

Supplementary Listing Record

NRIS Reference Number: 160000777

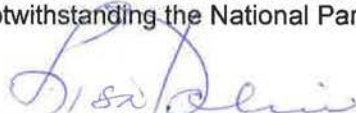
Date Listed: 11/15/16

Property Name: Evans-Waters Cottage


County: Sussex

State: NJ

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



Signature of the Keeper



Date of Action

Amended Items in Nomination:

This SLR is issued to amend the registration form under Section 8, Period of Significance.

Section 8: The Period of Significance is 1934, the date of the building's construction.

The NEW JERSEY SHPO was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in 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 Evans-Waters Cottage

other names/site number Ferrone's Sunset Cottage

2. Location

street & number 11 Grandview Road, Lake Wallkill not for publication

city or town Vernon Township vicinity

state New Jersey (NJ) 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 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 Paul Pasany - Arts & Commission Date 9/20/16
NJ DEP

State or 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 this 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 Edson H. Beall Date of Action 11-15-16

Name of Property: Evans-Waters Cottage

County and State: Sussex County, New Jersey

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 checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	2	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	structures
	<input type="checkbox"/> object	_____	objects
		2	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

 N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/Single Dwelling	DOMESTIC/Single Dwelling
= House	= House
Period of Significance: 1934-1950	Period of Significance: 1934 - 1950
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Late 19 th and Early 20 th Century American Movements	foundation Stone and Concrete
Other: Chestnut Log Cabin	walls Wood: Chestnut Logs
_____	Concrete: Chinking & Fieldstone
	roof Asphalt
	other Stone Fireplace

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

8 Statement of Significance

Applicable National Register Criteria

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

- 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.
[X] C Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): N/A

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

Areas of Significance

(Enter categories from instructions)

Architectural

Late 19th and Early 20th Century American Movements

Other: Use of Materials - Chestnut Logs

Period of Significance

1934 - 1950

Significant Dates

1934

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John R. Seckler and S. Clayton Shepperd Real Estate Development Corporation
Architect Herb Smith

Primary location of additional data

- [X] State Historic Preservation Office
Other State agency
Federal agency
[X] Local government
University
[X] Other

Name of repository:

Sussex County Clerk, Sussex County & Vernon Township Historian Interviews & Vernon Township Historical Society

Name of Property: Evans-Waters Cottage

County and State: Sussex County, New Jersey

10. Geographical Data

Acreage of property .42

UTM References

(Place additional UTM references on a continuation sheet.)

1 18T 538718mE 4565472mN
Zone Easting Northing
2

3
Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Christy Ann Silecchia-Ferrone & David Ferrone

organization N/A date August 31, 2016

street & number 246 Lakeview Avenue telephone (516) 318-8092

city or town Rockville Centre state New York zip code 11570

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 the SHPO or FPO.)

name Christy Ann Silecchia-Ferrone & David Ferrone

street & number 246 Lakeview Avenue telephone (516) 318-8092

city or town Rockville Centre state New York zip code 11570

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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Evans-Waters Cottage
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Summary Description

Evans-Waters Cottage is an 833 square foot American Chestnut log cabin (photo #1) located on the south side facing north, at the end of Grandview Road in Lake Wallkill, Sussex County, New Jersey. The building is a 1.5 story domestic dwelling/house built in 1934. The Seckler and Shepperd cabin designed by Herb Smith is constructed of American Chestnut (*Castanea Dentata*) logs harvested from free-standing dead trees resulting from the American Chestnut blight in North America in the early 1920's.

Description

The Evans-Waters Cottage is a hand-hewn, American Chestnut log cabin (photo #2); its logs were not machine-hewn, nor was the cottage constructed using a manufactured kit. Each log was harvested from dead-standing, American Chestnut trees on Lake Wallkill land. All exterior logs are painted with a weatherproofing wood stain and all concrete chinking is painted with white Perma-Chink®. There are exposed logs and concrete chinking throughout the exterior and interior of the cabin, and all walls and details are in excellent condition. The surrounding landscape consists of butterfly and hummingbird perennial gardens, local stone-bordered garden beds and a bucolic pasture view facing west (photo #3). There is one small dormer with two stained glass windows on the north façade (photo #4) and the main entrance door is the original American Chestnut Dutch door with another stained glass window to the right of the door. The screen door was added in the 1990's. The north and south elevation gable roof is covered with hickory-colored asphalt shingles; the current roof was put in place in 2013. The original north facade garage door, end logs and original second floor deck railings above the garage were damaged by fallen trees in a storm in the 1970's. The original American Chestnut logs and chinking remain in the interior north façade, and the remaining walls within the garage space are part of the original 1934 structure (photo #5). Both the north facade garage and west elevation end logs, destroyed by the fallen trees, were sawed-off by the previous owner. The garage door was replaced in the 1970's with a vinyl door to match the wood stain of the cabin. The garage's damaged, exterior logs were covered with clapboard and stained to match the cabin in the 1970's. The railing on the deck above the garage was replaced in 2012 with hand-hewn cedar logs stained to match the cabin. The west elevation door on the deck above the garage is the original American Chestnut door and the screen door was installed in the 1950's. The west elevation faces a pasture, and a gravel path leads around to the south elevation (photo #6). The south

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elevation has an enclosed sleeping porch/sunporch on the first floor with a slate porch installed in the 1950's underneath (photo #7). The flat roof covering the sleeping porch/sunporch on the south side elevation is roll-out asphalt from the 1990's. The slate porch accesses the partially finished basement which contains a teak shower room, storage, and utilities (photo #8). Both the screen and main door leading into the basement are the original American Chestnut doors. There is a small porch on the east elevation with both the original American Chestnut and screen porch doors leading into the cabin's first floor sleeping porch/sunporch. The original fieldstone fireplace and chimney, which was repointed in 2013 (photo #9), is located on the east wall.

