946,<sup>16</sup> but the camp area is now kept mowed and planted as Cedar Swamp picnic area, so that vegetation at the site is much as when the camp operated. The cement and rough-hewn stone foundations of several Camp Kuser buildings are still visible. Other flat, levelled areas indicate the sites of structures. No other surface features survive. With simple signs, it would be possible to interpret the history of the site. Numerous detailed original blueprints of the camp plan and layout, as well as blueprints for individual structures, are preserved in park archives, so that the documentation of the resource is excellent. Contributing.

7. MONUMENT REST ROOM. Imhof & Edwards/Robbins Engineering, 1975.

Constructed in a style harmonious with the rest of the park architecture, this facility was part of a broader program to improve sanitary facilities. Non-contributing.

8. MONUMENT REFRESHMENT STAND. Civilian Conservation Corps, 1937- 1938.

Timber frame with rough sawn wood siding. This structure was approved by the Commissioners in October 1937.<sup>17</sup> It was expanded with a 7' x 19' addition in 1956 using lumber from the old Lake Marcia refreshment stand at the beach.<sup>18</sup> The entire structure was made symmetrical by an expansion of the addition in 1968.<sup>19</sup> Contributing. Photo 1 of 30.

9. MONUMENT PARKING AREA. The large parking area adjacent to the rest room and refreshment stand was originally much smaller and gravelled. Park officials at the time decided that visitors should, for aesthetic and symbolic reasons, make the final climb to the Monument on foot rather than by car, and so parking was limited to this parking area on the ridge below High Point. The parking lot had to be enlarged on several occasions, particularly since 1960, and is now at least twice its original size. It was paved in 1990. It is surrounded by timber and boulder guard rails. In 1937 a picnic shelter was built here; it does not survive. Contributing.

10. HIGH POINT MONUMENT. 1930. Marion Sims Wyeth and Frederic Rhinelander King, architects. J.C. Runyon, electrical engineer. Beacon: Westinghouse Company. Ground broken, 1928. Capstone placed, December 1929.<sup>20</sup> Surrounding plaza completed 1930. Interior plaque, 1930.<sup>21</sup> A reinterpretation (with mild Art Deco accents) of the ancient Egyptian obelisk, it is slightly larger than the memorial it copied, the Bunker Hill Monument (1843) in Boston. In keeping with the style of the rustic architecture at the park, the monument is clad in rough-dressed granite. It's symbolic and sentimental associations with Sussex County and New Jersey have given it a significance far surpassing its nominal role as a veteran's memorial. More than this, it has become a true New Jersey scenic icon. Detailed original architectural and engineering drawings and specifications are on file in the park office. The structure cost \$256,000 in 1930,

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funds provided by Colonel and Mrs. Kuser. The site of the Monument, highest point in New Jersey (1,823') was used as a geodetic station as early as the 1850's. A tower was erected there for geodetic observations prior to 1881, by which time the "High Point" had become a famous and much visited scenic locale.<sup>22</sup> From 1890 through the 1920's, High Point was variously the site of bonfires, flagpoles, semaphores, and other features. Colonel Kuser first envisioned a permanent plaza and observation tower at High Point c.1912. The Monument was during construction considered as a possible fire observatory; the relatively poor viewing arrangement at the top defeated this notion. A 1952 proposal to install an elevator to the top was rejected for the same reason. The structure was repaired c.1958. The Monument was again restored in 1985.<sup>23</sup> New exterior lighting was installed in 1990. Key.

In 1964, five ski slopes going from the Monument down to Cedar Swamp Drive were proposed, but never built. Photo 2 of 30; see also Photo 30 of 30.

11. MONUMENT TICKET OFFICE SITE. A "substantial" ticket office selling admission tickets to the Monument was erected on the north (right hand) side of the Monument in 1931.<sup>24</sup> It has been removed for several decades. Contributing.

12. MONUMENT DRIVE. 1928. This scenic road up to High Point Monument was constructed by the monument contractor, the Hoffman Construction Co., to haul materials to the construction site. It was later made permanent and opened to the general public, with boulder guard rails, scenic vistas, and parking areas added. The boulder guard rails, which were much favored at High Point, were copied after those already in use at Bear Mountain Park. A large, eastward vista overlooking Kittatinny Valley was re-cut in 1990. In 1952, a road was proposed going from the old maintenance area, up the west side of High Point, to the north side of the Monument parking lot, thus making a loop road. This feature was never built. Key.

13. PARK RESERVOIR. 1928-1931. A large, below-ground structure which sits on the hillside south of the monument. Water from Lake Marcia was formerly pumped here to supply the park. It replaced a concrete reservoir constructed by the Kuser family on the hilltop east of Lake Marcia, which was built in 1911. The water supply system for the park was extensively reconstructed and repaired in 1991. The pump house on the hillside atop the reservoir was built in 1959. Contributing.

14. LAKE MARCIA NORTH COMFORT STATION. Civilian Conservation Corps, 1934.<sup>25</sup> Resembling a natural pile of boulders rising from the earth, this structure and its mate to the south are perhaps the apotheosis of rustic architecture at High Point State Park. Architecturally it is similar to the contemporary Trailside Museum and other park buildings in Bear Mountain/Harriman State Parks. Divided into men's and women's sections, the structures are of dressed, laid-up native stone with low-pitched hipped gable frame roof. The exterior surface is a veneer of boulders (a style revived on the later Sawmill Lake Dam). Roof is frame with wood shingles. An October 1934 photograph shows boulder curbs along the paths to the doorways; one section of this original pathway curbing survives along the rear of the north comfort station.<sup>26</sup> There was originally a massive boulder guard rail along the road by the

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North comfort station, now also missing.<sup>27</sup> The fiberglass panels in the roof were added in 1963.<sup>28</sup> Facilities in both upgraded and remodelled in 1975. The drinking fountain nearby was installed as part of the massive reconstruction of water supply systems in 1991. Contributing. Photo 3 of 30.

15. LAKE MARCIA PUMP HOUSE. Reutter & Associates, 1958.<sup>29</sup> This facility pumps water from Lake Marcia to the reservoirs near the Monument. A pump house and ice house were built in this area in 1926.<sup>30</sup> A later pump house and chlorinator was built here c.1929, designed by Wyeth & King. Non-contributing.

16. CAFETERIA BUILDING (Greyrock Inn/Nature Center). 1930-1931. Marion Sims Wyeth and Frederic Rhineland King, architects. A rustic, Tudor-revival style structure designed to take advantage of its spectacular location (chosen by Colonel Kuser). Patterned on an old Norman-style English tavern, the 181' by 47' masonry structure originally served as a restaurant and cafeteria. The structure was first proposed in 1925, suggested by a similar facility at Bear Mountain Park.<sup>31</sup> Planning for the structure began in 1927, and construction began in Summer 1930, soon after completion of the Monument (stone left over from the monument construction was used for quoins).<sup>32</sup> The interior forms an impressive cathedral space, with outstanding views of the Delaware Valley. Remodelling by the Young Adult Conservation Corps in 1977 replaced original multi-pane windows with single pane modern windows. The structure was re-roofed, and the rear veranda re-sided. The alterations are all modern and out of character. Several guard rail boulders on the perimeter of the eastern parking area have rolled down the hillside. Complete sets of original plan and elevation blueprints for the structure, including many drawings of interiors, fenestration, doors, porches, and other details, are on file in the park office. The rustic log furniture inside was built in 1936, originally for the Lodge.<sup>33</sup> In 1940, Manhattan landscape architect Hugh Findlay designed "Restaurant Gardens" to surround the building.<sup>34</sup> Key. Photo 4 of 30.

17. LODGE ANNEX SITE. "New Motel Units" here were designed in 1959 by Moon, Iwatsu, and Macksoud, and constructed in 1960 as auxiliary lodging for the main Lodge.<sup>35</sup> They were used in the late 1970's as housing for the Y.A.C.C. Abandoned since the early 1980's and vandalized, they were razed in 1987. Non-contributing.

18. SCENIC DRIVE. Olmsted Brothers, 1927-28.<sup>36</sup> In 1910, the Kuser family surveyed a scenic road which was to start at the Turnpike, approximately follow the present route of Scenic Drive, ascend High Point, and eventually follow the crest of the mountain out to the public road in Greenville, New York.<sup>37</sup> This was never constructed, but the general concept was revived with Scenic Drive in 1927. Designed to fully exploit the scenic possibilities of the terrain, this drive showcases most of the northern park's major features, with fine views of Lake Marcia, the Monument, Kuser Mansion, several vegetation types, picnic grounds, and scenic vistas (reopened in 1990 after becoming overgrown). Originally called "Heppenheimer Drive", after park commissioner Henry C. Heppenheimer, head of the Port Authority of New York, it is the sole road in the park designed exclusively for scenic purposes.<sup>38</sup> The boulder guard rails and rock

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work retaining walls on the right side near the entrance were constructed in 1935-1936 by the CCC.<sup>39</sup> Similar boulder guard rails were also added elsewhere in the park in 1935.

Three viewing towers were built along the Drive in the late 1920's, one of which survives. One "lookout point" built in 1928 was a tower 24' high, with a platform 12' x 14' on a point just slightly lower than High Point itself.<sup>40</sup> This appears to be the tower which survives today, which was reportedly reconstructed by the CCC in the 1930's, and by the YACC in the late 1970's. The location of the other two view points is uncertain. Original stone fireplaces near picnic spots along the Drive were removed in 1974, as the high winds and fragile vegetation in this area led them to be seen as unsafe.<sup>41</sup>

Small ski and toboggan runs were proposed starting at Scenic Drive in 1936.<sup>42</sup> In that year, over twenty miles of ski trails, both downhill and cross-country, were built in the park. One, apparently a ski jump, began at Scenic Drive and went east down the mountain towards the Maintenance Area. It is still visible today on the Appalachian Trail. It started on Scenic Drive near the sharp bend at the first picnic area, and went down the mountain to the maintenance area. As the jump exits Scenic Drive, stone retaining walls are visible. All features Key. Photo 5 and 6 of 30

19. APPALACHIAN TRAIL. The existence of High Point Park as a new public open space was a determining factor in the planning, location, and construction of the Appalachian Trail in the 1920's and 1930's. The Appalachian Trail runs the length of the park, and is an integral part of its trail system. Contributing.

20. KUSER ROAD. Olmsted Brothers, 1924. Extant by c.1875. Improved 1890, 1910, 1924. Although a road from the Turnpike (Route 23) in to Lake Marcia was probably in existence prior to the Civil War, the road in its present form dates to 1924.<sup>43</sup> A prime example of early park road construction, sinuous, gently curved, and graded. Like most of the other early roads in High Point Park, Kuser Road was originally paved with crushed shale coated with tar, which produced an asphalt-like surface.<sup>44</sup> Harkening back to Frederick Law Olmsted's great park roads in New York City, Kuser Road represents one of the first significant improvements made under the plan prepared by his sons. The massive stone wall embankment and boulder guard rail at Hairpin Turn, in front of Kuser Mansion, was built in 1923-1924, as was the island in the road beyond the park entrance booth,<sup>45</sup> where it splits around Profile Rock (described in the 1920's as a "sentimental landmark" at High Point). Both features were designed by the Olmsted Brothers.<sup>46</sup> South of Hairpin Turn, the embankment is perforated by a massive stone staircase, now in disuse, which leads from the Old Beach up to Kuser Road and the Lodge. Key. Photo 7 of 30

21. OLD LAKE MARCIA REFRESHMENT STAND SITE. A large refreshment stand with a fireplace and tables was built northwest of Kuser Mansion, near the bottom of the log staircase and west of the present parking area, in 1929.<sup>47</sup> Still extant in 1958, this facility was apparently demolished c.1959, when the Lodge Annex was built. Contributing.

22. LOG CABIN SOUVENIR STAND SITE. North of the old Refreshment Stand, in front of the Lodge Annex site, and west of the present parking area, a two story log cabin was built in 1933.<sup>48</sup> This served as a souvenir stand and later as a ski shop, with living quarters

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upstairs. It seems it was razed c.1959, about the time the Lodge Annex was built, part of the planned alterations and improvements to the Lake Marcia/Kuser Mansion area. Contributing.

23. MANSION PARKING AREA/OLD PLAYGROUND. Early drawings of the High Point Inn property indicate that the barn and carriage house of the Inn were located in this area, now the parking lot north of the Mansion.<sup>49</sup> Built in 1890, these structure(s) were razed by the Kusers in 1910. A portion of what is now the Mansion parking area, near Hairpin Turn, was originally (1926) a playground for team sports such as volleyball, as well as outfitted with swings, a merry-go-round, etc. A parking lot for the Lodge was also added in 1925. In 1930, the volleyball playground was replaced by an expansion of the parking lot.<sup>50</sup> The playground was last used when the Old Lake Marcia Refreshment Stand was torn down; the playground equipment was removed thereafter.<sup>51</sup> Contributing.

24. EVERGREEN PARK. Located between the Lodge and the Cafeteria Building is a large park planted primarily with pitch pine and other evergreens, as well scrub oak, ferns, blueberries, and other flora native to Kittatinny Ridge, here highlighted for park purposes. This was originally established by the Kuser family. The park is divided by several paved drives. The eastern one, closest to Kuser Road, was constructed in 1927 to provide an alternative route between the Lodge and the old service area (now the southern part of Cedar Swamp Picnic Area), Kuser Road itself being congested with automobile traffic on busy days during the early park period.<sup>52</sup> The two western drives serviced the Cafeteria Building, apparently as entrance and exit drives. Some of the drives have boulder guard rails. Contributing.

25. ZINC PARK DEDICATION TABLET / HAIRPIN TURN Mounted on a massive masonry pillar attached to a boulder near Hairpin Turn, this plaque was donated by the New Jersey Zinc Company in 1925, and was appropriately cast of solid zinc.<sup>53</sup> Near the zinc tablet are the footings of a now-vanished 45' wooden flagpole, which was installed prior to 1925.<sup>54</sup> Contributing. Hairpin Turn was the name given early on to the sharp left-hand turn up off Kuser Road towards Kuser Lodge

26. HIGH POINT LODGE (High Point Inn/the Manor House/the Mansion House/the State Building/the Museum/the Inn/the Lodge/Kuser Mansion). R.W. Dissosway/Robert W. Shoppell and Co., 1890. Alterations: Foster, Gade, and Graham, 1911. Renovations: Moon, Iwatsu, and Macksoud, 1958. Current restoration plans: Nadaskay Kopelson, 1986. Originally 300' long, this 180' by 60' structure was shortened by the Kuser family and remodelled as a private residence. Following the 1911 alterations the Kuser family referred to the structure as "High Point Lodge".<sup>55</sup> The exterior features of the old High Point Inn are effaced, yet its siting, mass, and relationship to the natural landscape clearly designate it as the 1890 High Point Inn, now dressed in Colonial Revival style. Historically this structure is the focal point of the entire High Point Historic District, as it played the leading, central role in its architectural development for recreational purposes from 1890 to 1941. After the Monument, it remains the most significant architectural presence in the park. The chimneys and fireplaces were constructed during the 1910 renovation of stone quarried in the Burrow's Farm Quarry, not far distant.<sup>56</sup> A variety of

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evergreens were planted around the Lodge, as well as the Gate House, in 1925, supplementing those planted by the Kusers in 1911.<sup>57</sup> The 4' retaining wall around the lawn was added in 1926.<sup>58</sup> The interior of the structure was partially remodelled on several occasions by the State of New Jersey. The service area under the porches, including that along the north end of the structure, was enclosed c.1933, and the second floor divided into smaller lodging rooms c.1937.<sup>59</sup> The roof was repaired in September 1954 after a small fire in the attic (the contractor was J.L. Judd, also contractor for the Lodge Toilet Houses and the Cafeteria Building in 1930). Following the fire, the electrical systems were extensively renovated in 1956-1957.<sup>60</sup> The front porch and stairs were extensively rebuilt by the Department in 1963.<sup>61</sup> The structure served as the High Point Inn from 1890 to 1910, from 1910 to 1923 as the Kuser summer residence, and thereafter as a park facility. It served as park headquarters, museum, and multi-purpose visitor's center from 1923 to 1967, and as lodging from 1945 to 1977. The second floor had eight guest bedrooms and the third floor fourteen. The disposition of the extensive museum collection once housed here (called the second largest in the State) is unclear. Some items were transferred to the State Museum in 1970, other items to Nature Center, Park Headquarters, or Ringwood State Park in 1977, and some items have been lost or stolen. Closed since 1977, and slated for demolition on several occasions, the structure presently awaits a long-promised restoration, for which funding has been secured by the New Jersey Legislature. Nine sheets of original 1911 blueprints are on file in the park office. There are also numerous blueprints for subsequent alterations and repairs, including a full set of as-is drawings prepared by Nadaskay Kopelson in 1986, an accurate record. Originally a driveway went behind the mansion, culminating in a cul-de-sac on the south side. Key. Photo 8 and 9 of 30.

27. SUSSEX BATTERY CANNONS. Two 1,900 pound bronze Civil War cannons designed to fire twelve pound balls, along with their caissons and equipment, were donated to High Point Park in early 1924. They were given by the Estate of Captain Daniel Bailey of Vernon. Bailey obtained the cannons in 1879 for "The Sussex Battery", a ceremonial unit which fired salutes at various patriotic occasions as late as 1918. The cannons were a fixture on the lawn in front of High Point Lodge for many years, and were placed by the Monument c. 1965-1970. The location of the cannons is currently undetermined, but their historic significance as outdoor artifacts at the park remains important. Contributing.

28. LODGE TOILET HOUSES. Joseph L. Judd, 1930.<sup>62</sup> Built to service the Old Beach at Lake Marcia, these two "rough stone bathrooms" are on the hillside behind Kuser Mansion. Construction was completed by September 1930.<sup>63</sup> They exhibit perhaps the last gasp of "privy mentality" in Sussex County. They were placed here for sewage disposal purposes: after passing through two holdings tanks, the liquid effluent simply flowed out a pipe and down the hillside. Additionally, their out-of-the way location presumably afforded users privacy. Both structures are identical; the upper (originally women's) is intact; the men's (lower) is altered to an office and storage space. The one-story, dressed, laid-up masonry structures with hipped gable roofs, broad eaves with elaborate roof brackets, and multi-pane doors and windows have been in disuse

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for decades, and are abandoned and in fair condition. The architect, Judd, was a Montague contractor and supervised the construction of the Cafeteria Building (the eaves brackets on the toilet houses is a copy of those originally on the Cafeteria Building porch). A huge concrete staircase leads between the two structures. They were last used when the Old Lake Marcia Refreshment Stand was torn down.<sup>64</sup> Contributing. Photo 10 of 30.

29. OLD LAKE MARCIA BEACH. The original beach was located on the west shore of Lake Marcia just below Kuser Mansion (a staircase leads between the two). The High Point Inn operated a boat house and pier, with a long staircase up to the Inn, in this location beginning in 1890.<sup>65</sup> In 1925, white sand was brought in to form a bathing and boating beach (which was enlarged on several later occasions) and massive 200' stone walls and steps (extant) were constructed along the shore, making it a wading-type beach.<sup>66</sup> The beach had to be enlarged several times through the late 1920's. A September 1934 photograph shows the beach with attractive, Adirondack-style rustic log guard rails and fencing, as well as a ticket booth for bathing and boat rentals, bath houses, and a long wooden pier extending into the lake.<sup>67</sup> The old beach here was slated for replacement by 1952. Proximity to Kuser Road, extensive shade, and a steep drop off in Lake Marcia were cited as the site's major flaws.<sup>68</sup> The area is presently used as a picnic ground. The foundations of the bathing pier and other structures are present. Contributing. Photo 11 of 30.

30. OLD LAKE MARCIA BEACH TICKET STAND SITE. Directly south of the Refreshment Stand was located the Ticket Stand, which also seems to have been demolished by 1956.<sup>69</sup> Both were located in the central, terraced area of the sand bathing beach; no evidence of either structure is visible today. Contributing.

31. OLD LAKE MARCIA BEACH REFRESHMENT STAND SITE. The Refreshment Stand was located south of the Gent's Bath House; it was built c.1933 and demolished by 1956. Contributing.

32. LAKE MARCIA LOG CABIN DRESSING ROOM (BATH HOUSE) SITES. Directly across Kuser Road from the Mansion, near the Old Lake Marcia Beach and on extreme opposite ends of the Refreshment Stand and Ticket Stand area, were located two small Adirondack style men's and women's log cabin bathing and dressing rooms. The Women's Log Cabin Bath House with a broad porch and rustic seats (pictured in early park brochures) was built on piers on the south side of the sand beach, directly across Kuser Road from the comfort station, in 1925.<sup>70</sup> The Gent's Log Cabin Bath House was at this time being planned (a tent was used in its stead); it was completed on the north side of the sand beach in 1926.<sup>71</sup> Both fronted directly on the beach. They were demolished perhaps as early as 1952, and certainly no later than 1957, when the present beach and bath house were developed. The foundations of the men's dressing room is still evident, and is now a platform for a picnic table. A small set of stone steps leading from Kuser Road can be seen near the Women's Dressing Room site, but the location of the cabin itself is effaced except for a long rubble footing which seems to have supported the rear wall. Contributing.

