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United States Department of the Interior
National Park Service

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OCT - 2 2015

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Coon Family Log Cabin
other names/site number _____

2. Location

street & number 2245 Hornby Rd

N/A	not for publication
X	vicinity

city or town Beaver Dams
state New York code NY county Schuyler code 097 zip code 14812

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Russell Purpoint DBHPO 9/25/13
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register ___ determined eligible for the National Register
- determined not eligible for the National Register ___ removed from the National Register
- other (explain): _____

For Edson H. Beall 11.16.15
Signature of the Keeper Date of Action

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/residence

DOMESTIC/residence

RECREATION & CULTURE/museum

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

No style

foundation: Concrete, stone

(early twentieth century log cabin)

walls: wood

roof: asphalt

other: stone

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Built between 1938 and 1945, the Coon Family Log Cabin has six rooms (three bedrooms, kitchen, main room and a utility addition) that served as a residence for the Coon Family until 1959 and then briefly as a local museum. The one-story, irregularly shaped building was built by the Coon Family with help from friends and neighbors and modeled after the CCC era cabins that were being built at Watkins Glen State Park and other nearby state parks. The cabin is located on north side of Hornby Road in the Beaver Dams vicinity of Schuyler County, south of Watkins Glen and to the east of Coon Hollow State Forest and Beaver Dams State Forest in the Southern Tier of New York. The cabin is sited facing Hornby Road and to its northeast are a large barn and a small shed, all contemporary with the cabin and contributing to this nomination. The cabin consists of end-notched round logs with concrete chinking on a stone and concrete foundation. The roof is side gabled and rafter tails are visible in the eaves. A large stone chimney is on the west end of the main block of the cabin and a concrete utility chimney is on the north side of the cabin. Gable ends have wood shingles and the roof is clad with asphalt shingles. The barn to the northeast is a large one and one-half story, two-bay building with a single story section on the east. The building is wood frame with vertical plank siding and has two original sliding barn doors on the south. The barn rests on a concrete pad. The small shed is to the east side of the barn is a small rectangular building of wood construction with a gambrel style roof. Its construction is similar to the barn, except for the east end being clad with wood shingle. Both the barn and shed were built with reclaimed materials and were built prior to 1955. The cabin, barn and shed have seen little change and are largely as built when used by the Coon Family (1941-1959).

Narrative Description

Beaver Dams, a small Hamlet within the Town of Dix, is located between the Southern Tier, south of Keuka and Seneca Lakes, two of the Finger Lakes in New York State. The Coon Family Log Cabin is situated along Hornby Road on . near the crossroads of Hornby Road and SR 414, the main road that ends to the south at the city of Corning. To the north of the property are open fields and nearby to the west are the Beaver Dams and Coon Hollow State Forests. The larger communities of Corning and Watkins Glen are located approximately fifteen minutes south and north respectively. The nominated property contains three contributing buildings, which include the log cabin, a barn/garage, and a small storage shed. The main building on the property is the cabin, sited facing Hornby Road, set back from the road and in the west end of the lot.

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

To its east is a long, unpaved drive that ends at the barn in the northeast portion of the property. The barn also faces the road and the shed is on the east side of the barn, facing east.

Consisting of six rooms, the cabin is constructed of ash logs on a concrete and stone foundation in a rough T--shape with a kitchen section on the east and the master bedroom on the west. A utility room addition is on the north side. As originally built, the cabin consisted of a living room, kitchen and two bedrooms. The Coons felled the trees locally and hauled them three miles to the cabin site. Each log was peeled of its bark and treated with creosote stain.¹ The corners were fitted together with saddle notches, a common system for log construction, without mortar. However, over the years moisture began to severely rot and damage the lower logs. Eventually, the Coons removed the lower rotten logs, added a poured concrete base and applied a stone veneer on the exterior from the ground up to the bottom of the window frames. Chinking was applied between the ash logs to fill in the gaps, but most of it was lost, leaving gaps between the logs and allowing deterioration to occur.

After the main cabin was completed (1941), the Coons added a master bedroom to the west and a utility room to the north in the mid-1940s. The bedroom addition was constructed with wood studs and framing and has a stone veneer applied to the south (front) elevation. The master bedroom west and north (rear) elevations are clad with cedar shingles. The utility room is also constructed of wood studs and framing. The exposed east, north (rear), and west elevations of this addition are also clad in cedar shingles, matching those on the bedroom addition. The main cabin, kitchen appendage, and master bedroom addition have side-gabled roofs, while the utility room has a front-gable roof facing the backyard. The roof of the cabin is covered with asphalt shingles and was recently replaced in order to curb moisture and water damage from further deterioration of interior features.