The main entrance to the cabin on the first floor is through the north façade Dutch door (photo #10) which emerges into the great room (photos #11 and 12). The oak floors are original throughout the cabin with the exception of the kitchen floor which is laminate flooring and the bathroom floor which is linoleum tile. White vinyl windows were installed throughout the cabin in the 1990's; the only original windows remaining are the four stained glass windows. Some interior dividing walls are finished in American Chestnut wainscoting, and all interior logs and wainscoting are stained with wood stain or clear polyurethane, All interior chinking is painted white. The fieldstone fireplace in the great room (photo #13) is constructed of a variety of local stones with a large American Chestnut hand-hewn log mantle with log supports. An "N" has been burnt into the north end of the log mantle to indicate the orientation of the log for the construction of the mantle above the fireplace (photo #14). A chestnut log grace structure was installed into the ceiling of the great room to support the gable roof under the dormer (photos #15 and 16). The interior stairs are constructed of large, split American Chestnut logs, and the interior railings are full, hand-hewn American chestnut logs as well (photos #17 and 18). The split-log stairs lead from the great room to an interior balcony overlooking the great room (photos #19 and 20). The balcony leads to two, second floor bedrooms which both face the south elevation (photos #21 and 22). There is access from the balcony at top of the second floor stairs (photos #23 and 24) to the exterior deck above the garage (photos #25 and 26). On the first floor, there is a kitchen off of the great room in the center of the cabin space with an eating area (photos #27 and 28). Renovations to the kitchen include the addition of pine cabinets and Formica® countertops in the 1950's. The one bathroom is off of the kitchen and has a ceramic clawfoot tub and ceramic sink added in the 1950's; the commode was installed in 2011 (photos #29 and 30). Additionally, there is a family room off of the kitchen facing west (photo #31). An enclosed sleeping

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porch/sunporch runs the entire width of the south elevation (photos #32, 33 and 34). The original 50-gallon drum cesspool was updated into a two-bedroom septic in 1970. An oil-heat, forced air unit was installed in the 1990's.

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Narrative Statement of Significant

The Evans-Waters Cottage is an American Chestnut log cabin located in the northern New Jersey resort community surrounding Lake Wallkill in Sussex County, constructed in the resort architectural style of real estate entrepreneurs John R. Seckler and S. Clayton Shepperd, and designed by architect Herb Smith in 1934. It was built using local, American Chestnut trees, dead-standing after the North American blight of the 1920's, (page 111 DuPont book). The cottage is a rare and noteworthy example of early 20th century resort-style log cabin architecture in the mountainous lake district of northern New Jersey and retains significant integrity of design, workmanship, and materials, as well as integrity of association, feeling, setting, and location. It is locally significant under National Register Criterion C for Architectural-Late 19th and Early 20th Century American Movement/American Chestnut Log Cabin.

The History of the Evans-Waters Cottage

Built in 1934, the cabin was originally owned by Sarah G. Evans, and was named Ferrone's Sunset Cottage by the current owners. This name honors the glorious sunsets, which can be viewed from the cabin's west-facing second story deck, any time of year. The extra lot of land, which is part of a field or pasture, was acquired in 1950 from Lottie Purcell, after the cabin was transferred by deed from Sarah G. Evans to Lawrence J. Waters and Alberta Waters in 1949. In addition, the term "cottage" has been selected over "cabin" as it serves as a respectful nod to developers Seckler and Shepperd, who marketed and referred to the development of Lake Wallkill and its log cabins as charming country "summer cottages" (page 26 DuPont book).

The History of Log Cabins

The origin of log cabins in general is uncertain, but there are theories about who brought the concept to North America. "Some theorize that it was brought to America in the 1630's by the Scandinavians (Swedes) who colonized the area which later became Delaware", "Others believe that it originated in Germany, Europe and was brought to America by either the Mennonites in the early eighteenth century or the Morovians who settled in the Pennsylvania area" (The Log Cabin: Houses of the North American Wilderness, by Alex Bealer). Log cabins were popular forms of shelter due to local access to a plentitude of trees for construction materials,

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thereby omitting travel and transport hassles, and prohibitive shipping costs. Also, construction of a log cabin was fairly quick and simple, and did not require nails. Only two tools were needed for construction: the American ax, and an L-shaped steel blade called a froe.

The early 19th century Gustav Stickley's Craftsman Farms in New Jersey, with its American Chestnut log house concept, exemplifies the philosophy of building in harmony with the environment by using natural materials. To quote from Stickley's magazine, *The Craftsman*: "There are elements of intrinsic beauty in the simplification of a house built on the log cabin idea. First, there is the bare beauty of the logs themselves with their long lines and firm curves. Then there is the open charm felt of the structural features which are not hidden under plaster and ornament, but are clearly revealed, a charm often felt in Japanese architecture....The quiet rhythmic monotone of the wall of logs fills one with the rustic peace of a secluded nook in the woods" (Natalie Curtis, *The Craftsman*, November, 1911, p. 196).

Log cabins were common in New Jersey in the 1900's as result of a development marketing trend geared toward offering affordable summer homes close to New York City for working-class families (page 26 Dupont book). The Seckler and Shepperd cottages were introduced in the 1920's and 1930's as part of New Jersey summer lake community culture (page 26 Dupont book). The log cabins of Lake Wallkill and the later development of Highland Lakes were referred to as "cottages" since they did not resemble the cabins of Vernon settlers and pioneers from a century earlier, with their stacked, squared logs, (page 117 DuPont book). The newer "cottages used whole logs and emulated the log architecture of the Adirondacks and American West" (page 117 DuPont book). These newer cottage-cabins were designed by architects to ensure "the good old days" appeal of the log cabin interior and exterior (www.nps.gov/nr/twhp/wwwlps/lessons/4logcabins/4facts1.htm). Craftsman style, log cabin features did appear in the newer cottage-style cabins such as shed dormers in the roof, loft bedroom spaces, sleeping porches and a massive, rustic stone fireplace and chimney, as evidenced in Evans-Waters Cottage, (pages 26 & 117 DuPont book).