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33. LAKE MARCIA CARRIAGE ROAD/PATH. The remains of a path/drive are visible around Lake Marcia, developed first by the High Point Inn and later by the Kusers. Stonework and fill were placed along the shore in an effort to create a kind of sea wall atop which the drive was built. In some areas the drive is still quite visible; in other areas, particularly where it was near the water on the east shore, it has almost entirely washed away. The original Kuser road network included a carriage road around Lake Marcia (now the shale footpath), which split off from the main entrance road near the Old Beach. A miniature log boardwalk with log railing several hundred feet long was constructed around part of Lake Marcia in August 1925.<sup>72</sup> This is depicted in early park photographs.<sup>73</sup> Another 500' of boardwalk was built along Lake Marcia in 1931.<sup>74</sup> A new boardwalk was built in 1935. Both were reportedly removed prior to World War II. Contributing.

34. BEAR PIT SITES. The original bear pen, or pit, built 1928, was located on the lawn below Hairpin Turn, above Lake Marcia. This old bear pit site is visible: about 50' of the wall is covered in poured concrete, and foundations and depressions for walls and other features of stone and concrete, as well as the remains of bars are visible also. The remains of another much smaller animal enclosure are visible south of this against the wall. A second bear pit, replacing the first one, was built in 1933 against a hillside west of Kuser Road.<sup>75</sup> This large bear enclosure was rebuilt in 1935 after the bear tore a man's coat.<sup>76</sup> It was part of a broader zoological aspect which the park cultivated in its early years (à la the Trailside Zoo at Bear Mountain), continuing the Kuser custom of a deer and elk enclosure (removed in 1945). The pit was essentially a rectangular area enclosed by a twelve foot high iron fence, later itself enclosed in a chain link fence.<sup>77</sup> The Bear Pit was rebuilt with new fencing in 1967, and finally demolished in 1983. Contributing.

35. BEAR PEN REFRESHMENT STAND SITE. A CCC-era refreshment stand, similar to the Monument Refreshment Stand, once stood in the Bear Pit area. Extant in 1964, it disappeared soon thereafter. Contributing.

36. LAKE MARCIA SOUTH COMFORT STATION. 1934. Identical to the north toilet house described above. Contributing.

37. CHILDREN'S PLAYGROUND/PICNIC GROVE. Established 1925.<sup>78</sup> The establishment of playgrounds was an early priority for park officials. In 1925, swing sets, swinging rings, and hand merry go rounds were installed at this and other locations in the park, an idea taken from Palisades Park.<sup>79</sup> A total of fifty stone fireplaces were constructed between 1924<sup>80</sup> and 1926;<sup>81</sup> they have been replaced with fixed steel barbecues. Contributing.

38. FIELDSTONE SHELTER SITE. 1925. Fieldstone Shelter, a 1925 picnic shelter (the first one built in the park) similar to the Scenic Drive shelters, was located in the center of this picnic area. Shorter than the Scenic Drive shelters, it had a gable-end roof and one gable end chimney. This shelter was repaired in 1963, and finally razed in 1982 due to deterioration, but the site is evident, and a good photographic record of the structure exists.<sup>82</sup> The remains of the shelter were dumped at the Shale Quarry. Contributing.

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39. "OLD TRAIL". 1890. This woods road, between Route 23 and the picnic grove, was the road used during the High Point Inn era by carriages bringing guests. The road was closed by the Kusers in 1910, and is now a hiking path. Contributing.

40. LAKE MARCIA REFRESHMENT STAND SITE. Mahony & Zvosec, 1968-1970. The most anomalous structure ever built in the park. Constructed by the Department of Conservation and Economic Development, it stood in garish contrast to the large body of successful rustic architecture (built both before and after it) which exists in the park. In 1991, a small adjacent blockhouse of utilitarian nature was constructed. The stand was demolished in early 1993. Non-contributing.

41. LAKE MARCIA BATH HOUSE SITE. 1927.<sup>83</sup> In 1890 the High Point Inn constructed a picnic pavilion on this point of land where the bath house formerly stood.<sup>84</sup> This pavilion did not survive long into the Park period, if at all. The bath house was built in 1927 and had a masonry foundation and laid-up stone piers, and was constructed as a dormitory, recreation hall, meeting room and "big rustic mess hall" for first the Girl Scout camp which was established on the peninsula here in 1926,<sup>85</sup> and later Boy Scout camp which operated here until 1936. It served as a refreshment stand in the late 1920's. Immediately east of the structure was located a much smaller kitchen building, built c. 1930, a one story frame structure with a large stone gable end chimney; it does not survive, nor is the site evident. East of this, close to Scenic Drive, was the camp toilet, of which no evidence is visible. The concept of re-using the large structure as an interim, temporary bath house was proposed in 1952 (conversion designed by Gordon G. Hillgartner of the state park service). The building was developed as a bath house/first aid station/garage when the new beach was finally built in 1957.<sup>86</sup> Funding for a permanent replacement facility did not materialize, and it was renovated again in 1963, and again in 1969.<sup>87</sup> The alterations were of poor quality, and the integrity of the structure was thus suspect. The structure was demolished in July 1992; about 60% of the old foundation was used in the structure now under construction. The new bathhouse / concession facility was designed by Nadaskay / Kopelson. Contributing.

42. NEW LAKE MARCIA BEACH. The sand bathing beach north of the bath house, first planned in the 1930's, was built in 1957.<sup>88</sup> Shale was used to fill in swampy areas along Lake Marcia, and white sand was trucked in to form the beach. It was improved and reconstructed in 1981, and doubled in size in 1985. Contributing.

43. LAKE MARCIA PARKING AREA AND REST ROOM. The large parking area south of Lake Marcia dates to c. 1957. It replaced a large picnic grove. In 1931, three shelters were built for the Boy Scout and Girl Scout camps. They do not survive, and may have been in this area.<sup>89</sup> The stone-lined watercourse carrying the overflow of Lake Marcia (Red Brook) is apparently of park commission or CCC vintage. A modern rest room facility at the southern end of the parking area also dates to c. 1960. It was upgraded in 1975. Red Brook watercourse contributing; otherwise non-contributing structure and features.

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44. DEER RUN PICNIC SHELTER. A 1933 map shows a picnic shelter in this locale.<sup>90</sup> Whether this is the present shelter or not is unclear. Several Adirondack-style rounded log picnic shelters very similar to this one were built by the CCC at Stokes State Forest in 1935. It serves the same function as the earlier Scenic Drive shelters, but without fireplaces. Twelve log timber supports with bracing and rafters enclose a picnic shelter measuring 25' x 50'. The roofing is replacement. Contributing. Photo 12 of 30.

45. SCENIC DRIVE PICNIC SHELTERS. Kelly & Cowan, 1929.<sup>91</sup> Colonel Hugh A Kelly of the Governor's staff drew a plan for a proposed type of "shelter house and dining hall" at High Point in July 1928, soon after Scenic Drive was completed.<sup>92</sup> This was for the Scenic Drive shelters, the "new shelter houses and fireplaces" which were completed the following year, in June 1929.<sup>93</sup> Shelter #1 (southern) and #2 (northern) are identical, and consist of ten laid-up rubble masonry piers (five each side), standing 7' tall, surmounted with a semi-hipped gable end frame roof (which is sheathed in recent composition roofing). This encloses a 30 x 50 foot covered space for barbecues and picnics. Both have two gable-end fireplaces with chimneys. The shelters originally had bench railings (now missing) around their perimeter, between the masonry supports.<sup>94</sup> Shelter #2 is built entirely of native Shawangunk conglomerate, while Shelter #1 is of mixed stone. The earlier and now-demolished Fieldstone Shelter was similar to these, but shorter. Park records note three shelter houses being built in 1929, suggesting that there was a third shelter elsewhere which is missing. Another curiosity is that a 1933 map indicates the southern shelter at this site being oriented east-west, not north-south as the present shelter is.<sup>95</sup> This combined with the different construction materials may suggest that Shelter #1 was built later, but to match the northern shelter. Contributing structures. Photo 13 of 30.

A playground area is located near both shelters, an original function. Across Kuser Road is a water pump, originally a well with rock work ornamentation which has not survived. Several large excavations are present in the woods near these shelters, presumably where fill or stone was quarried.

46. SCENIC DRIVE REST ROOM. Imhof & Edwards/Robbins Engineering, 1975. This modern rest room building northwest of the Scenic Drive shelters replaced a previous pit-toilet facility near the edge of the woods east of the present rest room. The foundation of the original rest room is still visible. Non-contributing.

47. PARK ENTRANCE BOOTH. Constructed c.1984 in a style harmonious with the rest of the park architecture, this structure replaced a temporary, portable booth. Non-contributing.

48. ENTRANCE LODGE (THE GATE HOUSE) AND GARAGE 1911. Built by the Kuser family as a gate house to their estate, this handsome two-story structure is built of dressed, laid-up native stone with semi-hipped, gable-end wood shingle roof in a Tudor/Eclectic style. Floor plan is rectangular, with a one and one-half story projecting round tower with conical roof on the north side and a one and one-half story gable-end wing projecting from the south side. It has eight rooms as well as a high stone wall around it to buffer it from adjacent highway traffic, and a detached masonry garage with hipped roof. It was literally the gate through which all

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traffic to High Point Estate passed (the gate is between the house and the garage). The stone for the structure was quarried at the Burrows Farm Quarry, nearby to the south. Key structure.

The present entrance drive to the park, due east of the Entrance Lodge, was constructed in the mid-1920's, when visitation became so great as to make use of the old entrance gate impractical. Photo 14 of 30.

49. IRIS INN (High Point State Park Headquarters/Visitor's Center). Civilian Conservation Corps, 1941. Built in the Rustic Style, this structure seems almost an Adirondack-style interpretation of a Medieval Tudor structure. A two-story dressed, semi-coursed native stone structure with gable ends clad in wavy-edge rough sawn clapboard, and a small vestibule attached to the front. The interior forms a large, impressive hall with exposed ceiling beams forming a thirty-foot cathedral ceiling. The foundation was repaired in 1965. The western half of the structure was sympathetically altered in 1967 with park offices on the ground floor and kitchen and storage on the second. The parking area was added in 1977. Covered passageway added to the rear, 1992. There are two exposed gable-end chimneys and one massive central chimney, all of dressed, semi-coursed stone, which comprise a major exterior and interior feature of the structure. Windows, placed in massive timber jambs and lintels, were originally four or six pane fixed; now mostly replaced with thermopane windows with simulated mullions. Interior and exterior doors are massive, with wrought iron hardware. The interior suffers from the recent addition of an intrusive hanging space-heating system. Some of the rear windows have been sealed with cinder block as well. The structure was designed to serve as a tea and refreshment house, with a kitchen and dining room. The discontinuation of the CCC made completion of the interior impossible, and it was left 75% complete in November 1941.<sup>96</sup> It was used for storage and seasonal offices until 1967. The pond in front once had growing in it blue irises, planted by the Park Commission, from whence the structure took its name. Key structure. Photo 15 of 30

50. BURROW'S FARM QUARRY. Located just south of the A. T. & T. facility, this quarry was opened in 1910 on property acquired from the Burrows family. This rock ledge was subdivided from its surrounding land in the 1850's, soon after the arrival of the Erie Railroad in Port Jervis, suggesting that it was viewed as a valuable source of stone even then. The road up to the A. T. & T. facility originally served the quarry (and later the Appalachian Trail), which extracted Shawangunk conglomerate stone from the western face of the ridge. The quarry was opened to provide stone for construction of the large chimneys and fireplaces in High Point Lodge (Kuser Mansion), and for construction of the entire Gate House. Stone from the quarry was also used in later park construction projects, including the Cafeteria Building. Visible at the site today are piles of waste rock and numerous drill scars on the rock face. Contributing.

51. AMERICAN TELEPHONE & TELEGRAPH MICROWAVE FACILITY. This large microwave transmission facility was constructed by A. T. & T. on an acre of land leased from the State of New Jersey in 1957; the facility was expanded in the 1960's.

52. STEENYKILL LAKE AND CABIN COMPLEX. Olmsted Brothers, 1930. Updated by United States Department of the Interior, National Park Service/New Jersey High Point Park

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Commissioners, Branch of Planning, State Park Division, 1935. Construction: Hoffman Construction Co. (1931-1932); High Point Park Commission/Civilian Conservation Corps Camp SP-8, Company 1280, Camp Kuser (1935-1941) All structures and features contributing.

**53. STEENYKILL LAKE CABINS #1 AND #2. Civilian Conservation Corps, 1941.**

These were to be the first two of twelve such year-round cabins proposed for a Steenykill Lake cabin colony, part of a broader attempt to develop the park as a winter sports center. The cabins were first proposed in 1936.<sup>97</sup> Photo 16 of 30.

The northern cabin is #1 (built first, in Summer 1941), and the southern cabin, closest to Route 23, is #2 (built second).<sup>98</sup> In floor plan and construction the cabins are identical. #1 has a slightly different porch arrangement due to topography. The chimney of #2 is different from that of #1: by the time it was built the CCC had been discontinued, and so the park commission was forced to hire an outside mason to complete the work. While the chimney of #1 is typically neat, square-cut CCC masonry, that of #2 is of common, laid-up rubble, like that of hundreds of other summer cabins in northwestern New Jersey.

The cabins are one story timber frame with stud walls clad in natural, rough sawn wavy edge clapboard. A broad porch spans the front and side walls of the cabins, which are constructed on poured concrete piers. The interiors include living room, kitchen, bath, three bedrooms and hearth. Both cabins are set back from the entrance road, have circular, shale paved drives, and good views of Steenykill Lake. In general they embody many of the features common to rustic resort cabins of the period. Detailed original blueprints for both are on file in the park office.

**54. STEENYKILL LAKE AND DAM. 1931-1938.** An impoundment of the Steeny Brook through a former cedar swamp, this was the first of four proposed artificial lakes at High Point (Steenykill Lake, Sawmill Lake, Shale Lake, and Lake Montague — the last two never built). It was initially proposed by the Olmsted Brothers in 1930 as "Steeny Brook Lake".<sup>99</sup> It was hoped it would be completed by Summer 1932.<sup>100</sup> Design work on the project was finished, and excavation for the dam and construction of the concrete core wall, both by the Monument contractor Hoffman Construction Co., were underway by 1931.<sup>101</sup> New roads were cut beginning in January 1932, but all work was abandoned in March 1932 due to the Depression.<sup>102</sup> The project was revived by the CCC and construction of the dam was revived in November 1935;<sup>103</sup> the gates were shut on the dam in June 1938,<sup>104</sup> and the lake was full by Summer 1939. The dam is 1,200 feet long and 45 feet high, with a concrete core wall, built along the north end of the swamp, and impounds a 39 acre lake. Steenykill Trail now follows the dam. The spillway, at the eastern end of the dam, is designed to resemble a natural formation of rocks and boulders. With the dam reforested, the entire impoundment appears highly natural. The only notably artificial feature is a drain culvert and embankment in the center of the levee. Otherwise, it appears totally natural, in contrast to the highlighted artificiality of Sawmill Lake Dam. Photo 17 of 30

**55. STEENYKILL CABINS ROAD/STeenykill BOAT LAUNCH ROAD.** Prior to the construction of Steenykill Lake, this was the route of the Coleville-Carpenter's Point

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Turnpike (now Route 23). The original Turnpike followed the road to the cabins vicinity, descended into the swamp (now the lake bottom), emerged on the other side (now the Steenykill Boat Launch road), and continued down the mountain. Route 23 was afterwards relocated southwest of the new lake. This road, now recreational, follows the route of a footpath used by Arendt Schuyler in 1694, and which was a prominent trans-mountain route by the late 18th century.

Beyond the cabins is a woods road which leads to the dam. Of CCC vintage, it was to serve the never-built remainder of the cabin colony.

56. "MANSION RIDGE ROAD". This road, which has no formal name, leads from Steenykill Cabins #1 and #2, diagonally north up the Mansion Ridge to the Lodge Annex Site. It appears on maps by 1908, and was a branch of the Coleville-Carpenter's Point Turnpike, which it intersected near present-day Steenykill Cabin #1. It seems to have been built c. 1890 as an alternate access to the High Point Inn. Contributing.

57. STEENYKILL TRAIL. Constructed by the CCC c. 1939, after the completion of Steenykill Lake, this trail was intended to link the Steenykill Lake area with the Monument/Lake Marcia area. It begins on Route 23, crosses Steenykill Dam, and ascends the mountain to meet the Monument Trail. Large quantities of fill were used to prepare a raised tread way through rocky areas, massive steps were constructed through steep sections, and a massive culvert was constructed. Borrow pits, where fill was quarried, are visible along this trail, as they are along the Monument Trail. Contributing.

58. OLD SKI JUMP AND TOBOGGAN SLIDE. This ski jump and toboggan slide were designed in 1936,<sup>105</sup> and constructed c. 1940 when the park was being developed with winter activities. It was intended for advanced-level skiers, and went down the ridge from a point north of the Mansion, and to the west of the Cafeteria Building, down to Steenykill Lake road, to the area behind the Steenykill Cabins. The ski jump was re-cut c. 1960, creating a broad, bare swath from just below the Cafeteria Building to Steenykill Lake.<sup>106</sup> It was abandoned, however, after its competition with area ski resorts became a matter of controversy.<sup>107</sup> It is now substantially overgrown with trees. Contributing.

59. HOUSE SITE. A house, unidentified, is shown on the 1860 Map as being located on the east side of the Turnpike just south of Steenykill Swamp (now lake), approximately where Steenykill Lake Road turns off Route 23. The site of the house is now not apparent, and may have been destroyed by the re-routing of Route 23 after construction of the lake. Contributing.

60. COLESVILLE-CARPENTER'S POINT TURNPIKE/ROUTE 23. This road has been subjected to at least two major widenings and realignments. It was widened and improved in 1926.<sup>108</sup> The road was almost annually repaired, rebuilt, and enlarged from the 1920's through the 1930's. It was substantially altered and reconstructed in 1933, resulting in the present roadway, which replaced large portions of the old. A major re-alignment and widening of the western descent to Port Jervis occurred in 1959-1961.<sup>109</sup>

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61. COLESVILLE-CARPENTER'S POINT TURNPIKE FARM SITE AREA At one time there were at least six farmsteads and tenant houses owned by the Cole, Bross, and Hoffman families on the Colesville-Carpenter's Point Turnpike in present-day High Point State Park.

From east to west, these were as follows (all sites contributing):

1. A house owned by M. Cole, now the Dyer Cottage (see Dyer Cottage, #70).
2. A house owned by Lydia Cole, later called the Gordon Farm (see Gordon Farmstead Site, #65, below).
3. A house owned by L. Bross, west of the Gordon Farm and now visible as a foundation on the north side of the abandoned and overgrown stretch of Route 23 west of the Old Maintenance Area.
4. A house owned by L. Hoffman, now the Iris Inn vicinity. No trace visible, but many stone fences, old orchard trees, and perhaps even the pond itself testify to the past usage of the area.
5. Another house owned by L. Hoffman, to the west of the present Gate House (see Hoffman Farmstead, #63).
6. A house owned by L. Bross, near the Old Trail (see L. Bross Farmstead, #62).

The area in which these farms operated was still actively cultivated into the early park period. Overall, the area of agricultural activity covers a mile along the Turnpike, and a third of a mile both north and south of it. Some open fields also survive, and numerous massive stone fences demarcate former agricultural lands. Much of the farmland is in various stages of re-growth.

62. L. BROSS FARMSTEAD SITE. Located northeast of the intersection of Route 23 and the "Old Trail", this farmstead was established in the early 19th century. It was later purchased by the Kuser family. The farmhouse survived into the early park period. Only a collapsed cellar hole, clearings, and stone fences survive to record its existence. Directly across Route 23, an old woods road, established prior to 1860, proceeds south towards the intersection of Sawmill and Ridge Roads. Contributing site.

63. HOFFMAN FARMSTEAD SITE. Southeast of the L. Bross farmstead was a tenant farm owned by the Hoffman family c.1860. No evidence of the structure survives, but a short length of the original Colesville-Carpenter's Point Turnpike is preserved just east of Route 23, due north of the Gate House. Road widenings and improvements have apparently effaced evidence of this farmstead. Contributing.

64. SCHOOL SITE. Southwest of the Bross farmstead site, near the present fork of Sawmill and Ridge roads, was located c.1860 a school and an unidentified house. No trace of either is visible today. Contributing.