Edward Coon made each window by hand from locally reclaimed wood and many survive. The two front (south) façade windows on the main cabin are French style paired windows with twelve-lights each. On the east elevation of the main cabin, a tripartite window remains with eight-lights in each of the three window sections. The kitchen appendage features two original paired wood windows with nine-lights each, one each on the south and east elevations. A pair of twelve-light wood windows is on the south (front) façade of the bedroom addition, while the west elevation features a pair of six-light casement windows that sit at a higher sill height. A pair of nine-light casement windows remains in the bathroom along the north elevation. The utility room has historic, handmade wood windows, such as the west and north elevation windows, which are four-light casement windows that allow plenty of natural light into the space. These windows also overlook the beautiful scenery to the north of the property. A large casement window is located at the center of the gable

¹ Florence Coon, "We Built a Log Cabin," *Better Homes and Gardens* 27(4) (December 1948,) 156.

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

end above the north windows. Paired four-light casement windows that sit at a higher sill height are located on the east elevation of the utility room addition.

The main feature of the log cabin, aside from the ash logs, is a large stone fireplace and chimney that was used to help heat the small cabin, mostly built by a friend of the Coons family. The construction method by which it was built was taken from a masonry guidebook produced by the Department of the Interior for the Civilian Conservation Corp (CCC) program for masonry work through the nation's parks, including nearby Watkins Glen State Park. The large stones were carefully selected based on their color from along the highway, creek beds, and local quarries. Cobblestones were also split and used on the face of the fireplace.²

The interior of the cabin also retains many historic features and materials. In the living room, a beadboard wainscot wraps the room. Battens are used as a concealer for the seams in the ceiling, which also creates a simple "crown" molding around the outer edges of the room. The kitchen features handcrafted millwork in the simple scalloping on the cornice board and shelves. Many of the original pine cabinets also remain. The bathroom follows suit with the same scalloping details around built-in shelving. Some of this decorative detailing shows deterioration due to lack of maintenance, but is still salvageable. Other interior features include historic wood plank doors in the bedrooms.

Originally constructed on wood floor joists that sat directly on the ground, the cabin developed severe moisture issues beneath the joists. During the 1980s, the wood joists were removed and a concrete foundation was poured in order to protect the cabin and all its interior and exterior wood features from further deterioration and damage. This change also insured the continued use of the building. The concrete was poured throughout the living room, kitchen, and bathroom spaces. Historic plank wood flooring remains in the two bedrooms since it only showed signs of minor water damage. The utility room also retains its historic wood floor, but it is warped due to weathering and moisture from the ground below. The living room, kitchen, and bathroom all retain an exposed concrete floor. In spite of being vacant for several years, the cabin retains a high degree of integrity, even though much of the historic was damaged or deteriorated. Both the barn and shed have the same concrete flooring and some deterioration, but are still largely intact.

Garage, contributing, ca. 1955.

The garage was constructed mid-twentieth century and is made of reclaimed wood telegraph poles from the abandoned railroad nearby, along with other types of reclaimed wood. As an example of the locally found, affordable materials, it has a unique "eclectic" look, following the construction practices that the Coons family used to construct the cabin. Overall, the garage retains a moderate to high level of historic materials.

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

The use of three entry doors fitted together to create a sliding garage door is one of the features, although it is now highly deteriorated from weathering and lack of maintenance. The garage also features cedar shingles to match those found on portions of the home, handmade wood windows, and a few recycled metal windows, such as one on the western sliding door, which came from a camper, possibly from the RV dealership that Edward Coon owned for many years. Two shed-like additions were built on the east and north side of the garage, creating a covered work area and storage space. The interior of the garage also retains unusual historic features, such as a wall made of doors, again showcasing the use of reclaimed and locally found materials that helped with a limited construction budget. A front-gabled roof covers the main portion of the garage, while a flat roof covers the two additions.

Shed, contributing, ca. 1955.