Seckler and Shepperd used the dead-standing, American Chestnut trees for constructing the log cabin homes in

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Lake Wallkill because they were included in the land purchased, and were readily available building material. American Chestnut trees were once plentiful in North America and the Northeast. A mature American Chestnut tree grew straight and branch-free for 50 feet, grew over 100 feet tall and could have a trunk diameter of up to 14 feet, (American Chestnut Restoration. Salem Board & Beam. (www.salemboard.com/conservation.php)). For 300 years, many barns and homes were made from the American Chestnut because of its natural strength and resistance to fungus, (American Chestnut Restoration. Salem Board & Beam, www.salemboard.com/conservation.php). The early 20th century rapid blight devastated the northeastern population of American Chestnut trees almost completely and the wood disappeared for decades from the market. By 1940 most mature American Chestnut trees had been wiped out by the *cryphonectria parasitica* disease due to the import of a Japanese variety infected with this fungal disease to which the American Chestnut had no immunity. The disease spread rapidly, particularly in the northeastern section of North America and eradicated that regional population by the early 1920's, (American Chestnut: the Life, Death, and Rebirth of a Perfect Tree, by Susan Freinkel page 68). According to Susan Freinkel, a hybrid form of American Chestnut is being successfully developed in California. This hybrid chestnut will have immunity to *cryphonectria parasitica* and will be reintroduced in North America wherever there is a market for the timber. Currently, original American Chestnut wood can only be found, as a rare-find, in the form of reclaimed lumber (Trees, Woods and Man. By H.L. Edlin. New Naturalist. 1970. ISBN).

Medford Lakes is an example of a lake resort concept and community development similar to Lake Wallkill. Both are log cabin lake communities where the cabins accent the natural surroundings and each have a large, fieldstone fireplace feature. Lake Wallkill's cabins were built exclusively in the 1930's using American Chestnut logs, while Medford Lakes log cabins were built throughout the 1930's and 1940's using Cedar logs, (<http://www.medfordlakes.com/index.php/borough-history>).

The History of the Lake Wallkill Community

This 50 acre, manmade or artificially impounded lake, is technically defined by the USGS as a reservoir (ID# 881499) with an elevation of 541 feet/165 meter (located at Latitude (DEC) 41.2368049, Longitude (DEC) -74.5353822, Latitude (DMS) 411412N, Longitude (DMS) 0743207W, Aeromagnetic Map Name: Hamburg

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Quadrangle). Lake Wallkill began development in 1926 by a group of Sussex developers and businessmen (the Banks brothers, Clarkson A. Potter, and William H. Dailey) (Vernon 200 book by DuPont page 163). The Lake Wallkill summer cabin development took off when the Paterson partnership of Seckler and Shepperd joined the local Sussex businessmen in 1929 and on July 4 of the same year, Lake Wallkill formally opened, (Page 110 of DuPont book), (see postcard #1).

Within the development corporation, Seckler was the financial and promotional expert and Shepperd was an experienced builder, (Vernon 200 book, page 163). “Not Just a Lake, But a Beauty Spot” was Seckler and Shepperd’s slogan for Lake Wallkill, (Vernon 200 book, page 163), (see postcard #2). The stock market crash and the Great Depression did not stop Seckler and Shepperd, as they appealed to “a solid middle and upper class clientele”, (Vernon book, page 163), with accommodating building costs as low as \$95, and with down payments as low as \$5 for a Lake Wallkill cottage, (Vernon book, page 163). Lake Wallkill was so successful in the 1930’s that Seckler and Shepperd started looking for a new venue for their lake community vision. “To satisfy the demands, they set their sights on an even larger scale and in 1933 they inspected a small lake at the top of Breakneck Mountain. On this *high land* they decided to build their new *lakes*”, (Vernon 200, page 164). Seckler and Shepperd showcased their new Highland Lakes development concept at Madison Square Garden, offering "Rustic Cabin Plots from \$990.00" (page 113 DuPont book).

Seckler and Shepperd also developed the following lake communities, primarily with log cabin kits: Highland Lakes, Lake Mohawk, Lake Hiawatha, and High Crest Lakes. To serve supply and demand, Seckler and Shepperd used machine-manufactured log kits, (McCabe interview). These later cabins display more conformity than the original American Chestnut log cabins with their irregular, natural sizes.

Originally, there were more than 56 chestnut cottages constructed by the Seckler and Shepperd team, although the exact number is elusive. Some of the original cottages, which were sprinkled randomly around the lake property in no discernable order, were destroyed by either trees or fire and ultimately replaced with alternate home designs. Lake Wallkill has remained a thriving private lake community organization since 1929. By the late 1930’s, Lake Wallkill started evolving into more than a three-season community, and starting in the 1940’s,

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the Lake Wallkill community expanded outward from the lake to encompass a total of 320 homes. Today, 170 homes serve as a summer retreat (three-season home), 100 homes belong to year-round residents, and the remaining 50 homes are in a state of serious disrepair or abandonment (Norah Hill, District 1 Representative). Lake Wallkill consists of 120 acres tucked-away in the Pochuck Mountains (www.lakewallkill.com), and the area has been an attraction for campers since the 1870's. Better highway access with the completion of Route 80 and the George Washington Bridge in 1931 encouraged the growth of a summer country retreat, which appealed greatly to New York City folk desiring a weekend or summer get-away (Pages 110 & 113 DuPont book).