65. GORDON FARMSTEAD SITE. Part of this farm complex was later occupied by the High Point Maintenance Yard (see #66). As of 1933, three structures from this farm complex survived; none survive today. They were as follows (all structures contributing):

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1. GORDON DWELLING HOUSE SITE. On the right hand side of the road into the Old Maintenance Yard, near Route 23, stood the Gordon dwelling house. A few large shade trees here were perhaps associated with the structure, but otherwise no trace of it is visible.

2. GORDON BARN/CARPENTER SHOP SITE. One building in this complex, called either the white barn or the carpenter shop, was an old bank barn, later clad in artificial siding and used for offices and storage. A typical German-style bank barn, the forebay was used for cattle and the upper mow for hay and storage. Probably built c. 1860-1880, this structure was the only surviving agricultural structure in the park, and was also certainly also the oldest structure in the park. The area east of the barn was a cow pasture, while the area north of it was an orchard. In 1963, the barn was remodelled with windows and floors, and sheathed with asbestos shingles.<sup>110</sup> In the Spring of 1991, some four months after the preliminary Historic Register nomination was submitted, this barn was demolished by the Division of Parks and Forestry. The site is now landscaped and seeded.

3. WAGON HOUSE, WOOD SHED, AND HENNERLY SITE. This was located across the road from the barn. No longer extant, and no trace is evident.

Also in the area are fields, stone fences, foundations, and vegetation patterns which amply attest to the agricultural heritage of the area. The large lawn/meadow areas along Route 23 are former fields which have become mown lawn. The area east of the Gordon farm was the cow pasture, while the area to the north was the orchard.

66. OLD PARK MAINTENANCE YARD. Included in the above farm site, northwest of the barn site, are seven frame buildings dating from 1939. Five maintenance structures were built at the park in 1939 (noted below). The complex is at present used jointly by the New Jersey Department of Transportation and the Mountain View Youth Correction Facility. These structures were built by park personnel using CCC-type National Park Service plans to serve as a maintenance yard for the park. Longtime park employees have noted that these structures were built by park employees prior to World War II. Tom Mc Laughlin, head of the NJDOT High Point Maintenance Yard and an employee there for thirteen years states that his conversations with former longtime employees, including members of the Fuller family, indicated that the structures were built during the WPA era in the mid 1930's, and that the current Tool Room was a barracks, and the Garage a mess hall. However, it is not clear if these structures ever served as such. He notes that at least one of the smaller structures was moved here from the Lake Marcia area.<sup>111</sup> John Fuller indicated that this was the oil shed, which at Lake Marcia formerly served as a blacksmith shop.<sup>112</sup> The structures are of heavy timber framing with half-lap joints, rough sawn wavy edge rustic siding and rounded-end rafters, identical to the construction of such documented CCC projects as the Steenykill Lake Cabins and the Monument Refreshment Stand. Contributing site. Also in this area is a short segment of old Route 23, reflecting the period prior to c. 1935 when the present highway was constructed.

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As of 1939, this complex consisted of seven structures. <sup>113</sup> On the west side of the road, south to north (all structures contributing):

1. Store House (also called Tool Room). This 60' by 20' structure was built for storage purposes in 1939. It is also said to have been a barracks (unconfirmed). It is currently known as the Tool Room, and is in good condition. Photo 18 of 30.

2. Repair Shop (also called Machine Shop or Multi Purpose Shop) This 60' by 30' structure was built in 1939. It now serves as the Sign Shop and is in excellent condition, having been recently repainted. A small evergreen park is located in front of the structure. Photo 19 of 30.

3. Blacksmith Shop. This roughly 15' by 15' structure was originally located at the Lake Marcia service area, and was relocated here. It is presently used for storage, and is in fair condition. Photo 20 of 30.

4. Engine House. This structure is shown as located at the end of the road into the service area, northwest of the other structures. The site today is not evident, nor is the precise purpose of the structure known.

On the east side of the road, south to north:

5. Oil House. This 20' by 30' structure was built in 1939. The siding and foundations appear to have been replaced. It is presently used for storage, and is in fair condition. Photo 21 of 30.

6. Truck and Equipment Shed. This 90' by 30' truck and equipment building was built in 1939. The structure is also said to have been a mess hall (unconfirmed). The structure is currently unused, in dilapidated though not irreparable condition, and threatened with demolition. [Structure demolished Spring 1992].

7. Cement House. This 12' by 14' structure was built in 1939. <sup>114</sup> It is presently used for storage, and is in poor condition.

West of area are several rows of white pine trees, apparently planted by the CCC to serve as windbreaks for the Maintenance Yard -- the farm acreage beyond, now grown back to forest, still having been active at that time. The New Jersey Department of Transportation added a large garage and sand/salt storehouse to this service area in 1971, located to the northeast of the older area. <sup>115</sup> Also added were a trailer, which serves as their office, and a large parking area for road maintenance equipment. North of the trailer-office is a metal shed of unknown age which is of no significance. With the exception of the 1971 structures, these are contributing structures and a contributing site.

67. OLD DISPOSAL AREA. North of the Gordon Farm/Old Maintenance Area, two roads fork off and proceed north towards the State Line, both following a plateau on the side of Kittatinny Mountain which shows numerous signs of former farmland cultivation such as stone fences. The western road (dirt) ultimately arrives at the High Point Shelter on the Appalachian Trail, and was presumably used in the construction of the shelter. Along this road, just south of the shelter, are borrow pits and piles of disturbed rock, possibly the result of quarrying activities

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during shelter construction. The eastern, shorter road (paved) arrives at a shale quarry, still actively used by Parks and Forestry. West of this shale quarry, on the edge of the forest, is a roughly two acre landfill presently used by Parks and Forestry to dispose of "clean" debris such as asphalt, demolition debris, and other material. Just north of the Old Maintenance Area, and spread over many acres around both roads, is an area which has been used for trash disposal and surplus material storage purposes for many years, perhaps since the High Point Inn era. Material visible on the surface here includes some common trash, but also material which provides insights into the operating history of High Point: old park benches, elk park wire fencing, cast iron stoves, bathtubs, iceboxes, construction material, demolition material, old guard rails, bathroom and kitchen fixtures, and culvert pipe. Contributing.

68. ENTRANCE GATE. 1937. Two massive stone pylons flanking Route 23 near the park boundary. Contributing.

69. SHALE LAKE PLAY AREA / now MOUNTAIN VIEW YOUTH CORRECTIONAL FACILITY (formerly Annandale Correctional Facility) This area was cleared and levelled by the CCC beginning in 1939 for the western component of Shale Lake Play Area. A baseball diamond and several playing fields (now used by the youth facility) were constructed, but the remainder of the project was unfinished when the CCC was discontinued. The Mountain View program was originally located in (purportedly) an old CCC barracks at the Cedar Swamp Picnic Area in 1958. By the late 1960's it had moved to its present locale on the south side of Route 23 near the eastern perimeter of the park. As of 1933, the Dyer Tenant House and Garage are indicated as being just southeast of this area, at the end of a short road leading from Route 23 in front of the Dyer Cottage. It seems that in the process of preparing the site, a new road in to the area (now used by Mountain View) was built north of the old one, the Dyer Tenant House and Garage were removed, and the old road by the Dyer Cottage was obliterated, for no trace of any of them remain. Contributing.

70. DYER COTTAGE ("Ranger house", "Dryden Kuser house"). Located on the south side Route 23 near the eastern park boundary, this appears to be a pre-Civil War farmhouse which was remodelled in the Shingle style by the Kuser family c.1911 (the occupant declined a request to inspect the interior of the structure for architectural clues). It is a one and one-half story wood frame dwelling with shed dormers in the roof and an attached one story side wing. The presumed c.1911 remodelling has effaced most exterior traces of the farmhouse's earlier appearance, and so its construction date is unclear. The front landscaping features a semicircular drive and ornamental shade trees. It seems to have been used since c.1911 to house employees of High Point Estate/State Park. In 1924, when the park featured zoological exhibits, breeding pens for pheasants and other birds, as well as a road to service them, were constructed by the Dyer Cottage, but the location of these is unclear.<sup>116</sup> By 1953 it was the John Paugh residence (he being the longtime Chief Ranger at the park), and by the early 1960's park superintendent Ira Kolb resided there. It was the residence of John Dryden Kuser during the last years of his life (he died in 1964), when he served as consultant to the park on conservation matters. Kuser's

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parents, Anthony and Susie, were donors of the park and Monument. The exterior of the structure was re-shingled, and the front porch extensively re-built in 1992. Key structure. Photo 22 of 3

71. DYER BARN SITE/DYER COTTAGE GARAGE. As of 1933, a large L shaped barn was located on the opposite side of Route 23 from the Dyer Cottage. This may be the large barn which was destroyed in a fire at the park in July 1936.<sup>117</sup> The foundations of this barn are now clearly visible. Part of the site is now occupied by a one-story wood frame garage with rustic siding which seems to date from the late 1930's or the 1940's. Contributing.

72. BOUNDARY BENCHMARKS. In 1941 the CCC surveyed the boundary of High Point State Park, and marked the corners of the boundary with small brass benchmarks set in cement. These can still be located. Contributing.

73. IRIS TRAIL (Kittatinny Road) The High Point Park commission constructed a horse trail to Lake Rutherford as one of its first acts. The Iris Trail now follows the route, which may have been adapted from an old woods road. This same trail was to have been the route of the CCC's "Kittatinny Road", the eastern perimeter drive which was never finished. Whether or not the present road which the Iris Trail follows was built by the CCC or not is uncertain; the route is identical. Near the southern end of the Trail, not far from Deckertown Turnpike, is the site of the Ridge Runner Cabin, constructed to service personnel employed to patrol the Appalachian Trail, and which burned c.1980. On a ridge top near the southern end is a large area of former agricultural activity. This land was still actively farmed in the early park period, and today numerous indications of former farming activity survive. "Kittatinny Road", planned by the National Park Service as High Point Park's major eastern access road, was to leave Route 23 along what is now the road into the A. T. & T. facility, then follow the route of the Iris Trail. Iris Trail is also referred to as a "Bridle Path". Contributing.

74. RIDGE ROAD ("Westerly Drive.") This was the seven-mile western perimeter road envisioned by the Olmsted plan. Built by the CCC, it was under construction by October 1935.<sup>118</sup> It was completed in 1939, by which time it was called Ridge Road. The Olmsted plan envisioned it going directly to Deckertown Turnpike west of Mashipacong Pond, a half mile west of its present route.<sup>119</sup> However, the failure to acquire the Mashipacong Pond tract made it necessary to route the road east to Sawmill Road. Portions of the old woods road it replaced are visible nearby. Key. Photo 23 of 30.

75. SAWMILL-RIDGE ROAD FARMING AREAS AND FARM SITES. Centered roughly on the area south of the intersection of Sawmill and Ridge Roads is a large area which was agriculturally active into the early park period. At least two structures were associated with this farming area. The 1860 Map shows a dwelling some 2,000' south of Route 23 on Sawmill Road. Some open fields survive in this area. About 2,000' further south, near a sharp bend in Sawmill Road, is another unidentified farm site. A collapsed cellar hole is visible on the west side of the road, and the foundations of barns and other structures on the east side. Several acres of open meadow survive near this farm site, along with remnants of an old orchard.

Contributing.

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76. RIDGE ROAD FARM SITE. A farm site exists on the northwest side of Ridge Road, a half mile north of Mashipacong Road. It appears on neither the 1860 or 1943 maps. A large cellar hole, old orchard trees, and stone fences are present. Contributing.

77. SAWMILL ROAD ("Central Truck Trail", "Central Drive") As envisioned in the Olmsted plan, this central north-south road would have been roughly one-third of a mile west of its present route, bisecting the Ayers farm property. The Olmsted plan suggested sizeable land acquisitions on the southern and western ends of the park. When these never fully materialized, the locations of both the proposed central and western drives seem to have been shifted eastward accordingly. Originally called "Flat Brook Drive", construction of the present nine mile road was started by the CCC in 1935.<sup>120</sup> This was the central park service road connecting Route 23 to Deckertown Turnpike. From Route 23 to Mashipacong Trail it was originally part of the Old Walling Road (see Mashipacong Trail, #90). From thence to Deckertown Turnpike, mid 19th century maps describe it as an "old woods road". In its present state, it was completed by 1936. By 1939, it had received the name "Sawmill Lake Road." Key. Photo 24 of 30.

78. SAWMILL LAKE, DAM, CAMPGROUND, LATRINES, AND BEACH SITE. DESIGN (all aspects): United States Department of the Interior, National Park Service/New Jersey High Point Park Commissioners, Branch of Planning, State Park Division (based on Olmsted Brothers plan). CONSTRUCTION (all aspects): Civilian Conservation Corps Camp SP-8, Company 1280 (Camp Kuser). All structures key.

Sawmill Lake Campground represents a notable early and successful example of an automobile campground, designed to balance convenience and aesthetics, meshing the needs of modern auto campers while retaining scenic beauty and rusticity in a single site. The campground provides the basic amenities of modern living, such as modern toilets, running water, and paved roads, but camp sites are spaced far enough apart to minimize the impact of human activities -- both on the environment and other campers, providing a quality camping experience. Planning for the Lake began in 1934.<sup>121</sup> The Sawmill Lake Campground was officially opened in Spring 1936, following the completion of Sawmill Pond itself and a portion of the campground facilities.<sup>122</sup> The campground was not fully completed until 1937, and the permanent latrines not until 1939.

Like the other CCC projects, the campground was designed with a pseudo-rustic theme. The retention of the site's original name suggests a deliberate attempt to preserve its associations with rustic, 19th century mountain industry. The dam at Sawmill Lake likewise suggests an attempt to highlight, rather than conceal the artificial nature of the lake. The dam, with its rustic rock facing and spillway, is a key scenic feature of the campground.

The other facilities reflect a similarly rustic, naturalistic theme. The main drive, the trails around the lake, and the trails to the campsites are all winding and scenic. All trails, roads, and campsites enjoy wide buffer zones of woodland. As a result, what is actually a densely-developed auto campground for urbanites retains the feeling of forest woodland and lake. At the same time,

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no campsite is more than a short walk from its roadside parking area or one of three comfort stations and water pumps.

Other auto campgrounds, built both before and after, are little more than clearings in the woods alongside dirt roads, highly utilitarian and of little scenic value, unlike Sawmill Lake Campground. The nature of the campground indelibly identifies it as a CCC project. The extensive network of campsites, pathways, and trails had to be cleared, graded, and shale-paved mostly by hand. The scale of this labor was such that, for economic reasons, it could not have been undertaken either before or after the CCC era.

Likewise, the dam and comfort stations reflect a quality and style of architecture distinctive of the program. Furthermore, the campground retains a high degree of integrity. While the original beach facilities do not survive, the campground otherwise operates today almost exactly as it was designed and built by the CCC over fifty years ago.

79. SAWMILL LAKE CAMPGROUND LATRINES. M.H. Gemmill, NPS, architect. Civilian Conservation Corps, 1938-39. Sanitary facilities upgraded 1975. Twelve by twenty foot, one story, of laid-up, dressed, semi-coursed stone with timber jambs and lintels, and gable end wood shingle roofs with narrow eaves. Regularly spaced windows on all sides are single pane opaque Plexiglass (originally four-pane translucent glass). The structures are divided into men's and women's sections, with separate entrances. The style is identical to the later Iris Inn. One latrine had been completed by 1939; the remaining two were started that year. Original wood doors with iron battens have been replaced with modern doors. Otherwise the structures retain their integrity. Multiple sheets of original blueprints for these three structures are on file in the park office. Photo 26 of 30.

80. SAWMILL LAKE CAMPGROUND. Civilian Conservation Corps, 1936-1939. The campsites were laid out in 1936 and completed in 1937, as were fireplaces and paths. The path around the entire lake was built in 1939. A handsome campground, easily one of the finest and most picturesque in the state park system. Many watercourses feeding the lake were channeled, and springs were provided with masonry cisterns. Drives and paths were paved with shale obtained from the quarry in the park. The only significant features which do not survive are the original fireplaces, which were removed in the early 1980's, but are recorded by the original blueprints in the park files. Original masonry pump stands do survive, but are capped and inoperative. The original entrance road to the campground, now closed, was likewise built 1936-1937.<sup>123</sup> Detailed plans for both are on file in the park office, as well as detailed campsite plans for the entire campground.

81. SAWMILL LAKE DAM. Civilian Conservation Corps, 1935. This modern, 120' by 18' poured concrete dam with a splendid veneer of massive cut stones replaced an old, defunct sawmill dam seventy five feet downstream (removed by the CCC). Planning for the dam began in 1934, and it was completed in late 1935.<sup>124</sup> The lake was flooded and opened to the public in May 1936. The lake impounds a 19.47 acre lake. Detailed blueprints are on file in the park office. A log footbridge once spanned the spillway, as indicated on original blueprints. Photo 25 of 30.

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82. SAWMILL LAKE BEACH SITE. Civilian Conservation Corps, 1935-1937. Plans for the beach were drawn in 1935, and construction took place in 1936-1937.<sup>125</sup> This beach featured a semi-circular boardwalk, ten Art Deco style wooden benches, adults and children's beaches, floats, docks, piers, lifeguard stations, and a rustic pavilion with arched wooden trusses (built 1937). These facilities were allowed to deteriorate, and were demolished by the Y.A.C.C. in the late 1970's. The beach at present is not used. Thirteen sheets of detailed original blueprints survive, on file in the park office, showing all features for the beach, including benches, seats, docks, pavilion, and an artist's rendering.

83. CEDAR SHINGLE SAWMILL SITE. C. 1872? The foundations of this sawmill, operated by the Fuller family some 100 feet downstream from the present dam, are still visible alongside the Flatbrook, which flows from Sawmill Lake. Contributing.

84. CAMP SITE ON OLD ENTRANCE ROAD. A group cabin was once located on the old service road in to Sawmill Pond Campground. The old drive and a lone privy survive. Contributing.

85. JAMES COURTRIGHT TENANT FARM SITE. This farm site is located on the east side of Sawmill Road, about 100' south of the Tenneco Pipeline. It was extant by 1860, and seems to have survived into the early park period. A collapsed cellar hole and old orchard trees are visible in the area today. Contributing.

86. LAKE RUTHERFURD ROAD. 1911. This well-graded road of one mile was built by John F. Dryden in 1911, shortly after he acquired the property, as access to the shale quarry and Lake Rutherford beyond.<sup>126</sup> The CCC incorporated the road as the main entrance in their plans for never-built Shale Lake Beach. Due west of this road on Route 23 is evidence of a house site: a large, terraced area with several old lilac bushes. Contributing.

87. SHALE QUARRY. This shale quarry was utilized by the owners of the property from at least 1910 up to the present to obtain shale for paving purposes. Geologically it is the Martinsburg formation. The general area was to become park of never-built Shale Lake Play Area. The eastern portion of the shale quarry has been used as a park dump; miscellaneous debris here includes remains of the demolished Bear Pit and Fieldstone Shelter. The presence of stone fences leading into the quarried area suggests that before being quarried, this land had been cleared for high mountain pasture or meadow. Up to 25 feet of shale seems to have been removed in spots. This feature has been slated for re-vegetation. Contributing. Photo 27 of 30.

88. CCC INCINERATOR. This concrete incinerator was built and used by the CCC to dispose of its trash, a standard practice among CCC camps nationwide. It is a concrete block structure built into the hillside, designed to be fed from above. Large grates separate ashes from non-burnable debris. It was originally fitted with a superstructure or hood, now missing. Ashes were removed from below. Contributing. Photo 28 of 30.

89. SHALE LAKE DAM SITE/SHALE BROOK ROCKSHELTERS. A laid-up stone masonry dam roughly bisects the swamp which was to become Shale Lake. The dam is roughly five feet high, three feet wide, and some 150 feet in length. It appears to have never been

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completed, and its origin and original function are unknown, although it appears to have been built between 1923 and 1941. Due south of the shale quarry, the site of the proposed Shale Lake dam is visible as a long trench cut across the brook. Immediately south of this, formed by a long outcropping of Shawangunk Conglomerate, are three rockshelters which have yielded evidence of prehistoric occupation. Contributing.

90. MASHIPACONG TRAIL (OLD WALLING ROAD). The western half of the Mashipacong Trail, from Sawmill Road to Ridge Road, was originally part of the Old Walling Road, which went from Brick House to Deckertown. The road was returned as a public highway in 1818. It retains its size and scale as an early trans-mountain highway, with stone fences along much of its length, and is significant for that reason. Contributing.

91. MARTIN COLE TENANT FARM SITE. This farm site is located on the Mashipacong Trail, midway between Ridge and Sawmill Roads. The farm was owned by Martin Cole as of 1860, and some clearings but no structures seem to have survived into the 1930's. The foundations of the house and barns, as well as many impressive stone fences, testify to the existence of this farm. Contributing.