The shed, although small in size, is also significant for its construction from reclaimed materials. While the garage and shed appear to be “cobbled” together, it was the intention of the owner/builder to utilize as many found materials as possible in order to make the project affordable. The shed walls are a plywood material and feature two mismatching metal windows, one on the north elevation and one on the south. A gambrel roof sits atop the shed and it is clad with asphalt shingles.

²Ibid, 157.

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period reflects the construction of the cabin, barn and shed and the period of occupation by the Coon family.

Criteria Considerations (explanation, if necessary)

N/A

Areas of Significance

(Enter categories from instructions.)

Social history
architecture

Period of Significance

1938-1959

Significant Dates

1938, 1941, 1955, 1959

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Edward and Florence Coon

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Coon Family Log Cabin is historically significant in the area of social history for its association with the Great Depression, in particular, as it illustrates one family's response to the severe personal hardship resulting from the national economic crisis of the 1930s. Built to serve as a primary family residence by Edward and Florence Coons, the log cabin was modeled on similar WPA and Civilian Conservation Corps projects that were taking place in nearby parks. Ed Coon was familiar with CCC activities in the region since he taught night classes at the CCC camps, and he and his wife realized that a log cabin home was something that they could build themselves on their nearly non-existent construction budget with the help of friends and from harvested and found materials. The building is also significant in the area of architecture as an intact example of a twentieth century log cabin that showcases the practicality, flexibility, and affordability of combining an earlier construction style with modern technology and tools. The resulting cabin was a combination of rustic log construction techniques with modern features, such as separate areas (living room, bedrooms, kitchen and bath). Maintenance issues in the mid-1980s required repairs and replacement of the foundation, but the rest of the materials, design and craftsmanship remain intact and illustrate the resourcefulness and the skill of the Coons family. In addition to being a residence, the Coons Family opened the cabin to community events in the Beaver Dams area. The cabin continued in the spirit of community service by becoming a local museum, featuring exhibits of turn-of-the-century tools and furniture.

Developmental history/additional historic context information (Provide at least **one** paragraph for each area of significance.)

Schuyler County was named after American Revolutionary War General Philip John Schuyler after it was carved out of portions of Chemung, Steuben, and Tompkins Counties in 1854. One of its creeks, Catherine Creek, flowed into the south end of Seneca Lake where the county seat of Watkins (later Watkins Glen) was established. Areas along the lake and the creek had ample water power to run mills that were built throughout the late eighteenth and early nineteenth centuries. Since the late 1780s, milling opportunities and the fertile land in the region attracted settlers to the Finger Lakes area of New York State who established large, widely dispersed farms on the rich, arable land augmented by a few bustling mill ventures on the various creeks. A few small hubs of settlement quickly grew to provide manufacturing, social, commercial, educational and religious services to the surrounding farm families. One such settlement was the hamlet of Beaver Dams, located in the southwest corner of the town of Dix, which was named after two beaver dams that were in the vicinity when settlement began in the early nineteenth century.

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

Settlements along Catherine Creek and Seneca Lake had a thriving seasonal resort industry supported by lake traffic and the railroad that brought large numbers to see the gorges and water falls at Montour Falls and Watkins Glen. By the stock market crash of 1929, the resort industry all but disappeared and national programs were used to revitalize state parks in the Finger Lakes area to encourage visitation and to provide employment.

One of these programs established under President Franklin D. Roosevelt's "New Deal" was the Civilian Conservation Corps (CCC), established on April 5, 1933 by Executive Order. The CCC program appointed leaders, administrators, and an advisory council that was composed of members of the Secretaries of War, Labor, Agriculture and Interior. The advisory council worked with the National Park Service to set up camps and determine the work to be done in national and state parks and forests. This program was a way to improve the economy through the under-utilized resources of unemployed young men and available land. The idea behind the CCC was to recruit unemployed young men into a peacetime army to combat the destruction and erosion of the country's natural resources. The CCC was never officially abolished; however, in 1942, a compromise between the Senate and House authorized the dissolution of the program, and the camps were closed after the United States became involved in World War II.³

By 1935, over 500,000 men were enrolled in the program, with another 100,000 people in administrative, supervisory and education roles. The majority of enrollees were in the eastern part of the country, while most of the work projects were in the west. In order to manage this peacetime mission, the U.S. Army became responsible for merging projects and developing plans to complete the mission of the CCC.⁴ Many of the projects involved planting trees, building bridges and shelters, and masonry work. Other camps were set up to help with natural disaster relief efforts.