Lake Wallkill has had a dam, pier boardwalk, diving docks, main office and clubhouse, drinking water lines and telephone service since 1929. Today there is also a beach playground with waterslide, gazebo, docks, picnic tables and large community stone bar-b-que. The main office is adjacent to the beach, but is not the original cabin (see postcard #3). The clubhouse is original American Chestnut log construction (see postcard #4) and is still in use today for community events such as fundraisers, card parties and dances. The clubhouse is also the venue for Sunday mass in the milder seasons and there is a small general store within during the summer season. Surrounding the clubhouse are football, baseball and soccer fields with tennis courts and playgrounds.

The Significance of Evans-Waters Cottage

Original Seckler and Shepperd American Chestnut log cabins are irregular with regard to log diameter, and possess obvious, irregular hand-hewn texture; machine-hewn logs are uniform in diameter and smooth in texture, as is split-log siding. To illustrate the rarity of and significance of Evans-Waters Cottage, a list of other existing American Chestnut log cabins on Lake Wallkill has been compiled and follows. This list is of original American Chestnut log cabins built by Seckler and Shepperd in the 1930's and does not include later log cabins made with manufactured kits or split-log siding.

Including Evans-Waters Cottage, there are only fifty-six (56) American Chestnut log cabins in existence in Lake Wallkill.

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- Four (4) similar, 1 and ½ story, American Chestnut log cabins with original footprint and structure (including Evans-Waters Cottage).
- Eleven (11) similar, 1 and ½ story, American Chestnut log cabins with a dormer(s) or addition(s).
- Twenty-four (24) smaller, 1 story, American Chestnut log cabins with original footprint and structure.
- Sixteen (16) smaller 1 story, American Chestnut log cabins with a dormer(s) or addition(s).
- One (1) Large, 1 and ½ story, American Chestnut log cabin with original foot print and structure (The Lake Wallkill Community Clubhouse on Clubhouse Square West).

The majority of the fifty-six original American Chestnut log cabins are in severe disrepair, unable to be rehabilitated due to neglect, tree damage, or abandonment. Evans-Waters Cottage, is one (1) of only two (2) similar-style American Chestnut log cabins, with original footprint and structure, that is in excellent condition and possesses clear and impressive integrity when viewed in context and relation to other log cabins on Lake Wallkill. The cottage sets the standard for the American Chestnut log cabin resort-style architecture within the community, with its integrity of original, hand-hewn logs and chinking, local stone fireplace, and footprint, and clearly exhibits integrity of design, workmanship, and materials. It also possesses the elements of feeling, setting, location and association to the community as originally developed. There is only one other American Chestnut log cabin on Lake Wallkill with an original footprint, similar in style to the Evans-Waters Cottage, and in excellent condition. Most of the remaining American Chestnut log cabins on Lake Wallkill, with their impressive and beautiful irregular logs, are disappearing due to demolition, neglect, or modern alterations which are stripping away or covering the cabins' original materials. For these reasons, the unique Lake Wallkill collection of American Chestnut log cabins is not a historic district. It is also why the Evans-Waters Cottage is a rare, excellent example of the original, Lake Wallkill, Secker and Shepperd cottages.

Visiting the Evans-Waters Cottage is to be embraced by the charm of a bygone era. As described at the time of development, according to Ronald J. DuPont, Jr., the Seckler and Shepperd dream of Lake Wallkill was to offer the opportunity to own "a grand view of Sussex and its surroundings, while the backgrounds are the high-walled rocks and precipices of the wildest part of old Pochung." Evans-Waters Cottage is that dream incarnate - an

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American Chestnut hand-hewn log cabin with a grand view of Sussex County. The Seckler and Shepperd dream was realized in the construction of Evans-Waters Cottage, and continues to be a beautiful realty.

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Oral History/Interviews

Norah Hill, Lake Wallkill District 1 Representative, on September 13, 2013 at Lake Wallkill.

Wayne T. McCabe, Sussex County Historian, on August 27, 2013, on the telephone.

Ronald J. DuPont., Jr., Vernon Township Historian, August 30, 2013, at his Highland Lakes General Store.

Marcela T. Gross, resident, August 30, 2013 at her home in Warwick, NY.

Publications:

Bealer, Alex. *The Log Cabin: Houses of the North American Wilderness*: Massachusetts: Barre Publishing Co., 1978.

DuPont, Ronald J. Jr. *Images of America: Vernon Township*. Charleston, South Carolina: Arcadia Publishing, 2002.

DuPont, Ronald J. Jr. *Vernon 200: A Bicentennial History of the Township of Vernon, New Jersey, 1792-1992*. McAfee, New Jersey: The Friends of the Dorothy E. Henry Library, 1992.

Edlin, H.L. *Trees, Woods and Man*. New York, New York: Harper Collins New Naturalist Series, 1970.

Freinkel, Susan. *American Chestnut: The Life, Death, and Rebirth of a Perfect Tree*. Berkley, California: University of California Press, 2009.

Stickley, G. *The Craftsman*. November, 1911, Vol. XXI, Number 2. New York: United Crafts, 1911.

Internet Resources:

<http://digital.library.wisc.edu/1711.dl/DLDecArts.hdv21n02> (accessed August 16, 2016)

<http://geonames.usgs.gov> (accessed March 28, 2016)

www.lakewallkill.com (accessed October 4, 2013)

<http://www.medfordlakes.com/index.php/borough-history> (Accessed August 16, 2016)

www.nps.gov/nr/twhp/wwwlps/lessons/4logcabins/4facts1.htm (accessed February 28, 2016)

www.salemboard.com/conservation.php (accessed October 4, 2013)

<http://stickleymuseum.org/craftsman-farms/the-log-house.html> (accessed August 16, 2016)

www.thefreedictionary.com (accessed April 18, 2016)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Evans-Waters Cottage
Sussex County, NJ

Section number 10 Page 1

Verbal Boundary Description

The boundary of 11 Grandview Road Property Ferrone's Sunset Cottage is shown as the bold line on the accompanying map entitled "Survey of Property, 8/15/11".