92. STEENYKILL ROAD. This is another early 19th century road. The eastern portion of the original road is now occupied by Ridge Road; as Steenykill Road it passes down the mountain to the Clove Road. Contributing.

93. W. CASTLEMAS FARM SITE. This farm site is located on the northeast side of Ridge Road, on the west side of a large swamp. It appears on the 1860 Map, and seems to have existed into the 20th century. A small, collapsed cellar hole is present today on the north side of the road near a brook.

94. GIRL SCOUT CAMP/BLIND CHILDREN'S CAMP SITE. This camp was established first as a Girl Scout Camp c.1933, presumably after the Boy Scouts took over the old Girl Scout Camp on Lake Marcia. After 1937 it served as a camp for Blind Children. As of 1933 it consisted of one older dwelling house and four camp structures. A new kitchen, wash room, and infirmary was built in 1937. The area currently serves as the Group Camping area, and no structures survive. Several sets of temporary privies are in use at the site. This was located on what was originally the Fuller Farm. The two story frame dwelling house with attached kitchen wing was of early 19th century construction, and was located on the north side of Ridge Road. The cellar hole and foundation are clearly visible today, and the old farm well supplies water to the camp area. Behind the dwelling site are the foundations of other farm related structures and features, and survivals of original plantings such as shrubs, lilacs, fruit trees, and grape vines.

Opposite the dwelling, on the south side of Ridge Road, a short road went into the main camp complex (this road presently serves the group camp sites). As of 1933-1939, this camp consisted of (on the west side of said road, north to south, all contributing):

1. A camp dormitory, dining hall, recreation hall, and kitchen (one structure), located directly across the road from the garage/(later) infirmary. The area is moderately level, and no trace of a structure is visible today.

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2. A camp wash house, located south of the dormitory/dining hall. In this area are visible a concrete floor and a long segment of stone foundation, both protruding slightly from the earth. Just south of this are visible four stone pier footings, suggesting the site of a shelter-type structure, which was either part of the wash house or a later addition to the camp.

3. A camp comfort station was located at the far southern end of the camp. Two privies are currently located in the same general locale, but no foundations of an older structure are evident.

4. On the east side of said road, opposite the dormitory and structures, was located a two-car garage, which was later made the infirmary for the Blind camp<sup>127</sup>. The foundation surviving today suggests a 19th century bank barn existed here, perhaps converted to the above uses later. When the buildings were removed or why is unclear. It appears that all were removed by the 1960's. At the present time, the new High Point Group Cabin is under construction in this area (Lan Associates Inc., 1992).

95. LAKE RUTHERFURD DAM & AREA. 1897. Lake Rutherford (formerly Sand Pond) had by c.1896 been raised about five feet to provide reserve water power for mills in the Clove Valley below. The present large dam was built c.1910 when the lake was developed as the Sussex Borough water supply. The fifteen-foot high masonry dam and spillway includes a large bridge across the spillway. A dilapidated, early 20th century rustic boat house is nearby. The lake is closed to public use. Contributing.

96. CLOVE BROOK FALLS & ROCKSHELTERS. Below Lake Rutherford dam are a spectacular series of waterfalls that were famous in the late 19th and early 20th centuries as a tourist destination. The deep ravine here reportedly contains two prehistoric rockshelters. Contributing.

97. LAKE RUTHERFURD PREHISTORIC SITES. There are a number of known and likely prehistoric sites around Lake Rutherford. On the south side of the lake just east of its major feeder stream was reportedly found one triangular Late Woodland point, one flint knife, and other lithic material. These were said to be found during low water, about twenty feet from the shore, near the presumed original shoreline. Contributing.

98. LAKE RUTHERFURD CABIN COLONY SITE. A colony of some dozen or more summer cottages along with a club house and pavilion, all operated by the Wantage Outing Club, were located on an eastward-sloping rock ledge on the southeastern shore of Lake Rutherford. Lake Rutherford had become established as a summer resort spot by 1893. The Wantage Outing Club obtained a lease on the property, which expired in 1924, and used it annually as a summer resort colony. Lake Rutherford was selected as the Sussex Borough Water Supply in 1897, and was purchased outright in 1917. After their lease expired in 1924, the facilities of the Wantage Outing Club were demolished. South of the dam a few masonry piers here and there are visible, but otherwise there are no obvious surface remains. Contributing.

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99. AYERS TRAIL, FARM SITE, AND FIELDS.

PREPARER'S NOTE: This resource was deleted from the final nomination, as it was determined not to lie within the High Point Park Historic District boundaries, defined as the area contained within the boundaries of the park in 1941.

100. OLD TAVERN SITE. Located on the north side of Deckertown Turnpike, about 250' west of Sawmill Road intersection. The structure formerly located here was reported as a famous tavern and stagecoach stop in the days when the Deckertown Turnpike was an important thoroughfare (i.e the early to mid 19th century). One visitor was Horace Greeley. In later years it was noted as a mecca for sportsmen. It was operated by the Ayers family first, by the J. Crowell family by 1860, by Tom Perry c.1880, and was owned by Alonzo Little by 1910.<sup>129</sup> Shortly after Little's death it was purchased by the Kuser family. The structure was recognized as a landmark of historical significance by the early 20th century, and the High Point Park Commission restored the structure in late 1924, by which time it was in great disrepair.<sup>130</sup> East of the tavern, near the pond, was located a large red bank barn. These structures were still present as of 1933, and appear on topographical maps into the 1950's. However, based on present appearances, the tavern has been gone for some thirty years, and the barn for perhaps twenty years. The cause of their destruction is unclear. The foundations of both are clearly visible. The adjacent pond is called Red Barn Pond. Contributing.

101. MINE SHAFT SITE. A map prepared by Dryden Kuser, son of Col. and Mrs. Kuser and consultant to the park in the 1960's, shows an "Old Mine Shaft" due south of the intersection of Sawmill Road and Deckertown Turnpike, at a spot where two unmarked trails meet. Kuser was familiar with the property for over fifty years, and therefore there is good reason to believe the resource exists; however, it has not been located at present. Contributing.

102. DECKERTOWN TURNPIKE AND TURNPIKE FARM SITES. In 1882 there were five houses noted along the stretch of Deckertown Turnpike crossing the Blue Mountain, through present-day High Point State Park: the frame house of Tom Perry (see Old Tavern Site, #100), another frame house, and three log houses.<sup>131</sup> The present roadway has been substantially widened and realigned from the original road. One and a half miles of it were rebuilt by the CCC in 1935. The remainder of Deckertown Turnpike was rebuilt in 1939.<sup>132</sup> Non contributing.

The four other houses noted above seem to be as follows (all contributing):

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1. A farm site is located where the Appalachian Trail crosses Deckertown Turnpike. It is shown unidentified on the 1860 map of Sussex County, but was gone by 1907. The old well is used for Appalachian Trail hikers, and much cultural debris is visible.

Two farm sites are located on Deckertown Turnpike nearly opposite the entrance to the Stokes Annandale Unit (which was in 1860 an unimproved road going in to a tenant farm of Thomas Perry's). Opposite this, on the north side of the road, and on either side of a small stream, are shown in 1860:

2. The Thomas Perry house, on the west side of the creek, and
3. The Joseph Trusdell house, on the east side of the creek.
4. A short distance west of these, Silas Decker is shown in 1860 as owning structures on both sides of Deckertown Turnpike. Foundations are visible on the north side of the Turnpike here.

5. In addition to these structures, in 1860 a school is shown on the north side of Deckertown Turnpike, a half mile west of the Sawmill Road intersection.

103. HIGH POINT TRAIL SHELTER. M.H. Gemmill, NPS, architect. Civilian Conservation Corps, 1936.<sup>133</sup> Located just off the Appalachian Trail as it ascends towards High Point, about a third of the way down Kittatinny Ridge from Scenic Drive. Dressed, laid up masonry forms three walls with a timber frame roof and wood plank floor, enclosing a twelve by fifteen foot hiker's shelter. Both this structure and the one noted below were built to serve hikers on the Appalachian Trail, and are still in use today. Key.

104. OLD RUTHERFURD SHELTER SITE. The CCC built a trail shelter in this vicinity at the same time the High Point and Mashipacong Shelters were being built (a total of three were constructed). The Rutherford Shelter was located on the west side of the Appalachian Trail near the junction with Iris Trail, on the west side of Lake Rutherford. However, by c.1967 the old shelter had burned down, and was replaced with the present one. It is a log structure with dirt floor. Contributing.

105. MASHIPACONG SHELTER. Civilian Conservation Corps, 1936. Located on the Appalachian Trail, a few hundred yards south of Deckertown Turnpike. Identical in construction to the High Point Trail Shelter. Key.

<sup>1</sup>"1976-1977 Inspection Survey of NY-NJ Milepost Markers", manuscript by A. Ross Eckler and Faith W. Eckler, Spring Valley Road, Morristown, N.J. Courtesy of Sheffield Archaeological Consultants, Butler, N.J.

<sup>2</sup>*Sussex Independent*, 8 July 1927.

<sup>3</sup>John Fuller, communication to John C. Keator, 1990.

<sup>4</sup>*Sussex Independent*, 25 October 1929.

<sup>5</sup>*Sussex Independent*, 18 July 1924.

<sup>6</sup>See 1933 plot plan.

<sup>7</sup>John Fuller in Keator to Garcia memo.

<sup>8</sup>Personal communication with Florence Fuller, 1992.

<sup>9</sup>*Sussex Independent*, 24 September 1926.

<sup>10</sup>See *High Point of the Blue Mountains*; page 34.

<sup>11</sup>"CCC Buildings and Projects" File.

<sup>12</sup>*Sussex Independent*, 2 June 1933.

<sup>13</sup>*Sussex Independent*, 25 June 1933.

<sup>14</sup>*Sussex Independent*, 8 December 1933.

<sup>15</sup>*Sussex Independent*, 17 November 1933.

<sup>16</sup>*New Jersey Herald*, 6 June 1946.

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- 18 "Projects 1952 - 1959", HPF, DPF.
- 19 "Projects 1966 - 1968", HPF, DPF.
- 20 *Sussex Independent*, 6 December 1929.
- 21 CHPP Minutes, 30 September 1930.
- 22 *Sussex Independent*, 20 May 1881.
- 23 New Jersey Herald, 30 June 1985, A-6.
- 24 *Sussex Independent*, 22 May 1931.
- 25 See CHPP Annual Report for 1934 in Minutes Book.
- 26 PA, HPSP: HIPT. 1.172.
- 27 PA, HPSP: HIPT 1.173.
- 28 "Projects Scheduled 1963", HPF, DPF.
- 29 Blueprints on file, High Point State Park Office.
- 30 *Sussex Independent*, 28 May 1926.
- 31 *Sussex Independent*, 2 October 1925.
- 32 PA, HPSP: HIPT. 1.148.
- 33 CHPP Minutes, 10 December 1936.
- 34 High Point Blueprint File, Division of Parks and Forestry, Trenton, NJ.
- 35 *New Jersey Herald*, 10 December 1959.
- 36 See CHPP Minutes, 2 November 1927.
- 37 *Wantage Recorder*, 1 July 1910; also *Sussex Independent*, 21 October 1910.
- 38 *Sussex Independent*, 8 June 1928.
- 39 CHPP Minutes, 22 October 1935, 5 May 1936.
- 40 *Sussex Independent*, 13 July and 27 July, 1928.
- 41 "Project - Proposal for Scenic Drive". 1974. HPF, DPF.
- 42 CHPP Minutes, 4 February 1936.
- 43 *Sussex Independent*, 19 September 1924.
- 44 *Sussex Independent*, 14 August 1925.
- 45 CHPP Annual Report, 1924.
- 46 *Sussex Independent*, 19 September 1924.
- 47 *Sussex Independent*, 21 June 1929.
- 48 *Sussex Independent*, 12 May 1933.
- 49 *Port Jervis Evening Gazette*, 30 June 1890.
- 50 *Sussex Independent*, 23 May 1930.
- 51 Florence Fuller, 1992.
- 52 *Sussex Independent*, 29 July 1927.
- 53 CHPP Minutes, 14 October 1925.
- 54 *Sussex Independent*, 14 August 1925.
- 55 *Sussex Independent*, 18 August 1911.
- 56 *Port Jervis Union*, 24 March 1911.
- 57 *Sussex Independent*, 14 August 1925.
- 58 *Sussex Independent*, 28 May 1926.
- 59 CHPP Minutes, 4 February 1936.
- 60 "Projects - Large Contracts, 1952 - 1955", also ditto, 1956 - 1959, HPF, DPF.
- 61 "Projects, 1960 - 1965", HPF, DPF.
- 62 CHPP Minutes, 30 September 1930.
- 63 PA, HPSP: HIPT. 1.197.
- 64 Florence Fuller, 1992.
- 65 *Port Jervis Evening Gazette*, 30 June 1890.
- 66 CHPP 3rd Annual Report, 31 December 1925.
- 67 PA, HPSP: HIPT 1.56.
- 68 "Projects, 1952 - 1959".
- 69 Plot plan, 1933.
- 70 *Sussex Independent*, 14 August 1925.
- 71 *Sussex Independent*, 28 May 1926.
- 72 *Sussex Independent*, 14 August 1925.
- 73 PA, HPSP: HIPT. 1.57
- 74 *Sussex Independent*, 22 May 1931.
- 75 CHPP Minutes, 8 October 1933.
- 76 CHPP Minutes, 2 October 1935.
- 77 PA, HPSP: HIPT. 1.53.
- 78 3rd Annual Report, CHPP, 31 December 1925.
- 79 *Sussex Independent*, 14 August 1925.
- 80 *Sussex Independent*, 28 March 1924.
- 81 *Sussex Independent*, 9 July 1926.
- 82 PA, HPSP: HIPT. 1.204.
- 83 *Sussex Independent*, 10 June 1927.
- 84 Port Jervis Evening Gazette, 30 June 1890.
- 85 *Sussex Independent*, 18 June 1926.
- 86 Frank Guidotti.
- 87 "Projects, 1952 - 1959"; "Projects 1960 - 1963"; "Projects 1969 - 1977", HPF, DPF.
- 88 "Projects 1952 - 1959, State Labor on Small Contracts", HPF, DPF.
- 89 *Sussex Independent*, 25 December 1931.
- 90 Plot plan, 1933.
- 91 For references to shelter construction, see CHPP Minutes, 4 December 1929.
- 92 *Sussex Independent*, 27 July 1928.
- 93 *Sussex Independent*, 21 June 1929.
- 94 PA, HPSP: HIPT. 1.202.
- 95 Plot plan, 1933.
- 96 CHPP Minutes, 15 November 1941.
- 97 CHPP Minutes, 4 February 1936.
- 98 CHPP Minutes, 21 June 1941
- 99 *Sussex Independent*, 26 December 1930.
- 100 *Sussex Independent*, 26 December 1931.
- 101 CHPP, 9th Annual Report, 10 December 1931, HPF, DPF.
- 102 *Sussex Independent*, 8 January 1932.
- 103 CHPP Minutes, 22 October 1935.
- 104 *Sussex Independent*, 7 April 1938.
- 105 CHPP Minutes, 4 February 1936.
- 106 PA, HPSP: HIPT. 1.63.

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  - 108 *Sussex Independent*, 28 May 1926.
  - 109 *New Jersey Herald*, 29 June 1961.
  - 110 "Projects Scheduled 1963", HPF, DPF.
  - 111 Personal Communication, Tom Mc Laughlin, 23 July 1991.
  - 112 Fuller, John. Information to John C. Keator in letter to John Garcia, 1 February 1991.
  - 113 See Plot Plan, 1933.
  - 114 For maintenance structures built in 1939, please see: CHPP 17th Annual Report, 31 December 1939.
  - 115 "Project - Highway Interim Maintenance Request", HPF, DPF.
  - 116 *Sussex Independent*, 14 March 1924.
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  - 119 "Map to Accompany Report of the Olmsted Brothers...", October 1923. High Point Park office.
  - 120 CHPP, 13th Annual Report, 1935.
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  - 124 CHPP Minutes, 22 October 1935.
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  - 127 Plot plan, 1933.
  - 128 "Projects - Demolition of Structures", HPF, DPF.
  - 129 *Sussex Independent*, 27 May 1910.
  - 130 *Sussex Independent*, 1 November 1924.
  - 131 *Sussex Independent*, 14 July 1882.
  - 132 *Sussex Independent*, 16 February 1939.
  - 133 CHPP Minutes, 5 May 1936.

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Wantage & Montague Townships  
Sussex County, NJ**SECTION 8. STATEMENT OF SIGNIFICANCE--SUMMARY STATEMENT.**

High Point has been a recreational area for over 150 years, and reflects four distinct phases in American recreational culture: the era of grand summer hotels, the era of gilded summer homes, the early era of the state park movement, and the Civilian Conservation Corps. This has left a distinct and remarkable historical and architectural imprint on the property. High Point is a natural landscape of unusual beauty onto which a designed historic landscape was placed. Unlike most designed landscapes, that created at High Point did not, largely, include plantings. Rather, enhancement of the natural vegetation was its purpose. Excepting High Point Monument (#10), the function of this designed landscape was to provide facilities and infrastructure to complement and facilitate the enjoyment of the natural environment. This district includes the designed historic landscape, including structures, roads, and features, which were constructed at High Point between 1890 and 1910. The subsequent preservation of the property as open space also preserved significant prehistoric and historic archaeological sites, which predated the area's resort history.

**BEGINNINGS OF RECREATION AT HIGH POINT.** High Point Park embodies four major phases of recreation in the region and in the United States as a whole, and the New York/New Jersey area in particular, from the late 19th through the early 20th centuries. A prominent natural landmark from the 19th century, the High Point/Lake Marcia area was the scene of public outings and picnics as early as 1855. By this time, much farmland had been cleared on the mountain, but the High Point/Lake Marcia area, too rough and stony for agriculture and poor in timber, was in its natural wilderness state, and remained so until 1890.<sup>1</sup> The Rutherfurds, the original owners, maintained a road from the Turnpike into Lake Marcia (now roughly Kuser Road, #20), and permitted public access to the area.

**THE SUMMER HOTEL ERA AT HIGH POINT.** High Point came to prominence with construction of the High Point Inn (#26) in 1890, representative of the era of great mountaintop hotels. The site was chosen for its scenic and supposed health values. The High Point Inn (later remodelled by the Kusers as High Point Lodge) was built by Port Jervis newspaper publisher Charles St. John, who likewise made other improvements to the grounds around Lake Marcia. St. John operated the resort with great success for nearly two decades. For a number of years, the Inn was booked to capacity. However, transportation to the Inn was poor, and St. John failed in repeated attempts to construct a trolley line from Port Jervis to High Point. A combination of hard economic times, the threat of forest fires, and St. John's health finally forced the High Point Inn into bankruptcy in 1908.

In this regard it belonged to the same category as similar resorts at the Delaware Water Gap, Schooley's Mountain, the Catskills, the Poconos, and elsewhere in the region, few or none of which survive. The Blue Mountain House at Shohola (burned 1925),<sup>2</sup> Schooley's Mountain House, Kittatinny House (burned 1933), the Catskill Mountain House, and the Hotel Kaaterskill (the last two destroyed c.1960) are just a few 19th century resort hotels in famous scenic locales which do not survive. The High Point Inn featured many Adirondack-style architectural elements, and many future structures at High Point likewise derived their style from the wealthy Adirondack camps of

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that era. High Point Lodge, as it was called after the 1911 remodelling, thus represents one of the sole surviving mountaintop hotel structures of the era. At this time, the almost entirely unaltered natural landscape at High Point was improved by the clearing of large areas of brush, the addition of carriage roads and paths (e.g. #33), trails, a lake side picnic pavilion, rustic seats and arbors, and the hotel itself, with its ornamental trees and ancillary buildings.<sup>3</sup>

**THE GRAND SUMMER ESTATE ERA AT HIGH POINT.** As the hotel era waned, High Point found a second career as a summer estate for a New Jersey industrialist and his family, who altered the inn to a summer residence. Thus the Adirondack-style hotel became a Gilded Age country house. During this era, many families of wealth and social prominence established grand summer estates on the rural fringes of the greater New York metropolitan area, including Rockland County, N.Y., and Somerset County, N.J. In terms of location, size, and fame, "High Point Estate" represents perhaps one of the more grand of these estates, though it was not located near other such estates, as was common. Though later altered for park purposes, many features of the estate survive, including the High Point Lodge itself, the Kuser family's grand Colonial Revival style mountaintop manor, and a beautiful stone gate house (#48). The Kusers improved the basic amenities which the hotel enjoyed, including roads and drives (e.g. #3), an ice house and garage (#5:1, 5:2), a concrete reservoir (#13), and other ancillary estate-type features.