Several CCC camps and projects were located in New York State, with four of the camps located in Schuyler County in Monterey, Whites Hollow (Watkins Glen State Park), Arnot Forest (Newfield), and Burdett. The Whites Hollow and Burdett camps were established in 1935 to assist with recovery after a devastating flood in Watkins Glen and the surrounding area. Once the project was completed, the CCC moved on to Watkins Glen State Park, where the workers built stone fences, bridges and other structures. In 1934, a national education program was implemented for the CCC enrollees and roughly 60 percent of all enrollees took advantage of the program.⁵ The men worked during the day and attended classes in the evenings or during their free time. Depending on available accommodations, classes were offered either at the camp, at a local high school or college. When the education program was implemented for the Schuyler County camps, Edward Coon

³ Civilian Conservation Corps Legacy. *CCC Brief History*. CCC Legacy. Retrieved 5/30/15. <www.ccclegacy.org/CCC_Brief_History.html>

⁴ Ibid.

⁵ J.C Westervelt. *Civilian Conservation Corps: Schuyler County, New York*, (Montour Falls, NY: Schuyler County Historical Society, 1990).

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

became an educator at the Whites Hollow and Burdett camps. Ed Coon was a native of Beaver Dams who attended Northside Blodgett High School in 1930. Upon graduating high school, he went on to study at Geneseo Normal School and earned his teaching degree in 1938. He began his teaching career in a one-room school house in Beaver Dams. It was around this time that he met and married his wife, Florence. During the day, he taught children in a one-room schoolhouse in Beaver Dams, and at night, he went to the camps to teach the young men math, geography, history, and English to assist them with earning a diploma.⁶

Unfortunately, the effects of the Great Depression prevented the young couple from buying a home on a teacher's salary. Inspired by the work of the CCC, they decided to build a log cabin using locally felled trees and found materials. Edward also obtained some of the instruction guides that the CCC used, including one for masonry. He put the knowledge to good use for building the log cabin following the guidelines for log construction that was being used to build cabins and other park structures. Edward and Florence felled and hauled logs from three miles away, and many of the floor joists, roof rafters, and barn structure were constructed of telegraph poles that had been abandoned along a nearby railroad. They were assisted in their efforts by family and friends, who laid the final logs for the cabin. The masonry guidelines provided instruction on how to build a large stone and masonry fireplace and chimney and the local minister built the large stone fireplace in the main room of the cabin (west wall). In appreciation for the help, the Coons often opened the cabin for community events and other social gatherings.

What was originally built as temporary became long-term housing, as the family remained in the log cabin until the late 1950s. After several years of teaching, Coon was given a promotion and became the principal at Hammondsport High School and coach of the school's baseball team. In 1946, left teaching to work with his father-in-law building, houses in Beaver Dams and driving a school bus. In 1959, the Coons founded Coon Travel Trailer, a recreational vehicle company that was the first of its kind in the area. Edward even used a window from a travel trailer in one of the doors of the garage when he added it to the property. In addition to his teaching and business careers, Coon was a lifelong active member of the Beaver Dams Methodist Church and a founding member of the Beaver Dams Fire Department, helping to build the original firehouse. After the family moved out of the small log cabin, it became a community building and at one time, was used as a museum featuring a collection of turn-of-the-century tools and furniture. By the mid-1980s, the log cabin was vacant and largely used for storage and was recently sold with plans by the new owner to restore the cabin as a residence and seasonal rental property.

CRITERION C: ARCHITECTURE

⁶ Undated letter from Edward Coon to Mrs. Sgrecci.

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

Pre-Railroad and Log Construction

The tradition of wood log cabin architecture was introduced to the New World by immigrant groups as early as the mid-1600s. In New England, log cabin architecture was used by English and French colonists, and it became common in the north and east supported by the great supply of virgin forests. The New England style of cabin was typically built with a large framework of hewn timber covered with thin planks of wood to create a watertight exterior.⁷ When settlement expanded to the west, the building tradition evolved as a way to provide a quick shelter, often regarded as temporary. By the eighteenth century, the log cabin style was defined by its horizontal stacked logs that were held together by interlocking (notched) timbers at the corners of the structure. The logs served as structural supports, as well as weather screening when the cracks between the logs were in-filled. Modest cabins were designed with a linear plan that usually had an open floor plan with a fireplace and chimney made of cut or uncut stone to one end. These cabins were typically one or one-and-a-half stories high and were constructed of local materials and less architecturally refined, usually without any stylistic embellishment.⁸ Often, these modest homes were built directly on the ground with little or no foundation, allowing the walls to rest on the soil.