Lots 1 & 2

Part of Lot 2

Block 124.08

Block 121

Township of Vernon

County of Sussex

New Jersey

Deed Description: Being known and designated as Lots 21 and 22 in Block 23, Section 1, as shown on a certain map entitled "Map of Lake Wallkill, Vernon Township, Sussex County, New Jersey". Said map was filed in The Sussex County Clerk's Office on June 9, 1930 as Map No. 9B (included with Additional Documentation) and a portion of Lot 2 Block 121.

Notes: Also known as Lots 1 & 2 in Block 124.08 and a portion of Lot 2 in Block 121 on the official tax maps of The Township of Vernon. Commonly known as 11 Grandview Road, Township of Vernon, County of Sussex, New Jersey.

United States Department of the Interior
National Park Service
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Continuation Sheet

Evans-Waters Cottage
Sussex County, NJ

Section number 10 Page 2

Geographical Data

Fidelity National Title Ins Co

Commitment

Agent File No.: W-248008

SCHEDULE A

DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in the Township of Vernon in the County of Sussex and the State of New Jersey, more particularly described as follows:

BEGINNING at a point on the Southwesterly R.O.W. line of Grandview Road (30' R.O.W.), said point being on the division line of Lots 2 and Lot 3, and running; thence

1) South 37 degrees 07 minutes 00 seconds West, a distance of 105.00 feet to a point marked by an iron pin found; thence

2) North 52 degrees 53 minutes 09 seconds West, a distance of 165.00 feet to a point marked by a capped pin found; thence

3) North 37 degrees 00 minutes 00 seconds East, a distance of 120.00 feet to a point marked by a capped pin found; thence

4) South 52 degrees 53 minutes 00 seconds East, a distance of 85.00 feet to a point marked by a bent pipe found; thence

5) South 37 degrees 00 minutes 00 seconds West, a distance of 15.00 feet to a point; thence

6) South 52 degrees 53 minutes 00 seconds East, a distance of 80.21 feet to the point and place of BEGINNING.

BEING KNOWN AND DESIGNATED as Lots 21 and 22 in Block 23, Section I, as shown on a certain map entitled "Map of Lake Walkkill, Vernon Township, Sussex County, New Jersey" said map was filed in the Sussex County Clerk's Office on June 9, 1930 as Map No. 9B. And a portion of Lot 2 Block 121.

This description is drawn in accordance with a survey made by Morgan Engineering, L.L.C., dated 8/15/2011.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Lot 1 & 2, Block 124.08 of the official Tax Map of the Township of Vernon.

United States Department of the Interior
National Park Service

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Continuation Sheet**

Evans-Waters Cottage
Sussex County, NJ

Section number 10 Page 3

Boundary Justification

The Boundary includes the log cabin with attached garage, surrounding gardens and field. Being the same lands and premises conveyed to Lawrence J. Waters and Alberta Waters, his wife, by Deed from Sarah G. Evans, unmarried, dated July 23, 1949, recorded July 29, 1949, in the Sussex County Clerk's/Register's Office in Book 455, Page 30. Lawrence J. Waters and Alberta Waters, his wife, by Deed from First National Bank and Trust Company of Paterson and William Charles Purcell, Executors of the Last Will and Testament of Lottie Purcell, dated July 25, 1950, recorded August 25, 1950, in the Sussex County Clerk's/Register's Office in Book 466, Page 73. Lawrence J. Waters and Roberta Ann Manning, as joint tenants with right of survivorship, by Deed from Lawrence J. Waters, the un-remarried surviving spouse of Alberta Waters, deceased, dated June 4, 1986, recorded June 10, 1986, in the Sussex Count Clerk's/Register's Office in Book 1352, Page 256. Lawrence J. Waters and Roberta Ann Manning, as joint tenants with right of survivorship, by Deed from Lawrence J. Waters., unremarried surviving spouse of Alberta Waters, deceased, dated June 4, 1986, recorded June 10, 1986, in the Sussex Count Clerk's/Register's Office in Book 1352, Page 258. And the said Lawrence J. Waters a/k/a Lawrence J. Waters, Jr., departed this life on 8/21/93 leaving title vested in Roberta Ann Manning as surviving tenant. Roberta Ann Manning by Deed from Toffler & Associates Development, L.L.C., dated June 28, 2004, which Deed was recorded in the Sussex Count Clerk/s/Register/s Office ion December 20, 2004, in Deed Book 2885 at Page 85.

The street address of the property is: 11 Grandview Road, Sussex, NJ 07461

Transfer of Ownership by deed from Grantor Roberta Ann Manning to Grantees David Ferrone and Christy Ann Silecchia-Ferrone, husband and wife, on September 14, 2011 by Deed recorded in the Sussex County Clerk's/Register's Office on September 26, 2011, in Book 3278, Page 222.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Evans-Waters Cottage
Sussex County, NJ

Section number 11 Page 1

Additional Documentation: Photographs

Typical Information for all Photographs:

Name of Property: Ferrone's Sunset Cottage

County and State: Sussex County, New Jersey

Photographer: Cadence Pagano-Elbroody

Date of Photographs: April 2, 2016

Location of the Digital Copies: NJ State Historic Preservation Office

Photograph # and Description of view:

- 1 of 34: façade (north elevation), view south
- 2 of 34: interior, first floor, hand-hewn logs, view west
- 3 of 34: façade (north elevation) and pasture, view west
- 4 of 34: interior, second floor, dormer, view northwest
- 5 of 34: façade (north elevation), garage interior, view north
- 6 of 34: west elevation, view southeast
- 7 of 34: south elevation, view north
- 8 of 34: south elevation, interior, basement level, view west
- 9 of 34: east elevation, view southwest
- 10 of 34: interior, first floor, Dutch door and stained glass window, view northwest
- 11 of 34: interior, first floor, great room, view southeast
- 12 of 34: interior, first floor, great room, view northeast
- 13 of 34: interior, first floor, fireplace, view east
- 14 of 34: interior, first floor, fireplace "N" north end of mantle, view southeast
- 15 of 34: interior, first floor, grace and balcony, view south
- 16 of 34: interior, first floor, grace and balcony, view southwest
- 17 of 34: interior, first floor, log stairs, view west
- 18 of 34: interior, first floor, log stairs, view southwest
- 19 of 34: interior, second floor, balcony, view west
- 20 of 34: interior, second floor, view of great room from balcony, view northwest
- 21 of 34: interior, second floor, bedroom 1, view southwest
- 22 of 34: interior, second floor, bedroom 2, view south

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**Evans-Waters Cottage
Sussex County, NJ**

Section number 11 Page 1

23 of 34: interior, second floor, balcony, part of grace and top of stairs to deck, view west

24 of 34: interior, second floor, balcony and door to deck, view west

25 of 34: second floor, deck, view north

26 of 34: second floor, deck, view west

27 of 34: interior, first floor, kitchen, view east

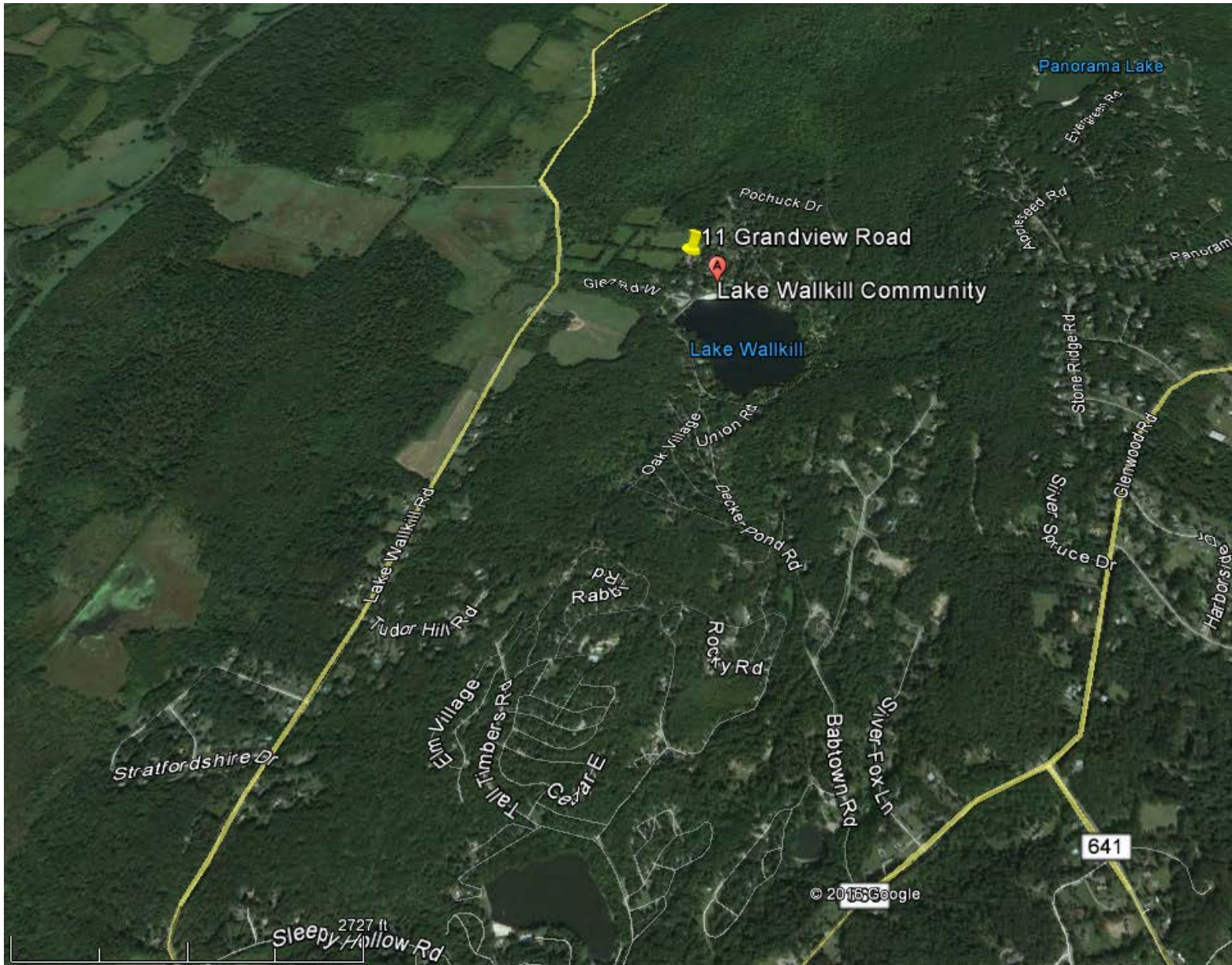
28 of 34: interior, first floor, kitchen, view southeast