The Kuser estate also included a 1,200 acre park for elk and reindeer, created in 1912-1914. The elk park was located primarily on the north side of Route 23, although its size and boundaries varied slightly over the years.<sup>4</sup> The elk park was slightly reduced in size when High Point Park opened in 1923, when fences were set back further from roads and other public areas.<sup>5</sup> The elk herd was disposed of entirely and the fencing taken down in late 1944.<sup>6</sup> Large piles of rusted wire fencing can still be seen where the elk park formerly was.

In this regard, High Point is significant for the persons who established it as a great mountaintop nature reservation. Colonel Anthony R. Kuser himself was a major force in New Jersey public utilities, brewing, and finance of the era. He was also a prominent philanthropist and conservationist. Much of the High Point estate was originally purchased by his father-in-law John Fairfield Dryden, Senator from New Jersey and founder of the Prudential Insurance Company of Newark, a pioneer in the field, and still one of the largest business concerns in New Jersey and the United States. Dryden planned to use his land at High Point as a nature preserve, but did not live to do so. High Point's ultimate destiny as a state park was a reflection of Dryden's desire as to how the property be used. As such, High Point is also significant for its association with this seminal figure in the economic and commercial life of New Jersey.

**HIGH POINT AND THE BIRTH OF THE STATE PARK SYSTEM.** High Point entered its third phase in 1923, when it became High Point State Park following the donation of the property by the Kuser family. Between 1923 and 1941, the natural landscape at High Point was greatly enhanced by the addition of numerous roads, structures and features making it suitable for state park use. High Point was patterned after and to an extent competed with Bear Mountain Park (1914), and many early park features at High Point were prompted by facilities already built at Bear

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Mountain. There was an element of state pride in this: a 1925 ad bills High Point as the "largest state park within 100 miles of New York City."<sup>7</sup> Of course, this excludes Bear Mountain/Harriman State Parks, which were technically separate entities. Soon after it opened, High Point Park became a destination for visitors from the entire East Coast.<sup>8</sup> Visitation was such that park officials were nearly overwhelmed by the need to clear picnic grounds, provide drinking fountains, parking spaces, and other basic amenities.

The state park movement followed the pattern of the national park system—the idea being to acquire properties that were locally (if not nationally) famous for their scenic and recreational features. The advent of the automobile prompted the development of the state park system. Increased automobile use threatened some scenic areas with development, but also made practical a system of parks intended for day or overnight trips by auto users. High Point Park was the first in New Jersey to be called a "state park", a large scenic tract dedicated to be a regional recreational resource. In the 1920's High Point was referred to as "New Jersey's state park."<sup>9</sup> Whether or not High Point was indeed the first state park in New Jersey seems to be a question of semantics. Other parks and forests in the system (Bass River, Stokes, Lebanon, Penn, Washington's Crossing, and Swartswood) were acquired before High Point, yet none of these were envisioned as the major, regional, multi-recreational resource that High Point was. In 1923, the only other state park in the east was Palisades State Park (1910-14), which was the "pioneer". In 1930 High Point Park was touted as being the second state park created in the entire nation, Palisades being the first.<sup>10</sup> By 1930, every state in the U.S. had established a state park system. Hence High Point Park was widely considered an early pioneer in the field.<sup>11</sup> [See Addenda, p.8-11 regarding definition of "state park."]

The early state parks, which were being rapidly established in the east by the late 1920's, shared several characteristics. They were generally within an hour or two of a major urban area, and provided specific recreational facilities which the average low or middle income urban or suburban resident could take advantage of, for both day and overnight use. These included picnic and camping grounds, facilities for swimming, boating, sunbathing, and fishing, playgrounds for children, shelter houses, sanitary facilities, drinking foundations, barbecue stands, refreshment stands, bath houses, and in some cases, a museum of some type, zoological exhibits, a restaurant, winter sports facilities, and overnight indoor lodging facilities. National parks, on the contrary, were often inaccessible, and to visit them meant the expenditure of considerable time and money, easy enough for the wealthy, but often impossible for others. State parks, as such, represented a kind of large scale democratization of open space recreation.

The Olmsted Brothers, landscape architects, were hired soon after the park was created to design a general development plan for it, as well as specific features. The Olmsted's representative, Percy Gallagher, made periodic inspection visits to High Point from 1924 through late 1931. These visits were followed by suggestions from the architectural firm. The Commissioners of High Point Park approved the Olmsted plan in December 1923.<sup>12</sup> The Olmsted plan was a general development scheme for the park, and did not detail the design of specific features. It was a broad and ambitious plan which called for the intensive development of the park with lakes, campgrounds, scenic roads,

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picnic grounds, recreational facilities and other structures. In particular, the plan called for a road network through the park and more artificial lakes. Such features as Scenic Drive (#18), Ridge Road (#74), Sawmill Road (#77), and Steenykill Lake (#54) were envisioned in the Olmsted plan. The plan also called for several more large artificial lakes (e.g. #69), an eastern perimeter drive, and other features which were never built. A lack of finances prevented the plan from being fully undertaken; other factors made some aspects of the plan impossible. Still, such improvements as took place between 1923 and 1930 followed the Olmsted plan closely, and the park today reflects it.

The concept and motive behind early parks such as High Point had its roots partly in late 18th and early 19th century Romanticism, with its emphasis on the validity of subjective, emotional human experience, and the spiritual and associative values of nature. The notion that experiencing nature such as found at High Point could almost literally replenish the human individual spirit (which early park promoters espoused heartily), and the use of landscape features and structures that either feigned naturalism or an earlier, more rustic era, distinctly embody Romantic ideals. The actual design for High Point Park, which is reflected in the park as it survives today, likewise reflects the American Romantic style in landscape architecture. Features of this style, which has its roots in the mid-19th century, include an emphasis on natural scenery (abundant at High Point), the use of native plant materials (as were used for plantings around the Gate House (#48), Lodge (#26), Evergreen Park (#24), and Cafeteria Building (#16)), the lack of a formal design, and the use of curvilinear roads. All of these elements were intended to be directly contrary to any sense of the formal, the urban, the modern, or the utilitarian.

Early designed landscapes and gardens in both Europe and America emphasized formality of design as a kind symbolic control by man over his natural environment. A reaction to this style began in 18th century England, the new ideal being to construct a naturalistic landscape (which might itself be wholly artificial in its construction, notwithstanding). Frederick Law Olmsted brought this ideal to his design for Central Park in the 1850's, and later public parks such as Bear Mountain and High Point reflect a similar ideal. At these places, an outstanding natural environment already existed, and need not be created. Here then the goal was to design a landscaped infrastructure that was harmonious and subordinate to the existing natural landscape. With the exception of High Point Lodge itself (#26, which was intended to stand out from, not blend with, the environment), the history of the designed landscape at High Point from 1890 to 1941 was in the Romantic, naturalistic tradition.

As such, High Point is significant as a reflection of the work of the important landscape architectural firm of the Olmsted Brothers, and of a broader tradition of park design in general. During 1923-41, High Point Park became home to one of the finest assemblages of rustic park architecture in the northeast. Bathhouses (#32), scenic drives (#18), pavilions (#38, 45), inns (#26), cabins (#53), comfort stations (#14, 28), and a landmark monument (#10) identified High Point as a major regional recreational asset. During its first two decades, under the High Point Park Commission, the park flourished. The park was the product of people with wealth, political

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connections, and vision. They kept the park provided for. When they vanished, the era of vast improvements at High Point vanished with them.

Though the importance of the park in the nationwide genesis of the state park system has been obscured, in its early years (1923 to 1934) High Point won the commendation of state and national park authorities as a role model for other parks.<sup>13</sup> Among those who tendered their congratulations to the Commissioners of High Point Park was Major William Welch of the Palisades Interstate Park Commission, the guiding spirit behind Bear Mountain Park.<sup>14</sup> It was at High Point that the State of New Jersey was first introduced to the challenges and problems of developing a major regional state park: early park officials at High Point could barely keep pace with the needs of park patrons, which included ever more rustic benches and picnic tables, parking spaces, picnic grounds, beaches, bath houses, sanitary facilities, food and souvenir concessions, interpretive exhibits, and park security. The Park Commission added new picnic areas and parking spaces along the roads every year from 1923 through 1933. High Point Park was heavily used by businesses, civic, social, religious and political groups for meetings, picnics, luncheons, shows, and programs. The lessons learned at High Point served the State Park system well in years to come.

For economic and political reasons a "park" in New Jersey generally has come to mean large areas of open space left protected and undeveloped, as much for the benefit of nature as for man. This was not the vision of early park promoters and planners, and certainly not of High Point's first stewards. The notion of preserving vast parcels of wilderness solely as open space was, indeed, something they explicitly rejected. At a time when the loss of open space and animal habitat in New Jersey was not yet an issue, officials wanted to make High Point a "public playground" (a phrase they used often), a place designed to suit human recreational needs and tastes foremost. The molding and exploitation of natural beauty to suit man's pleasure was the goal; the preservation of an ecosystem was a best a side effect (although the Kusers did prohibit the shooting of wildfowl after 1911).<sup>15</sup> Indeed, early visitation at High Point was so great that park officials felt additional recreational facilities to be not merely desirable but imperative.

The curvilinear road system in the park (#12, 18, 20) is a contribution of the Olmsted Brothers, who emphasized the need for access roads. Recognizing that a good route for a road in the 19th century was probably still a good route in the 20th, they used a network of old roads as the basis for a system of access roads through the southern park. Sawmill Road (#77, "Central Truck Trail"), and Ridge Road (#74, "Westerly Drive"), largely represent improvements of older roads and turnpikes. They merged function and aesthetics. For economic reasons, no more of the Olmsted plan was implemented between 1930 and 1933.

The Commissioners of High Point Park were pioneering in their efforts to develop a state park; most of their improvements worked well, but some proved to be short-lived due to poor planning, location, and/or design. Most of their improvements (the more substantial ones) survive, but several structures built by the park commission between 1923 and 1934 do not survive. Aside from several utility structures at the north end of Lake Marcia, early park facilities not surviving include the old Lake Marcia beach structures and buildings (#29, 30, 32), the Lake Marcia

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refreshment stand (#31), the log cabin souvenir stand (#22), the Monument ticket booth (#11), Fieldstone Shelter (#38), a kitchen and several shelters servicing the old Scout campground at the south end of Lake Marcia (#41), and two viewing towers on Scenic Drive (#18).

**HIGH POINT AND THE CIVILIAN CONSERVATION CORPS.** High Point Park's last historic era came in 1933, with the establishment of a CCC camp at High Point (#6). The Civilian Conservation Corps (1933-1942) conducted an astonishing range of conservation-related work over an astonishing area. A simple listing of what work the CCC accomplished in New Jersey would be a major undertaking; virtually no aspect of conservation-related labor was beyond their range. The CCC contributed enormously to the development of New Jersey's state parks and forests, as well as to many other areas as well. Among the projects and activities of the CCC in New Jersey parks and forests: the creation of lakes, forest stand improvement (thinning, planting, etc.), boundary surveys and marking, truck trails, vehicle and foot bridges, equipment and supply buildings, bath houses, park offices, latrines, picnic shelters, tables and benches, wells, pump houses, fireplaces, overnight cabins, lookout fire towers, dams, guard rails, power line clearings, sewage lines, signs, tent platforms, fire breaks, fire fighting, cleanup, landscaping, mowing, parking areas, campgrounds, picnic grounds, obliteration and demolition of eyesores, walks, animal census, emergency searches, vista cutting, and more.<sup>16</sup> The CCC operated camps in Bass River, Penn, Stokes, Lebanon, Belleplain, Jenny Jump, and Green Bank (Wharton) State Forests, and in High Point, Parvin, and Voorhees State Parks, as well as Morristown National Historical Park.<sup>17</sup> Documentation of the CCC is generally very good, but the preservations of records has not been universal, and some gaps exist.

"Camp Kuser" at High Point Park worked for nine years under the direction of the National Park Service to expand and improve the park. The work they conducted there typifies CCC activities state wide and nationwide, although it seems that the park plan which Camp Kuser implemented was more ambitious than most others in New Jersey. There are several sets of "Master Plan of High Point Park" on file at High Point dated 1937-1941.<sup>18</sup> The park master plan was first exhibited to the public at an open house in April 1938.<sup>19</sup> This ambitious plan, the basic document which guided CCC efforts, faithfully accepted the basic scheme of the Olmsted Brothers plan (i.e., to spread activities across the park, and relieve pressure on the Lake Marcia area), but altered it to suit new circumstances (Mashipacong Pond's continued private ownership, the decision to omit the golf course, and the decision not to locate sanitarium within the park). The plan also altered or replaced some improvements made by the park commission which were seen as unsuccessful (for example, planning large, designed auto parking areas (e.g. #9) and camping facilities (#78) in place of the helter-skelter parking and camping permitted by the park commission, and moving service buildings (#5) out of the Lake Marcia area). The plan for the Park and specific features were prepared by the National Park Service. Camp Kuser Superintendent was Howard Plotts. Park superintendent through the CCC era was John J. Gibbon.

Features of the CCC plan included: extensive re-routing of the east and west approaches of Route 23 into the park (with longer switchbacks, and abandoned sections of road to be obliterated and replanted); a 12 acre "Shale Lake Play Area" (#69), including ball fields, tennis courts, a beach,

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etc., to be built near the old shale quarry (#87); a Lake Marcia bathing beach in its present location (#42); a museum on the west side of Cedar Drive; Steenykill Lake and cabin colony (#52); "Kittatinny Road" (#73), the eastern park perimeter drive (basically following the Iris Trail); 44 acre "Lake Montague", an impoundment of the Big Flatbrook south of Deckertown Turnpike, with a campground and beach; Sawmill Lake, beach, and campground, called "Sawmill Lake Campsite Development" (#78), with additional campsites along the old entrance road now closed; plus more picnic grounds and parking dispersed generally throughout the park. In all only about 25% of this plan was constructed (the Iris Inn (#49), Steenykill Lake (#54), Sawmill Campground (#80), and elements of other projects). The grand perimeter drive envisioned by the Olmsteds was already being considered by the CCC by December 1933;<sup>20</sup> Saw Mill Road (#77) and Ridge Road (#74), the only two major elements of it to be built, were completed by late 1939.

Preliminary clearing and construction began for Shale Lake Play Area (#69), including a trench for Shale Lake dam. The museum, the new Lake Marcia beach, Lake Montague, Kittatinny Road, and the additional picnic grounds never reached construction stage. Soon after Steenykill Lake dam was finished in mid 1938, borings were made for Shale Lake, but no construction was started.<sup>21</sup> There are numerous sketches of a proposed but never built "Recreation Lodge", designed in the style of the Iris Inn, which was to serve as a concession stand/rest room/bathhouse, perhaps at Shale Lake or Lake Montague. Elements of the park built by the CCC which do not survive are the Sawmill Pond beach complex (#82) and various short sections of boulder guard rail and curbing (e.g. at #12). Otherwise, the CCC improvements still serve the park to this day.

The architectural elements the CCC added to High Point are distinctively products of that program. The National Park Service, which designed all CCC projects, developed what was termed the "Rustic style" (also called "Parkitecture") for the CCC. It was derived from the Adirondack camp designs of the early 20th century. By the 1930's this style was accepted as the standard for park architecture nationwide, and examples of it can be found throughout the national and state parks. The style emphasized harmonizing with the natural setting by using indigenous materials. The scale, proportion, and materials were meant to make the structures blend with their landscape. They typically have low silhouettes, exhibit organic forms, scale, proportion, and texture, and are subordinate to their setting. The structures were carefully designed, with great attention to details. Today these buildings are the tangible legacy of the CCC, even more so than their conservation work. As an American architectural style, the Rustic style was confined to 1933-1942. After World War II, the style was too labor intensive, and the needed expertise in stone masonry and timber and log construction became difficult to find.<sup>22</sup>

**JOHN J. STANTON AND HIGH POINT PARK.** High Point is also significant for its association with John J. Stanton of Sussex (1857-1940), newspaper publisher and editor and prominent in Sussex County politics and public affairs. An avid outdoorsman, the young Stanton purchased the *Sussex Independent* in the late 1870's, and soon used its columns to promote the beauty of local spots, particularly High Point. He used the *Independent* to boost High Point for over sixty years. As a real estate agent, he helped the Kuser and Dryden families amass and manage the

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numerous properties comprising the future state park. As a public figure, he served as unpaid executive secretary/superintendent of High Point Park from 1923 to 1934, during which time he directed the park's development. Though never a resident in the park, Stanton was the property's guiding spirit for over fifty years, from the 1880's through the 1930's.

**HIGH POINT PARK AFTER 1941.** High Point Park is not mentioned much in local newspapers by the late 1930's and early 1940's. This may be because Stanton was no longer active in promoting it, and also because its popularity was already straining capacity, and hence no publicity was sought. The CCC camp at High Point was disbanded in November 1941. Its last major accomplishments were completed by that time. The CCC disappeared quietly and with little debate. Enrollment in the program had been declining for several years as jobs in the private sector became more plentiful, and there seemed little reason to preserve a "relief" program which had difficulty finding people to relieve.

From 1923 to the present (with one anomalous 1970 structure, #40) the style of recreational architecture at High Point has been one of pseudo-rusticity, structures which are modern in form, function, design, and construction, yet in style evoke a roughness and simplicity (e.g. #36). The park was intended as a respite from the modern, industrial world, a return to the virtues and pleasures of the unharnessed wilderness. Park architecture accented this atmosphere.

Only a few parks in the region, such as Bear Mountain-Harriman State Parks, reflect this early recreational philosophy. New Jersey's other parks were developed later, and thus High Point is one of the few in the region which reflects this early and historically important phase of park design. High Point Park stands today (perhaps fortunately) as an incomplete realization of this philosophy of intense recreational exploitation and development. It still operates much as it was designed to in the period 1890-1941, and as such, preserves a significant part of the history of parks development in New Jersey.

In general, the ambitious slate of improvements planned for High Point Park between 1923 and 1941 by the park commission and the CCC were abandoned after 1945. During the war years, gasoline rationing severely curtailed park visitation. By the 1950's, it became evident that New Jersey needed more park facilities state wide, and available finances did not permit the development of any one park as extensively as envisioned at High Point. The next major slate of improvements arrived at High Point in the late 1950's, contemporary with a major realignment of nearby Route 23. These improvements did not focus on opening up previously undeveloped areas of the park and directing visitation to areas other than Lake Marcia, as had earlier programs, but on upgrading and replacing now-deteriorating facilities at Lake Marcia. Numerous improvements were planned for the Lake Marcia/Kuser Mansion area, but only a portion of these were completed (e.g. #17). A number of older park structures in the area were also demolished (the old Log Cabin Bath Houses (#32), the Refreshment Stand (#21), and the Log Cabin Souvenir Stand (#22)).

Since 1945, High Point State Park has had only minimal funding for capital improvements, and has generally lacked even sufficient funding for staffing and maintenance of existing facilities. By the 1930's, High Point was no longer the only state park, and by the early 1960's it was being

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managed by an agency whose primary concern was the acquisition and creation of new parks, with limited emphasis on developing or extending the kind of intensive facilities at High Point. One drastic difference between the parks' historic and current operations is that the High Point Lodge (#26) and the Cafeteria Building (#16), both formerly bustling focal points of activity for the park, are both currently unused due to the Division of Parks and Forestry's failure to either secure adequate funding to operate the structures or find an appropriate private sector operator.

High Point Park is an exemplary representative of the early period (1923 to 1941) in parks development in the New York-New Jersey area and the nation as a whole. Today the sort of intense park development planned at High Point in the 1930's has fallen into environmental, planning, and aesthetic disfavor.

**HISTORIC FARM SITES AND OTHER FEATURES AT HIGH POINT.** High Point State Park is also significant for the number of 19th century farm sites, mill seats, and roadways it contains. A number of farmstead structures (e.g. #61, 62, 65, 94, 100) survived into the park period, and were gradually demolished. Some, such as the Ayers farm (#99), survived into the 1970's. These areas show signs of former intense cultivation and exploitation, and vividly preserve the area's pre-recreational history. The old road sections (e.g. #60), farm sites (e.g. #75, 85, 102), and agricultural areas survive as relics of the area's role as an important 18th and 19th century trans-mountain transportation, habitation, and agricultural corridor. The Colesville-Carpenter's Point (#60) Turnpike's importance in the 19th century, and the subsequent settlement along it (#61), heralded and paved the way for High Point's later emergence as a major recreational resource, and ultimately a state park. As such, though these Turnpike-related features are not designed landscape per se, and not recreational, yet they played an early part in High Point's future as a designed recreational landscape. The older, surviving sections of previous roadway uniquely preserve the scale and setting of earlier transportation routes. As archaeological resources, the farm sites could provide insights into the early settlement and life on the Blue Mountain.