Throughout the late eighteenth and early nineteenth centuries, the log cabin was a popular first home built with surplus materials created as frontier settlers cleared the land. During this time, log cabins were also used when it was necessary to quickly provide for commercial structures, schools, churches, barns, and other outbuildings.⁹ Wherever timber was readily available, a log cabin could be built in a few days using only a handful of simple tools. This was one of the main advantages of log construction, the ease of construction and the low cost. Generally, however, as soon as economic circumstances permitted, the log structure was replaced with, or incorporated into, a larger and more up to date dwelling. Thus, there may be a number of surviving log houses in New York behind later cladding.

By the mid nineteenth century, log cabins were still widely used in outlying territories. Eventually, the American public began to regard them as quaint and old fashioned and during the presidential campaigns William Henry Harrison and Abraham Lincoln, the log cabin became a symbol of humble beginnings and republican ideals.¹⁰ By 1862, the romantic ideals associated with the log cabin were fading, as indicated by regulations instituted with the Homestead Act, which gave settlers the right to open land, but with certain requirements. Owners had to cultivate the land and build homes that were at least ten by twelve feet in size and have at least one window. Around 1900, log buildings were being featured in popular pattern books for rustic settings along with

⁷ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2013), 19.

⁸ *Ibid.*, 119.

⁹ Bruce D. Bomberger, *National Park Service Preservation Brief 26: The Preservation and Repair of Historic Log Cabins* (Washington D.C.: U.S. Government Printing office, 1991), 2 .

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

the high-class styles of the time. As the century progressed, log cabin construction was all but replaced by balloon frame construction, especially as areas became more settled.

As a response to the Great Depression, log cabin construction methods saw a revival through the joint effort of the National Park Service and the CCC. Many log structures were built in the national and state parks, including cabins, visitors centers, and pavilions. While the 'New Deal' program was intended to assist both skilled and unskilled men, the vast majority of the enrollees arrived at the camps without any construction experience. Lessons on different areas of construction and agricultural methods were incorporated into the schoolwork in order to equip the enrollees with needed skills to perform their tasks.

In the 1930s, the U.S. Department of the Interior created a series of vocational manuals for educational advisors, company commanders, and other CCC instructors to use for training. The intent of the manuals was to provide instruction in the techniques and skills that the enrollees needed to build needed structures in camps and parks and to give them skills that could be used in the future. James Hart, a CCC foreman from Ithaca, New York, wrote another educational series in 1936, entitled *Practical Construction Methods for the CCC Enrollee*. Although a private company published Hart's series, an advisory board of NPS officials approved of the content and authorized the manuals for CCC use.¹¹

Park structures were built by the CCC all across the country, following guidelines outlined in a 1935 National Park Service publication titled *Park Structures and Facilities*. It promoted the idea of an architecture that harmonized with the natural regional environment, with buildings in the New York State copying those found in the Adirondack. A number of these buildings were of log construction, which the National Park Service saw as providing an affordable rental option for "the patron of very limited means as there now exists an enthusiasm to supply the more ample facilities which the higher income brackets can afford and demand." Cabins found throughout the state parks were built from local timber and stone and were divided into various classes. For example, a first class cabin would include toilet and bath facilities, larger sleeping quarters. A second class cabin would contain two sleeping rooms and a small kitchen.¹²

Within the immediate area of the Coon Log Cabin were two CCC camps, one being at Watkins Glen State Park. Although most of the buildings constructed by the CCC were largely stone construction, Ed Coon had access to the training materials provided to the workers to take advantage of the information regarding rustic building styles and construction methods. Inspired by the quick, simple, and affordable structure that the CCC

¹⁰ Stewart Gray, *Log Building Construction in Mecklenburg County from 1920 to 1945*. (Mecklenburg, NC: Mecklenburg Historic Landmark Commission, 1992). Online at www.cmhpf.org/Surveys/SurveyLogHouses.htm.

¹¹ Ibid.