29 of 34: interior, first floor, bathroom, view south

30 of 34: interior, first floor, bathroom, view southwest

31 of 34: interior, first floor, family room, view east

32, 33 and 34 of 34: interior, first floor, sleeping porch/sunporch, view west



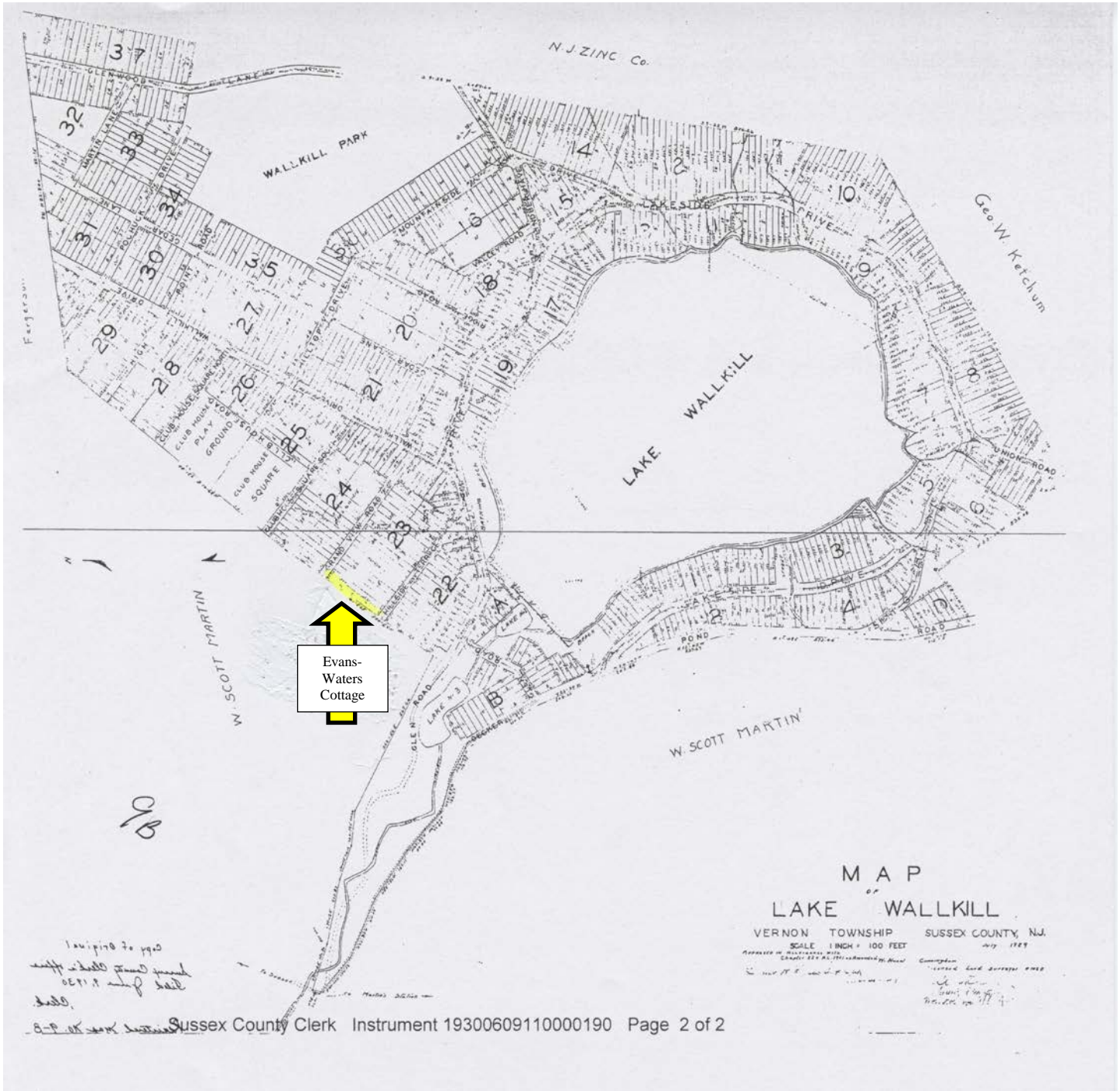
Location Map
Evans-Waters Cottage
11 Grandview Road, Lake Walkkill, Vernon, Sussex County, New Jersey



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Evans-Waters Cottage
Sussex County, NJ