The farm sites and surrounding farmland are vernacular landscapes. There are few other places in New Jersey where such a large number of 19th century farm sites exist contiguously, with little or no disturbance of land use patterns or archaeological potential. The archaeological value of these farm sites is manifold, and could illuminate the nature of land use on the Blue Mountain from the 18th through the early 20th century, which included farming, quarrying, lumbering, and colliery. The farmstead sites themselves could also provide insights into the design and layout of early farmsteads in northern New Jersey from the 18th century up to c. 1900.

The district contains prehistoric archaeological potential. Park publications in the 1920's speak of the vicinity as being rich in Indian artifacts and associations; numerous artifacts were found in the park in the early 1920's. However, this is not discussed in detail, nor have any Indian sites in the park been officially documented in recent years. Nevertheless, the presence of two large natural lakes and numerous streams, wetlands, and potential rock shelter sites (including four rockshelters and one site and several sites in the Lake Rutherford vicinity, #96, 97) suggests that the district will yield evidence of prehistoric occupation. Inasmuch as a complete pedestrian survey of the entire

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district was realistically impossible, it must be assumed that resources, both prehistoric and historic, exist in the park which have not been documented herein.

This district is especially significant for the Division of Parks and Forestry. While the Division oversees numerous historic properties, this would be the first recognized as significant for its role in the development of park recreation itself. It would thus pay tribute to the very origins of the New Jersey Division of Parks and Forestry itself.

The integrity of the district is generally high. A number of structures and features do not survive (the 1929 and 1933 Refreshment Stands (#21, 31), Old Lake Marcia Beach structures (#29, 30, 32), Fieldstone Shelter (#38), Sawmill Campground Beach (#82), and some boulder guard rails), but most of these resources are well documented, both in photographs and in many cases original blueprints. As such the possibility for accurate restoration exists.

<sup>1</sup> *Sussex Independent*, 1 September 1882.

<sup>2</sup> *Sussex Independent*, 3 April 1925.

<sup>3</sup> *Fort Arden Union*, 30 June 1890.

<sup>4</sup> *Sussex Independent*, 3 November 1922.

<sup>5</sup> CHPP 2nd Annual Report, 1924.

<sup>6</sup> CHPP Minutes, 19 September 1944.

<sup>7</sup> *Sussex Independent*, 12 June 1925.

<sup>8</sup> *Sussex Independent*, 27 July 1923.

<sup>9</sup> *Sussex Independent*, 27 November 1925.

<sup>10</sup> *Sussex Independent*, 26 December 1930.

<sup>11</sup> *Sussex Independent*, 26 December 1930.

<sup>12</sup> CHPP Minutes, 12 December 1923.

<sup>13</sup> *New Jersey Herald*, 15 February 1934.

<sup>14</sup> *Sussex Independent*, 28 May 1926.

<sup>15</sup> *Sussex Independent*, 20 October 1911.

<sup>16</sup> "CCC in State Parks" file, Terry Karschner, Office of New Jersey Heritage.

<sup>17</sup> "The Forest Service..." etc., 1986: 11.

<sup>18</sup> United States Department of the Interior, National Park Service.

<sup>19</sup> *Sussex Independent*, 7 April 1938.

<sup>20</sup> *Sussex Independent*, 8 December 1933.

<sup>21</sup> *Sussex Independent*, 7 April 1938.

<sup>22</sup> "Facilities Constructed..." etc, 1990, page E - 8.

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## SECTION 8. STATEMENT OF SIGNIFICANCE--PHOTOGRAPH CROSS-REFERENCE

**THE SUMMER HOTEL ERA AT HIGH POINT:** Photo 30 of 30.**THE GRAND SUMMER ESTATE ERA AT HIGH POINT:** Photos 8 of 30, 9 of 30, 14 of 30, 22 of 30, 27 of 30.**HIGH POINT AND THE BIRTH OF THE STATE PARK SYSTEM:** Photos 2 of 30, 4 of 30, 5 of 30, 6 of 30, 7 of 30, 10 of 30, 11 of 30, 13 of 30, 17 of 30.**HIGH POINT AND THE CIVILIAN CONSERVATION CORPS:** Photos 1 of 30, 3 of 30, 12 of 30, 15 of 30, 16 of 30, 17 of 30, 18 of 30, 19 of 30, 20 of 30, 21 of 30, 23 of 30, 24 of 30, 25 of 30, 26 of 30, 27 of 30, 28 of 30.**HISTORIC FARM SITES AND OTHER FEATURES AT HIGH POINT:** Photos 11 of 30.

ADDENDA: The Oxford English Dictionary defines a "park" as "2. An enclosed piece of ground, of considerable extent, usually adjacent to a town or city, laid out and devoted to public recreation." It further defines "park" as "2.b. An extensive area of land of defined limits, set apart as national property, to be kept in its natural state for the public benefit and enjoyment." High Point Park, as an early state park, shared characteristics of both the local and national park definitions. Though not "enclosed" or "national property," it was of considerable extent, was near (if not adjacent to) towns and cities, was laid out and devoted to public recreation, and was likewise (for the most part) kept in its natural state for the public benefit and enjoyment--a sort of hybrid park.

Open lands acquired by the State of New Jersey prior to High Point were guided by a narrower vision. The 1905 Act creating the Forest Park Reservation Commission of New Jersey (which managed state forests) authorized five basic responsibilities: 1. acquiring land. 2. managing the forest thereon. 3. employing wardens and similar employees 4. maintaining fire roads. 5. disseminating information on forestry management. A 1907 Supplement to the Act authorized the power to acquire lakes. The authority to provide purely recreational amenities was not strictly defined, and even the Forest and Park Commission admitted, in its Third Annual Report, that while "Park" was part of its title, it was almost entirely nominal.<sup>1</sup>

When the State Legislature created the Commissioners of High Point Park in February 1923, it gave the body far broader powers to develop recreational park facilities. The Commission was empowered to "provide and operate, or arrange for the operation of, such facilities for the use and enjoyment of such park by the public" with the duty to "preserve, care for, lay out and improve the said park to the end that it may be maintained as a nature reservation, and to make rules and regulations for the use and government of the same."<sup>2</sup>

The Olmsted Brothers report specifically notes the unique powers granted the Commission: "[The] Commission has been created by body politic, with complete powers to deal adequately with property. The law which has called [the] Commission into being not only provides that High Point Park shall be used for "general park purposes," but makes specific mention of its use by 'campers, camping parties, vacation outings of societies organized and operated for other than pecuniary profit,' and clear specific powers are given [it] for the governance of the same. It is especially noted in the park Act that in the care, laying out and improvement of High Point Park, it is to be preserved as a 'nature reservation,' and power is given [the] Commission to lay out, construct and maintain roads or pathways and to connect them with other public roads outside and adjacent to the park."<sup>3</sup> As such the defined purpose of High Point Park--to provide public recreation in a natural setting--differed markedly from the functions earlier state forests.

<sup>1</sup>See 3rd Annual Report of the Forest Park Reservation Commission of New Jersey. Trenton, N.J.: Mac Crellish & Quigley, State Printers, 1908.

<sup>2</sup>High Point of the Blue Mountains, 1990:31.

<sup>3</sup>Report of the Olmsted Brothers, reprinted in the New Jersey Herald, 8 February 1924.

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**SECTION 10: VERBAL BOUNDARY DESCRIPTION:** The boundary of the High Point Historic District shall be defined as follows: all the land which comprised High Point State Park during its historic period as defined in this nomination, up to and including the year 1941. This area is depicted on a 1939 New Jersey Department of Conservation and Development Map.<sup>1</sup> The same boundaries were surveyed by the CCC in February 1941, and the same boundary was marked with permanent, extant brass benchmarks. This area is comprised of 10,871.7 acres donated to the Commissioners of High Point Park by Susie and Anthony Kuser on 24 April 1923 (metes and bounds defined in Sussex County deed I-12, 371 and 380), as well as an additional 440.77 acres acquired by the High Point Park Commission between 1925 and 1933 (metes and bounds defined in Sussex County deeds X-12, 335; 323-419; 333-376; 333-482; 333-483), for a total of 11,312.47 acres.<sup>2</sup> This is less 70 acres sold by the Division of Parks and Forestry in 1969 to the Wulster Construction Company, for a final district acreage of 11,242 acres.<sup>3</sup> The boundary is delineated on the attached map, "Detail Map of Boundary Line Survey, High Point Park," prepared by the National Park Service in February 1941, Oliver L. Wells, surveyor.

**BOUNDARY JUSTIFICATION:** As noted on page 10 of National Register Bulletin #18 ("How to Evaluate and Nominate Designed Historic Landscapes"), there is good justification for including an entire property in a nomination if the landscape's boundaries are intact, if the uses have not changed considerably, and if the entire property possesses integrity. The historic boundaries of High Point Park are intact, the uses are substantially the same as historically, the the district possesses generally high integrity. The above boundary constitutes the complete and intact historic and legal property boundary of High Point Park at the time of its creation in 1923, along with several smaller parcels added prior to 1933. This boundary remained unchanged from 1933 to 1956. The boundaries of High Point Park as they existed prior to 1933 represent the land park officials had to work with in developing plans, and this materially affected the development and use of the park infrastructure, particularly regarding roads and lakes. Major elements of the Olmsted plan and later CCC work were altered or dropped due to property considerations; as such the historic boundary of the park lands had a significant effect in defining the location and scope of park developments during its historic period. Deed restrictions placed by the Kusers on this property to prohibit hunting also materially affected how it could be used.

<sup>1</sup>"State of New Jersey, Department of Conservation and Development, Sheet 22, Division of Geology and Topography, Meredith E. Johnson, State Geologist ... Edition of 1939."

<sup>2</sup>This information was obtained from the entries for "High Point State Park" in the Land Acquisition Ledger maintained by the Division of Parks and Forestry in Trenton, N.J.

<sup>3</sup>Acreage cited in deeds and in the above Land Acquisition Ledger does not precisely match figures calculated on the 1941 Boundary Line Survey; as such, the exact acreage of the district is probably this figure plus or minus several percent.

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7 -	1 8	5 2 8 4 8 0	4 5 7 1 9 2 0
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9 -	1 8	5 2 8 1 2 0	4 5 6 9 2 6 0
10 -	1 8	5 2 7 7 4 0	4 5 6 9 5 2 0
11 -	1 8	5 2 6 8 4 0	4 5 6 7 5 0 0
12 -	1 8	5 2 5 8 4 0	4 5 6 8 3 2 0
13 -	1 8	5 2 5 0 0 0	4 5 6 7 3 4 0
14 -	1 8	5 2 5 5 2 0	4 5 6 6 9 2 0
15 -	1 8	5 2 6 6 4 0	4 5 6 6 9 0 0
16 -	1 8	5 2 6 1 0 0	4 5 6 5 9 4 0
17 -	1 8	5 2 4 7 8 0	4 5 6 5 4 2 0
18 -	1 8	5 2 4 0 2 0	4 5 6 6 0 8 0
19 -	1 8	5 2 3 3 4 0	4 5 6 5 2 8 0
20 -	1 8	5 2 1 8 4 0	4 5 6 6 6 2 0
21 -	1 8	5 2 3 7 2 0	4 5 6 8 8 2 0
22 -	1 8	5 2 2 1 6 0	4 5 7 0 0 8 0
23 -	1 8	5 2 1 9 6 0	4 5 6 9 8 6 0
24 -	1 8	5 2 2 0 2 0	4 5 6 9 8 0 0
25 -	1 8	5 2 1 7 6 0	4 5 6 9 4 8 0
26 -	1 8	5 2 1 5 6 0	4 5 6 9 6 2 0
27 -	1 8	5 2 1 3 4 0	4 5 6 9 3 4 0
28 -	1 8	5 2 1 4 6 0	4 5 6 9 2 2 0
29 -	1 8	5 2 0 0 2 0	4 5 6 7 6 2 0
30 -	1 8	5 1 9 1 0 0	4 5 6 8 3 8 0
31 -	1 8	5 2 0 7 4 0	4 5 6 9 8 2 0
32 -	1 8	5 2 1 1 0 0	4 5 6 9 5 4 0
33 -	1 8	5 2 1 3 4 0	4 5 6 9 8 4 0
34 -	1 8	5 2 0 9 4 0	4 5 7 0 1 6 0
35 -	1 8	5 2 1 2 4 0	4 5 7 0 4 6 0
36 -	1 8	5 2 1 0 6 0	4 5 7 0 6 0 0
37 -	1 8	5 2 0 7 4 0	4 5 7 0 2 2 0
38 -	1 8	5 2 0 1 2 0	4 5 7 0 7 6 0
39 -	1 8	5 2 1 1 4 0	4 5 7 1 5 8 0
40 -	1 8	5 2 2 0 4 0	4 5 7 1 4 0 0
41 -	1 8	5 2 2 8 0 0	4 5 7 0 8 2 0
42 -	1 8	5 2 3 1 2 0	4 5 7 0 7 6 0
43 -	1 8	5 2 4 5 8 0	4 5 7 2 9 4 0

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 3

High Point Park Historic District  
Wantage & Montague Townships  
Sussex County, NJ

UTM REFERENCES (cont.)

44 -	1 8	5 2 6 5 8 0	4 5 7 5 3 6 0
45 -	1 8	5 2 5 7 0 0	4 5 7 6 1 0 0
46 -	1 8	5 2 5 8 2 0	4 5 7 6 2 0 0
47 -	1 8	5 2 6 7 2 0	4 5 7 5 4 2 0
48 -	1 8	5 2 6 7 0 0	4 5 7 6 1 2 0
49 -	1 8	5 2 7 1 2 0	4 5 7 6 4 6 0
50 -	1 8	5 2 7 7 2 0	4 5 7 6 9 4 0

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

High Point Park Historic District  
Wantage & Montague Townships  
Sussex County, NJ

Section number PHOTO. INDEX Page 1

**HIGH POINT HISTORIC DISTRICT: PHOTOGRAPH INDEX.**

[photograph number.: photographer -- date -- location of negative -- description of view.]

1. Ronald J. Dupont Jr. -- July 1993 -- neg. #28:8, photographer's residence, 113 Highland Lakes Road, Highland Lakes, New Jersey -- Monument Refreshment Stand (#8) looking northwest.
2. Ronald J. Dupont Jr. -- November 1990 -- #6:4, ibid -- High Point Monument (#10) looking northeast.
3. Ronald J. Dupont Jr. -- July 1993 -- #28:9, ibid -- Lake Marcia Comfort Station (#14) looking northeast.
4. Ronald J. Dupont Jr. -- November 1991 -- #12:10, ibid -- Cafeteria Building (#16) looking southwest.
5. Ronald J. Dupont Jr. -- July 1993 -- #28:12, ibid -- Scenic Drive (#18) above Lake Marcia, looking north.
6. Ronald J. Dupont Jr. -- July 1993 -- #29:18, ibid -- Scenic Drive (#18) near Kuser Road, with boulder guard rails, looking southeast.
7. Ronald J. Dupont Jr. -- July 1993 -- #28:11, ibid -- Kuser Road (#20) as it splits around Profile Rock, near Scenic Drive (#18), looking north.
8. Ronald J. Dupont Jr. -- November 1991 -- #12:11, ibid -- High Point Lodge (#26) eastern facade, looking southwest.
9. Ronald J. Dupont Jr. -- November 1991 -- #12:12, ibid -- High Point Lodge (#26) main portico east facade, looking west.
10. Ronald J. Dupont Jr. -- November 1990 -- #6:13, ibid -- Lodge Toilet Houses (#28), looking west.
11. Ronald J. Dupont Jr. -- July 1993 -- #28:14, ibid -- Old Lake Marcia Beach (#29) showing stone wading steps, looking southwest.
12. Ronald J. Dupont Jr. -- November 1990 -- #6:11, ibid -- Deer Run Picnic Shelter (#44) on Kuser Road, looking northeast.
13. Ronald J. Dupont Jr. -- November 1990 -- #6:5, ibid -- Scenic Drive Picnic Shelter (#45), north shelter, looking north.
14. Ronald J. Dupont Jr. -- July 1993 -- #28:18, ibid -- Entrance Lodge (Gate House, #48), looking southwest.
15. Ronald J. Dupont Jr. -- November 1990 -- #6:10, ibid -- Iris Inn (#49) front facade, looking southwest.
16. Ronald J. Dupont Jr. -- November 1990 -- #6:7, ibid -- Steenykill Lake Cabin (#53), #1 cabin, looking northeast.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number PHOTO INDEX Page 2High Point Park Historic District  
Wantage & Montague Townships  
Sussex County, NJ

17. Ronald J. Dupont Jr. -- July 1993 -- #28:20, ibid -- Steenykill Lake (#54) with boat launch area (#55) on west (left hand) shore, and High Point Monument (#10) and High Point Lodge (#26) visible on the ridge at center and right; looking east.

18. Ronald J. Dupont Jr. -- July 1991 -- #10:15, ibid -- Store House (bldg. #1) at Old Park Maintenance Yard (#66), looking north.

19. Ronald J. Dupont Jr. -- July 1991 -- #10:17, ibid -- Repair Shop (bldg. #2) at Old Park Maintenance Yard (#66) looking northwest.

20. Ronald J. Dupont Jr. -- July 1991 -- #10:19, ibid -- Blacksmith Shop (bldg. #3) at Old Park Maintenance Yard (#66) looking southwest.

21. Ronald J. Dupont Jr. -- July 1991 -- #10:16, ibid -- Oil House (bldg. #5) at Old Park Maintenance Yard (#66) looking northwest.

22. Ronald J. Dupont Jr. -- July 1993 -- #28:22, ibid -- Dyer Cottage (#70) on Route 23, looking southwest.

23. Ronald J. Dupont Jr. -- July 1993 -- #29:14, ibid -- Ridge Road (#74) as it crosses the Big Flat Brook near Sawmill Road, looking west.

24. Ronald J. Dupont Jr. -- July 1993 -- #29:15, ibid -- Sawmill Road as it crosses the CCC-built dam of Red Barn Pond, near Deckertown Turnpike, looking north.

25. Ronald J. Dupont Jr. -- November 1990 -- #6:8, ibid -- Sawmill Lake Dam (#81) looking northeast.

26. Ronald J. Dupont Jr. -- November 1990 -- #6:16, ibid -- Sawmill Lake Campground Latrines (#79), east latrine, looking east.

27. Ronald J. Dupont Jr. -- July 1993 -- #29:10, ibid -- Shale Quarry (#87) with CCC Incinerator (#88) in foreground, looking north.

28. Ronald J. Dupont Jr. -- July 1993 -- #29:9, ibid -- CCC Incinerator (#88) looking southeast.

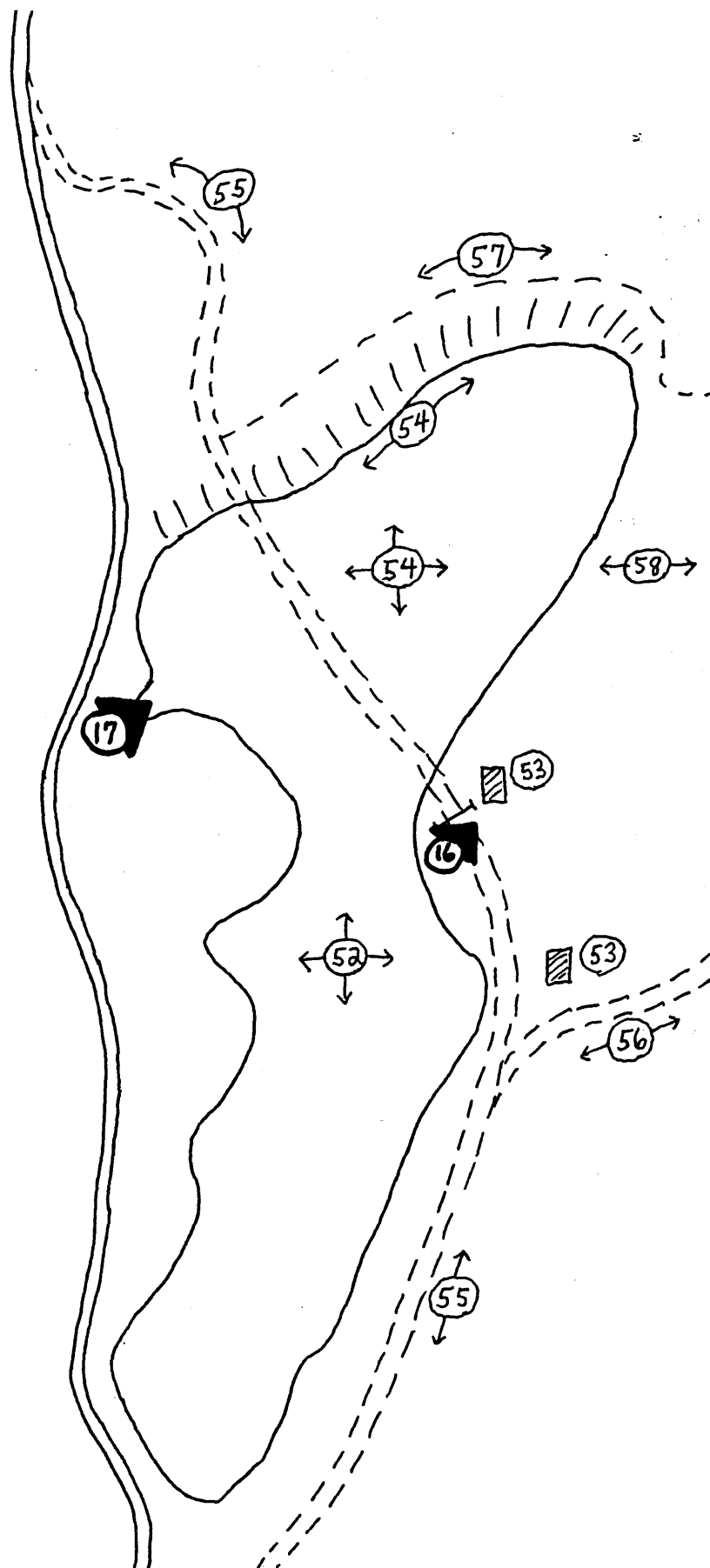
29. **RESOURCE DELETED FROM FINAL NOMINATION**  
**SEE SECTION #7, PAGE 26 FOR DETAILS.**

30. Ronald J. Dupont Jr. -- July 1993 -- #28:6, ibid -- Overview of High Point Historic District looking southwest from High Point Monument (#10) with (left to right) Scenic Drive (#18) and viewing tower, the A.T. & T. facility (#51), the New Lake Marcia Beach (#42), the Old Lake Marcia Beach (#29), High Point Lodge (#26), and the Cafeteria Building (#16, roof only visible.)