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

was using, Edward Coon and his wife, who were feeling the economic effects of the Great Depression, decided to apply this same method to their own home. The Coons made use of Hart's *Practical Construction Methods for the CCC Enrollee* instruction books while building their log cabin. Instruction Series No. 5, Masonry Unit No. 1, *Elementary Stonemasonry* was found inside the Coon's cabin and many of the lessons contained in the publication gave instructions on different masonry techniques as well as the use and care of tools, stone cutting, stone masonry mortars, and laying stones.

By using locally available materials, the Coon cabin followed the guidelines for rustic construction found in the National Park Service publications. They felled logs within a two mile radius of their property and built the cabin sitting right at the ground rather than on a concrete slab or foundation. Following the instructions for cabin construction, the Coons cabin used a building technique of end-notched round logs with concrete chinking to weatherproof the building. They also used plain, vertical board doors, similar to the doors on other rustic residential cabins seen in the Adirondacks and other state parks. The Coons Family cabin also featured a centrally located front door with hand-made wood windows to either side. One of the CCC structures at Watkins Glen State Park also has a small addition to the rear of the main cabin, much like the utility room and bedroom additions at the Coon residence. Another important feature of the Coon log cabin is the large stone fireplace and chimney, built following the CCC guidelines of stones of varying size that were found locally and placed in what appears to be random order.

Ash logs were felled just a few miles from the site and Edward, with the help of family and friends, was able to stack and interlock the logs of the structure. The windows were also handmade with wood that was found locally and simple hardware was attached. The original floor joists were made from telephone poles that had been abandoned along a nearby railroad. These telephone poles were also used to make portions of the garage. One of the main features of this small cabin, the large stone fireplace and chimney, were made from stones that were gathered from along the roadways, creek beds and local quarries.

Lastly, the roofing material of choice for the CCC was asphalt shingling, the same material the Coons selected for their cabin roof. The shingles gave the cabins a more modern look than their earlier counterparts and were, for the most part, readily available and low in cost. The use of asphalt shingles also provided a transition between low-budget log construction and modern materials. Other features found in the Coon Family cabin were low, single story construction with a moderate roof overhang, use of large casements and picture windows. The original 1938 kitchen appendage and an early ca. 1940 master bedroom and utility room

¹²National Park Service, *Park Structures and Facilities* (Rahway, NJ: Quinn & Boden, Co, 1935), 216.

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

additions indicated that the Coon Family was willing and able to adapt the building to the family's needs as time allowed and that they were able to live comfortably in a "First Class Cabin."

The Coon Family Cabin is significant as an intact example of a twentieth century log cabin constructed during the Great Depression that retains a high level of original and historic materials. Log cabins of this type were a rare choice for private residential construction during this time, but this particular cabin is also significant due to the use of locally found materials used in construction, from the nearby felled ash logs and wood for the handmade windows, to the stones selected along the side of the roads and creek beds for the fireplace and chimney. Even the floor joists of the cabin and, eventually, the structure of the garage were made from reclaimed telephone poles. The cabin was also a community effort, built by the Coons with help from family and friends and was, at times, used for community gatherings. The cabin is one of only a few cabins of its kind in the area, being constructed following CCC manuals outside of the local CCC work camp program. Although Florence Coon stated in her *Better Homes and Gardens* article that they took a hint from the early settlers, it was apparent that they were largely influenced and inspired by the work of the CCC during Edward's time teaching at the camps.

Conclusion

As Brook Sutton stated in her article *The Physical Legacy of the Civilian Conservation Corps*, "You know a CCC building when you see it. They're iconic: roughhewn timbers, locally collected stones, and simple log construction." Regardless of what park (state or national), the CCC built structures shared a common, distinct style and method of construction that only differed by region. In New York State, the logs may have varied in species and stone differed in size and shape, but all CCC buildings followed the rustic designs guidelines and construction techniques taught to the workers. As an educator, Ed Coon saw the value in the instruction materials and used them for his for his own needs. This same method of building provided him with an affordable house in response to the Great Depression. This makes the Coon Family Log Cabin historically significant for its indirect connection to the CCC program that was active locally and across the country. The cabin combined log construction methods with features that were consistent with contemporary practices, showing the Coon's awareness of a simple life and needs during and after the Great Depression, as well as the creativeness to add features in order to provide their family with the necessary needs to live comfortably. In short, as the family grew, the cabin was able to be easily adapted to meet their needs.

Due to the foundationless original construction, moisture and water damage was severe in the floor joists and bottom logs of the cabin, requiring a later repair of concrete flooring poured in the living room, kitchen, and

Coon Family Log Cabin

Name of Property

Schuyler County, NY

County and State

bathroom in order to save the cabin from complete deterioration due to mildew and moisture issues. However, changes that were made to the original materials were few in number resulting in the high level of original and historic materials that have been retained. Although the cabin has little detailed decoration and may not appear as substantial as many of the other homes from this period, it was the locally found, handmade details that made this cabin and its outbuildings unique, telling the important story of the impact that the Great Depression had on a small community, and how a young couple was able to overcome the challenge of owning a home.

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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- Civilian Conservation Corps Legacy. *CCC Brief History*. CCC Legacy. Retrieved 5/30/15. online at www.ccclegacy.org/CCC_Brief_History.html.
- Coon, Florence. "We Built a Log Cabin." *Better Homes and Gardens*, 27(4) (December 1948), 156–157.
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- Schuyler County Historical Society. White's Hollow Camp - History of the 1243rd Company CCC and Their Work in Watkins Glen. *Watkins Review*, 40(25). Watkins Glen, NY (N.D.).
- Sutton, Brook. "The Physical Legacy of the Civilian Conservation Corps: From Cabins to Trails". *Adventure Journal – Weekend Cabin*. (May 2015). Online at <http://adventure-journal.com/2015/05/weekend-cabin-the-physical-legacy-of-the-civilian-conservation-corps/>.
- Weslager, C. A. *The Log Cabin in America: From Pioneer Days to the Present*. New Brunswick, NJ: Rutgers University Press, 1969.
- Westervelt, J. C. *Civilian Conservation Corp: Schuyler County, New York*. Schuyler County Historical Society, May 1990.

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

Previous documentation on file (NPS):

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Johnson-Schmidt & Associates, Architects

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>338308</u> Easting	<u>4684011</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the same as for the period of significance.

11. Form Prepared By

name/title Megan Klem / Preservation Specialist
organization Johnson-Schmidt & Associates, Architects date 17 September 2015
street & number 15 E. Market Street, Suite 202 telephone (607) 937-1946
city or town Corning state NY zip code 14830
e-mail megan@preservationarchitects.com

Additional Documentation

Submit the following items with the completed form:

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Coon Family Log Cabin

City or Vicinity: Beaver Dams

County: Schuyler State: New York

Photographer: Virginia L. Bartos

Date Photographed: 19 August 2015

Description of Photograph(s) and number:

- 0001 of 0008: South and east elevations of Coon Family Log Cabin.
0002 of 0008: Bedroom extension and stone fireplace, west end of cabin, view looking north.
0003 of 0008: Kitchen and utility wing, north east side of cabin, view looking southwest.
0004 of 0008: Utility wing with barn in background, view looking east.
0005 of 0008: Interior view of kitchen, looking east.
0006 of 0008: Interior view of main room looking west toward stone fireplace.
0007 of 0008: Original built-in cupboard, southeast corner of dining area.
0008 of 0008: Detail view of main entrance with original log cabin decoration and hardware.

Property Owner:

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

name David Anderson
street & number 15 E. Market Street, Suite 202 telephone (607) 937-1946
city or town Corning state NY zip code 14830

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Coon Family Log Cabin
Name of Property

Schuyler County, NY
County and State



Historic view of Coon Family log cabin under construction ca. 1938.

Coon Family Log Cabin
Name of Property

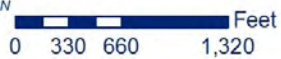
Schuyler County, NY
County and State

Coon Family Log Cabin
Town of Dix, Schuyler Co., NY

2245 Hornby Rd.
Beaver Dams, NY 14812



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Parks, Recreation
and Historic Preservation

Coon Family Log Cabin
Name of Property

Schuyler County, NY
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2245 Hornby Rd.
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Parks, Recreation
and Historic Preservation

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Coon Family Log Cabin

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Schuyler

DATE RECEIVED: 10/02/15 DATE OF PENDING LIST: 10/28/15
DATE OF 16TH DAY: 11/12/15 DATE OF 45TH DAY: 11/17/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000802

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.15.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

RECEIVED 2280

OCT - 2 2015

Nat. Register of Historic Places
National Park Service

25 September 2015

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to submit the following two nominations, both on disc, to be considered for listing by the Keeper of the National Register:

Christ Church, Greene County
Coon Family Log Cabin, Schuyler County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office