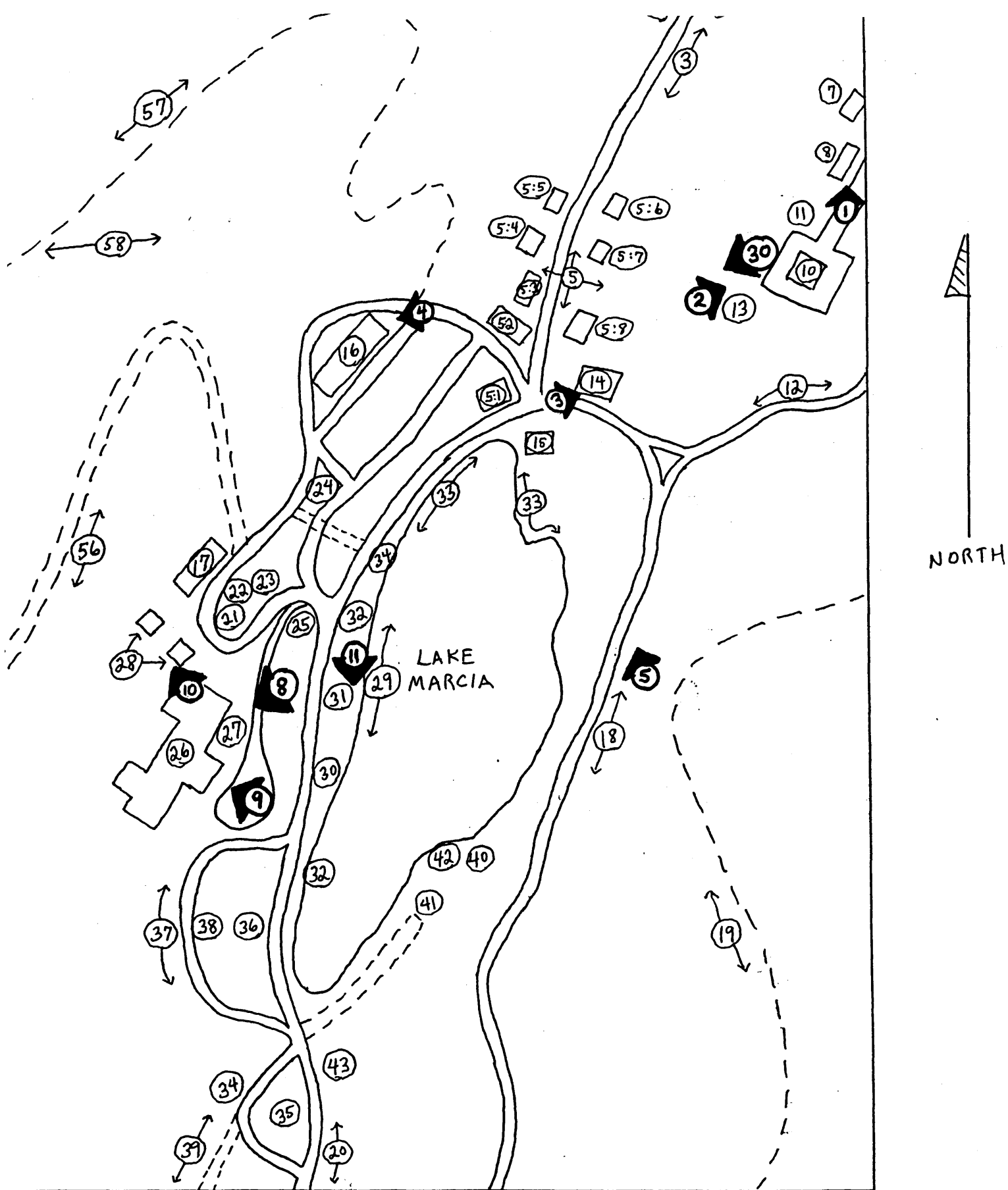
RECEIVED

DEC 06 1993

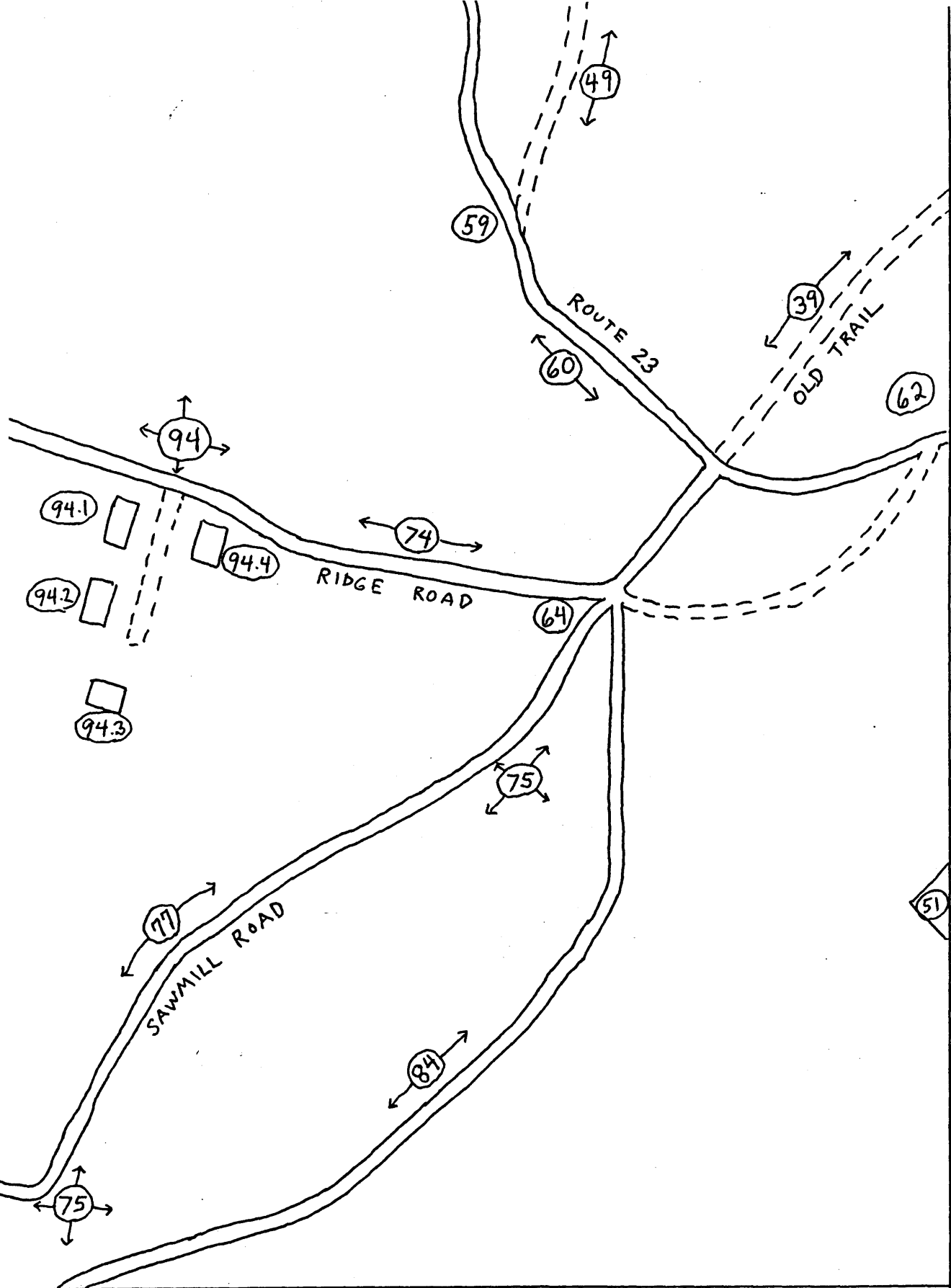
HISTORIC PRESERVATION OFFICE



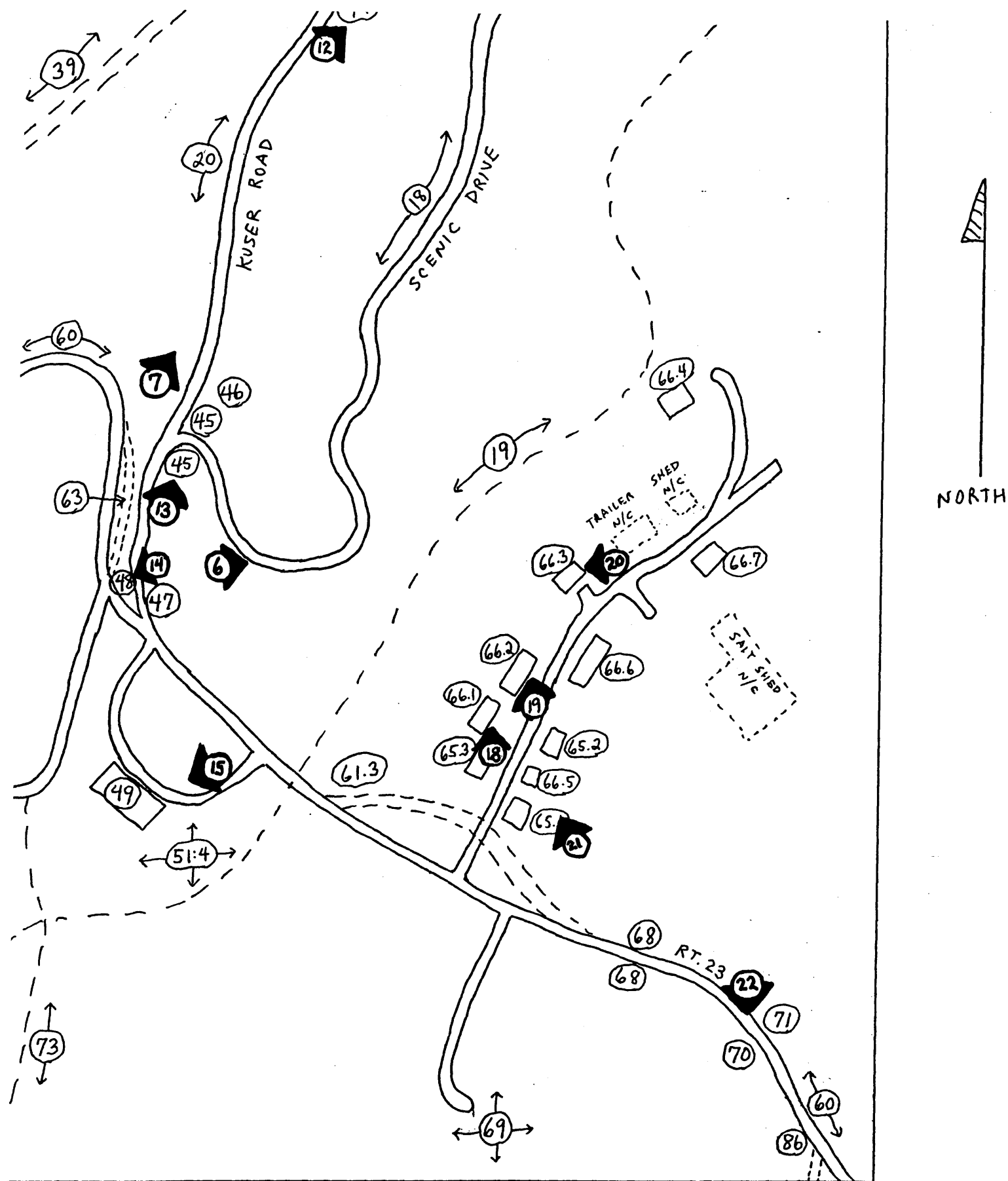
HIGH POINT HISTORIC DISTRICT  
SUSSEX COUNTY, NEW JERSEY  
Prepared by Ronald J. Dupont, Jr.  
13 September 1993  
PHOTO ORIENTATION MAP #1  
SCALE: ONE MILE = 34 CM.



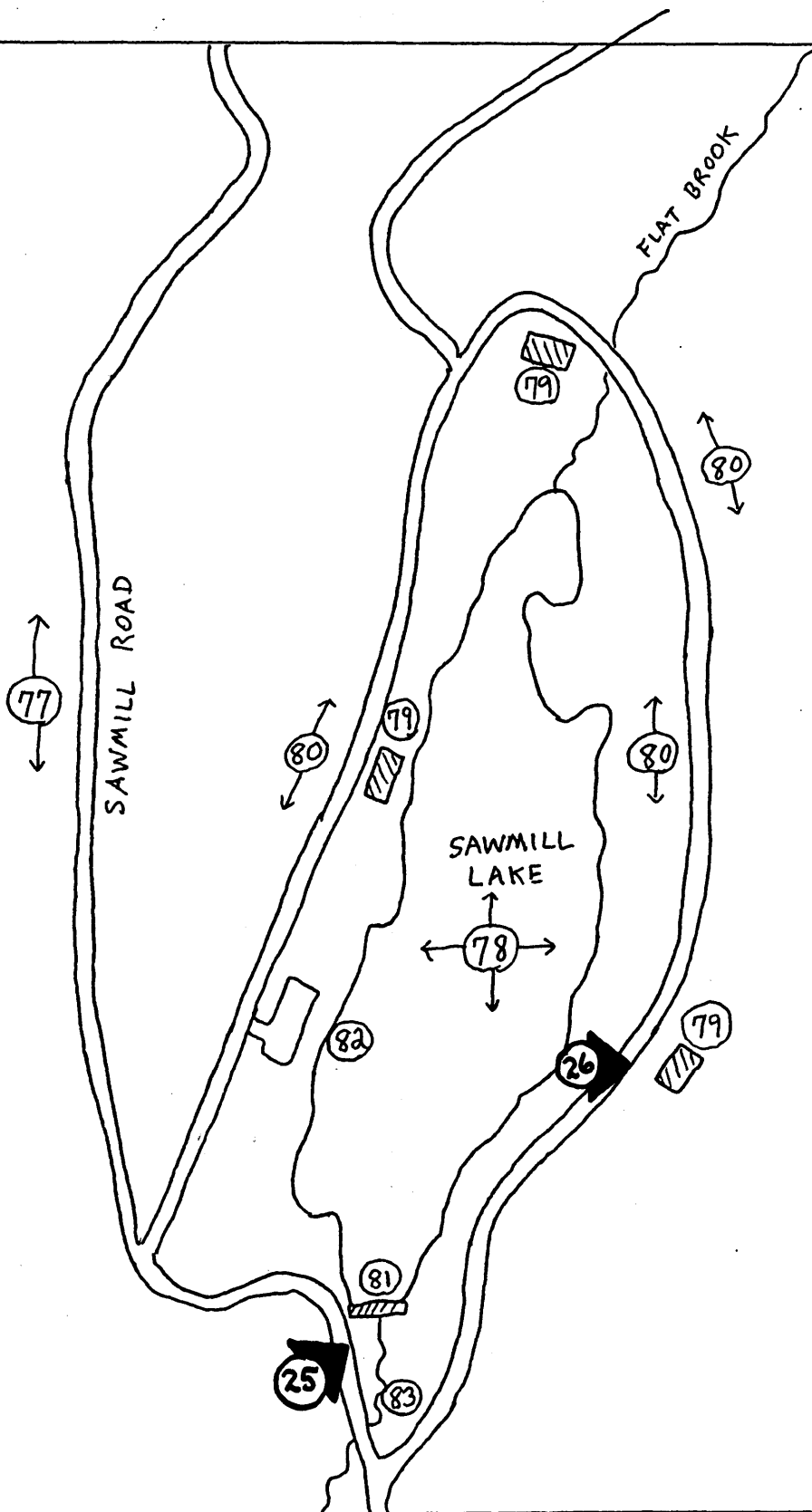
**HIGH POINT HISTORIC DISTRICT**  
SUSSEX COUNTY, NEW JERSEY  
Prepared by Ronald J. Dupont, Jr.  
13 September 1993  
**PHOTO ORIENTATION MAP #2**  
**SCALE: ONE MILE = 34 CM.**



**HIGH POINT HISTORIC DISTRICT**  
SUSSEX COUNTY, NEW JERSEY  
Prepared by Ronald J. Dupont, Jr.  
13 September 1993  
**PHOTO ORIENTATION MAP #3**  
**SCALE: ONE MILE = 34 CM.**



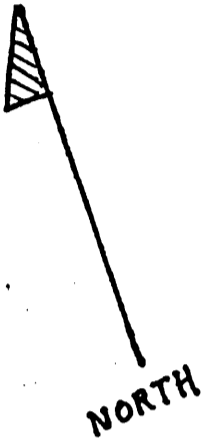
**HIGH POINT HISTORIC DISTRICT**  
**SUSSEX COUNTY, NEW JERSEY**  
 Prepared by Ronald J. Dupont, Jr.  
 13 September 1993  
**PHOTO ORIENTATION MAP #4**  
**SCALE: ONE MILE = 34 CM.**



**HIGH POINT HISTORIC DISTRICT**  
**SUSSEX COUNTY, NEW JERSEY**  
Prepared by Ronald J. Dupont, Jr.  
13 September 1993  
**PHOTO ORIENTATION MAP #5**  
**SCALE: ONE MILE = 34 CM.**

**HIGH POINT HISTORIC DISTRICT**  
SUSSEX COUNTY, NEW JERSEY  
Prepared by Ronald J. Dupont, Jr.  
13 September 1993  
PHOTO ORIENTATION GENERAL MAP,  
STATE AND NATIONAL  
REGISTER OF HISTORIC PLACES FORM  
FOR HIGH POINT PARK

NOT A BOUNDARY MAP

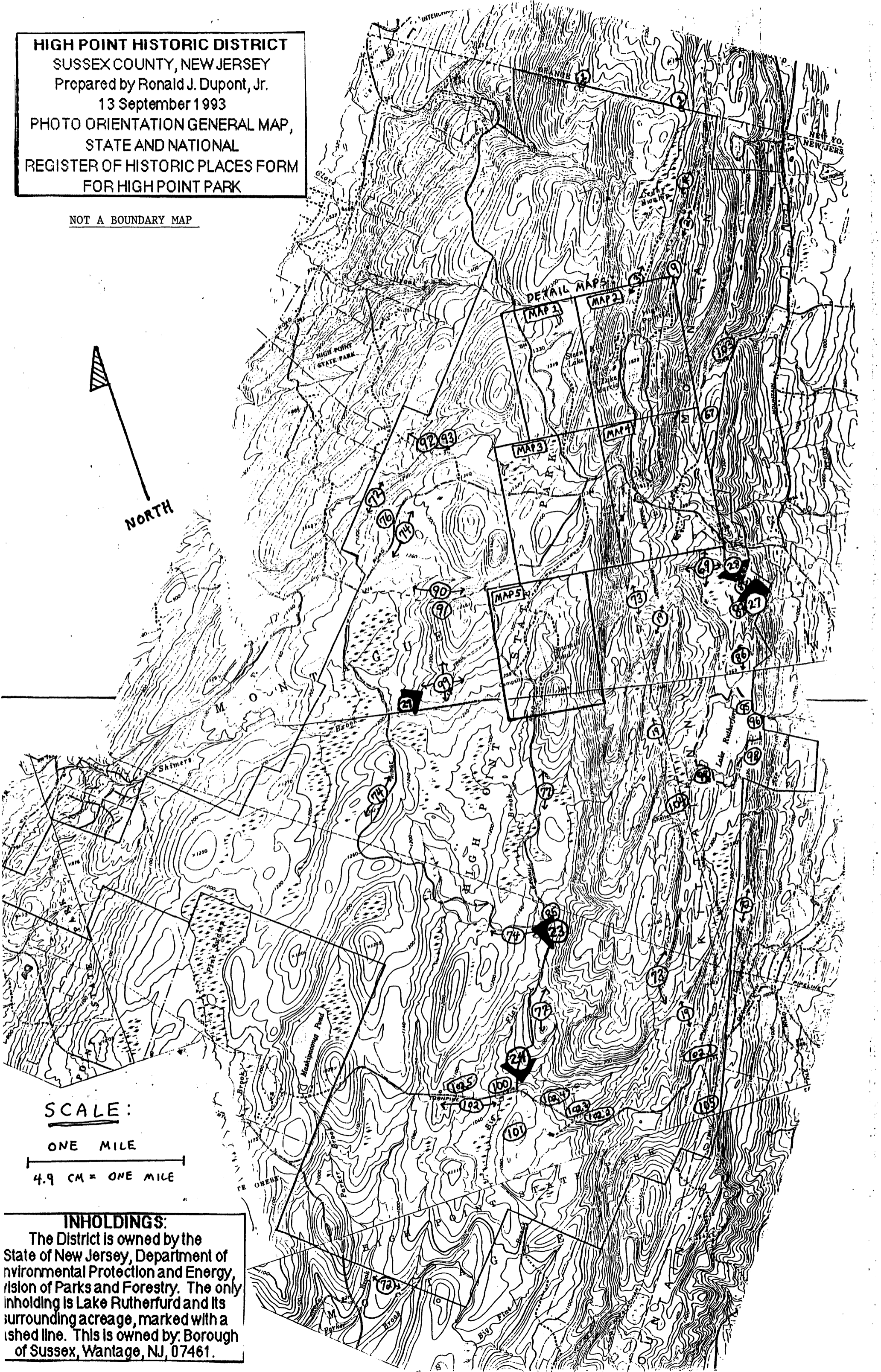


**SCALE:**

ONE MILE

4.9 CM = ONE MILE

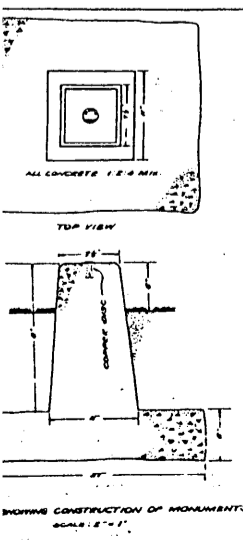
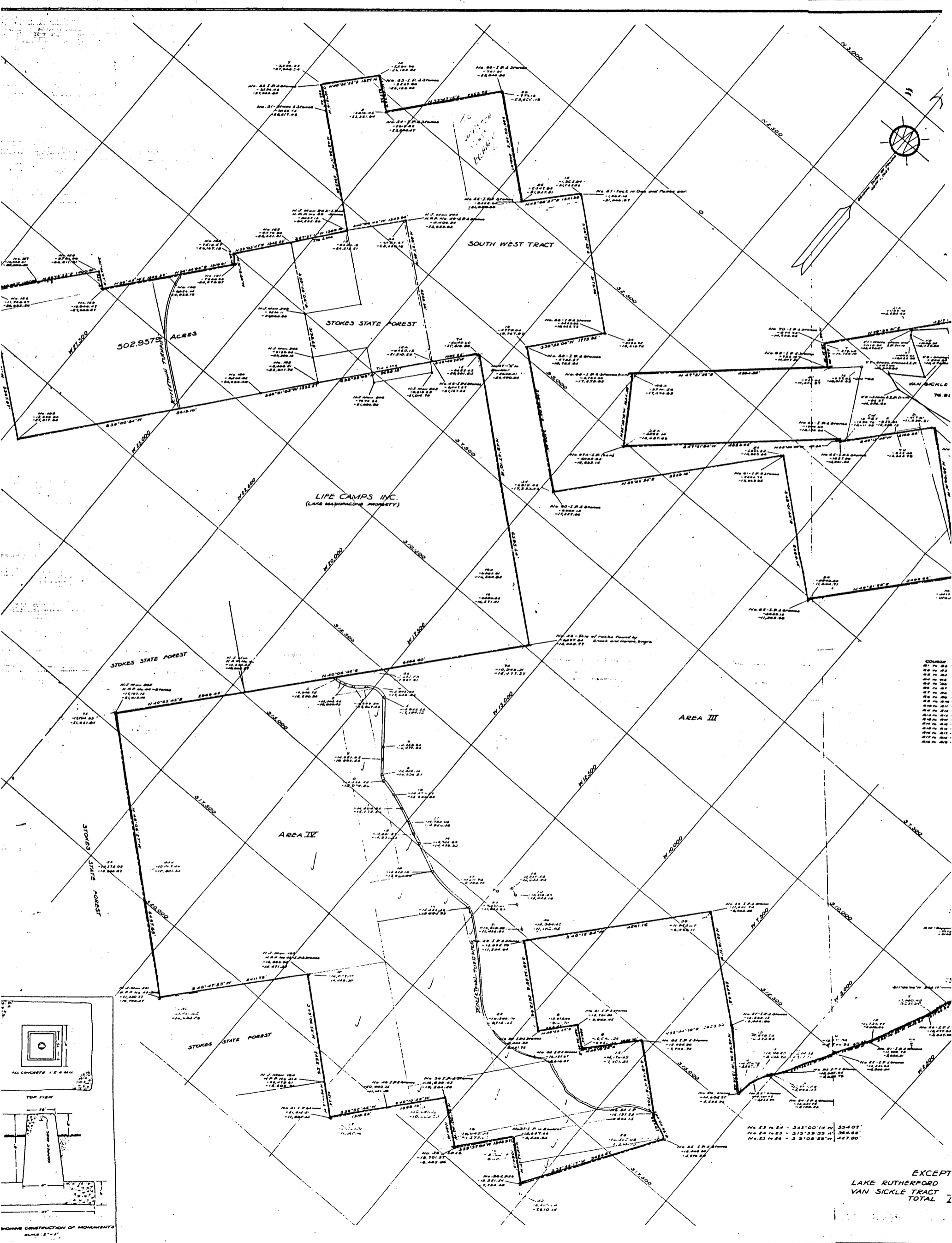
**INHOLDINGS:**  
The District is owned by the State of New Jersey, Department of Environmental Protection and Energy, Division of Parks and Forestry. The only inholding is Lake Rutherford and its surrounding acreage, marked with a dashed line. This is owned by Borough of Sussex, Wantage, NJ, 07461.



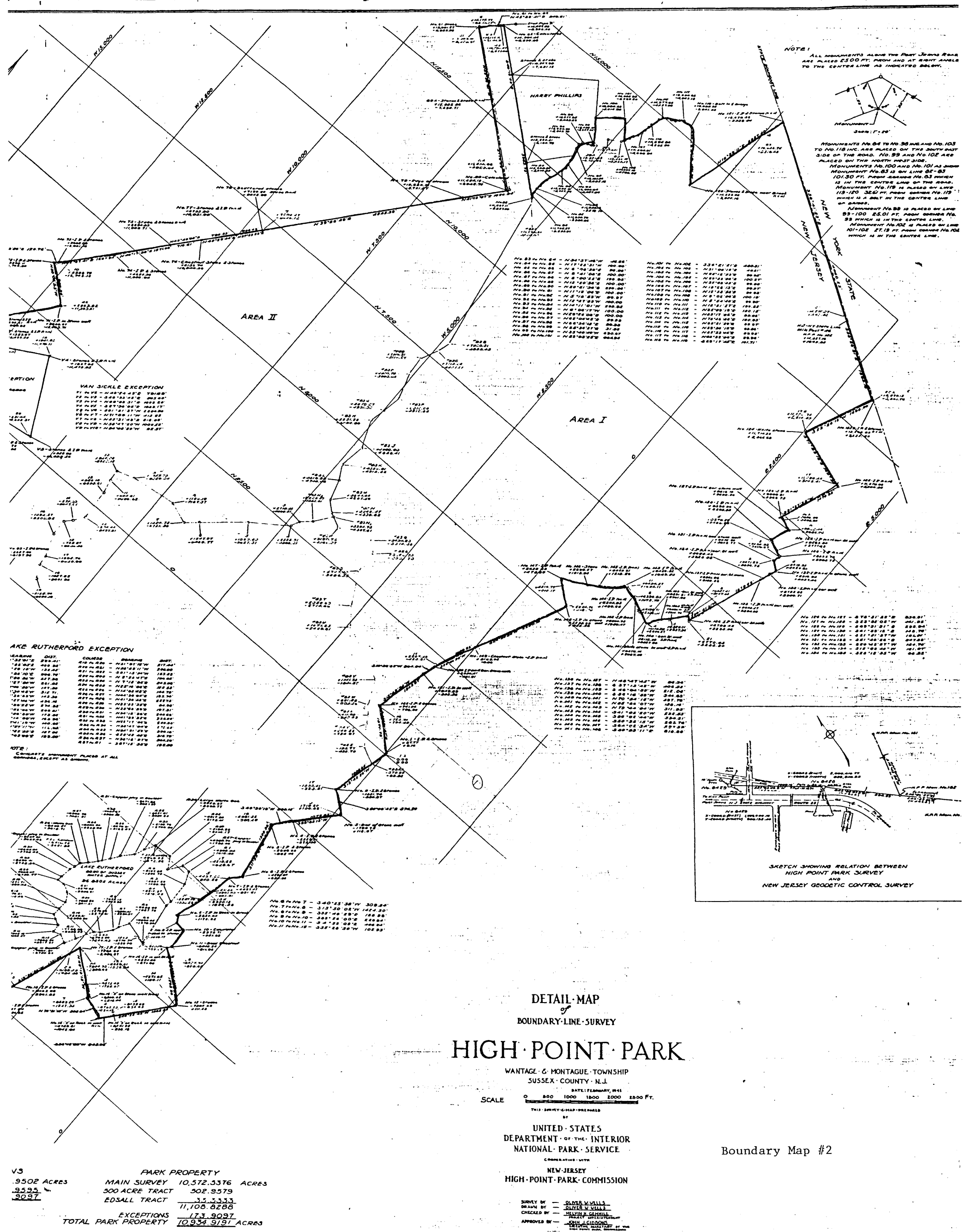
High Point Park Historic District,  
Wantage & Montague Townships,  
Sussex County, NJ

Boundary Map #1

(911)



EXCEPT  
LAKE RUTHERFORD  
VAN SICKLE TRACT  
TOTAL

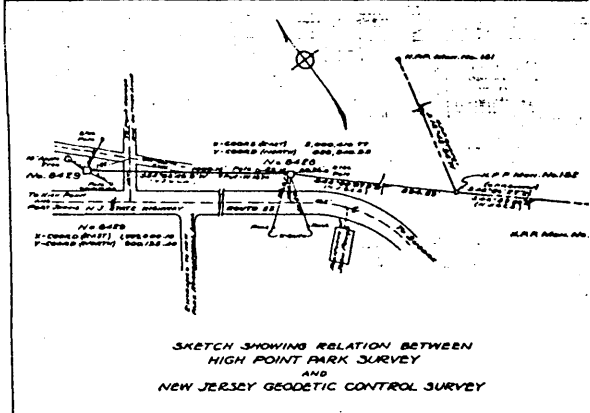


NOTE: ALL MONUMENTS ALONG THE POST JEWELL ROAD ARE PLACED 5500 FT. FROM AND AT RIGHT ANGLES TO THE CENTER LINE AS INDICATED BELOW.

MONUMENTS No. 84 TO No. 98 AND No. 103 TO No. 118 ARE PLACED ON THE SOUTH EAST SIDE OF THE ROAD. NO. 99 AND NO. 102 ARE PLACED ON THE NORTH WEST SIDE. MONUMENTS No. 100 AND No. 101 AS SHOWN ARE IN THE CENTER LINE OF THE ROAD. MONUMENT No. 119 IS PLACED ON LINE 119-120 350 FT. FROM CORNER No. 119 WHICH IS A BOLT IN THE CENTER LINE OF ROAD. MONUMENT No. 98 IS PLACED ON LINE 98-100 550 FT. FROM CORNER No. 98 WHICH IS IN THE CENTER LINE. MONUMENT No. 102 IS PLACED ON LINE 101-102 27.19 FT. FROM CORNER No. 102 WHICH IS IN THE CENTER LINE.

LAKE RUTHERFORD EXCEPTION

BEARING	DIST.	CORNER	BEARING	DIST.
N 89° 51' 30" E	89.54	NO. 1	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 2	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 3	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 4	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 5	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 6	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 7	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 8	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 9	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 10	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 11	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 12	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 13	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 14	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 15	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 16	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 17	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 18	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 19	N 81° 07' 30" W	87.44
N 89° 51' 30" E	89.54	NO. 20	N 81° 07' 30" W	87.44



PARK PROPERTY

TRACT	ACRES
MAIN SURVEY	10,572.3376
300 ACRE TRACT	502.9579
EDSALL TRACT	33.3333
EXCEPTIONS	173.9097
TOTAL PARK PROPERTY	10,934.9191

DETAIL MAP  
OF  
BOUNDARY LINE SURVEY  
**HIGH POINT PARK**  
WANTAGE & MONTAGUE TOWNSHIP  
SUSSEX COUNTY, N.J.  
DATE: FEBRUARY, 1941  
SCALE 0 500 1000 1500 2000 2500 FT.  
THIS SURVEY MAP PREPARED BY  
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
COOPERATIVE WITH  
NEW JERSEY  
HIGH POINT PARK COMMISSION

Boundary Map #2

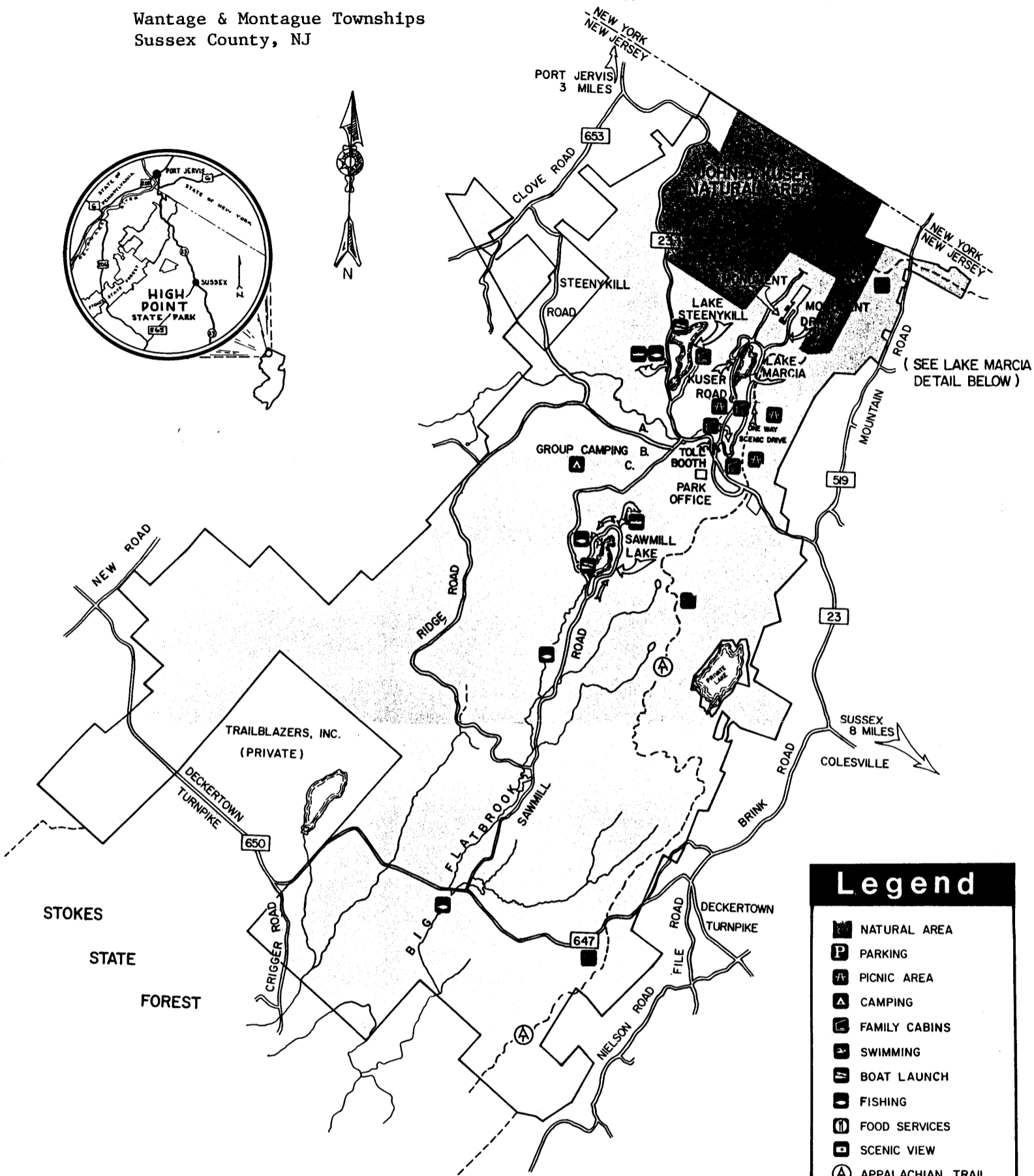
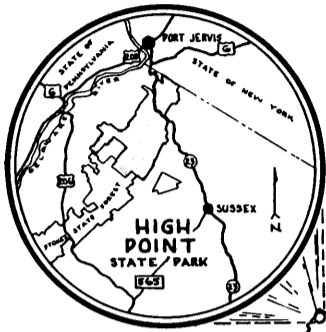
SURVEY BY — OLIVER W. VILLIS  
DRAWN BY — OLIVER W. VILLIS  
CHECKED BY — MELVIN R. GIBBINS  
APPROVED BY — JOHN L. GIBBINS



# High Point

## State Park

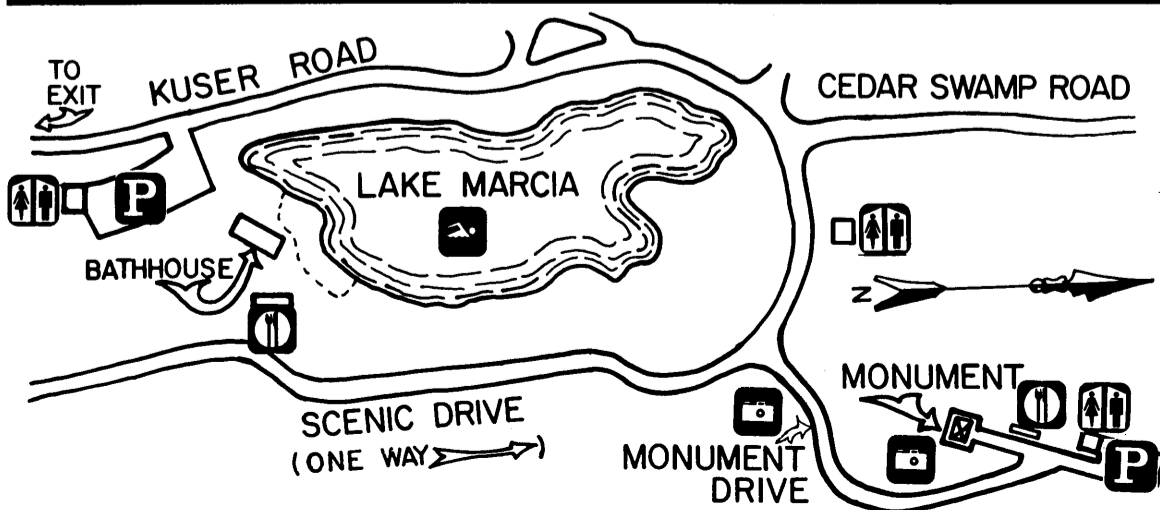
Wantage & Montague Townships  
Sussex County, NJ



### Legend

- NATURAL AREA
- PARKING
- PICNIC AREA
- CAMPING
- FAMILY CABINS
- SWIMMING
- BOAT LAUNCH
- FISHING
- FOOD SERVICES
- SCENIC VIEW
- APPALACHIAN TRAIL
- TRAIL SHELTER
- PICNIC SHELTER
- RESTROOMS
- BOATING

### Lake Marcia Detail



Thomas H. Kean, Governor