Section number 11 Page 2



Sussex County Clerk Map of Lake Wallkill

Highlighted to show the location of Evans-Waters Cottage

Blocks 121 and 124.08, Lots 1 and 2 and Part of Lot 2

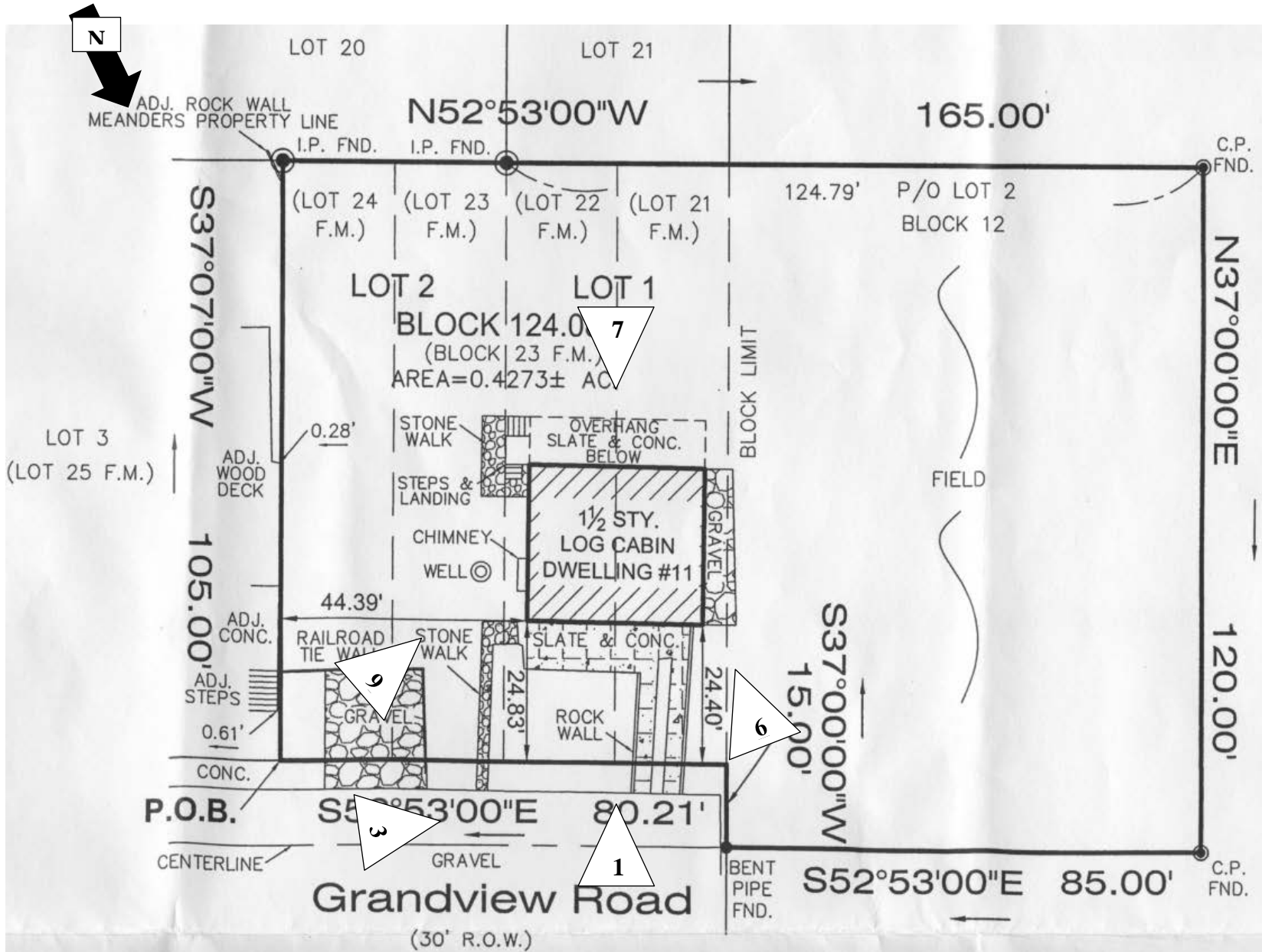
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Evans-Waters Cottage
Sussex County, NJ

Section number 11 Page 3

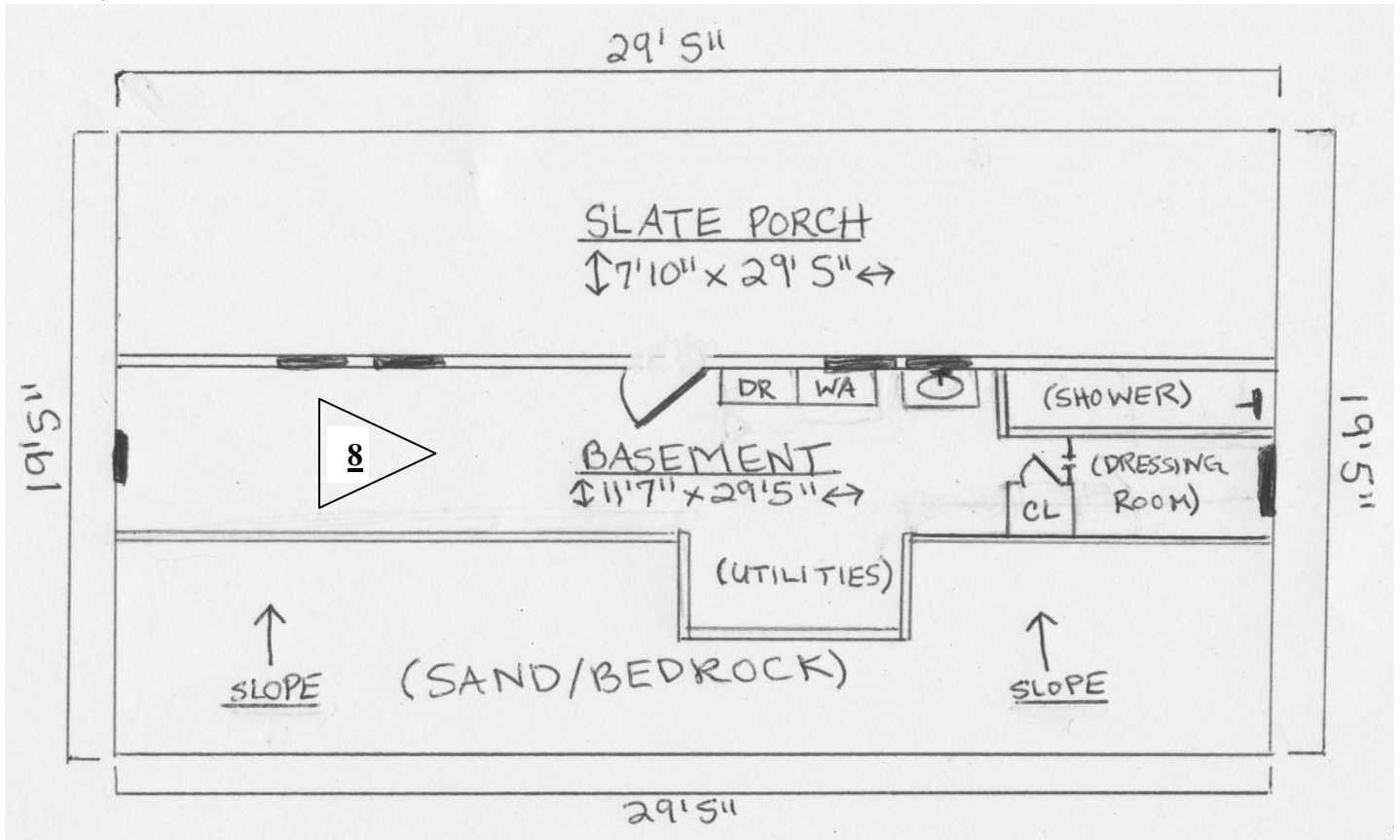
USGS Map #2





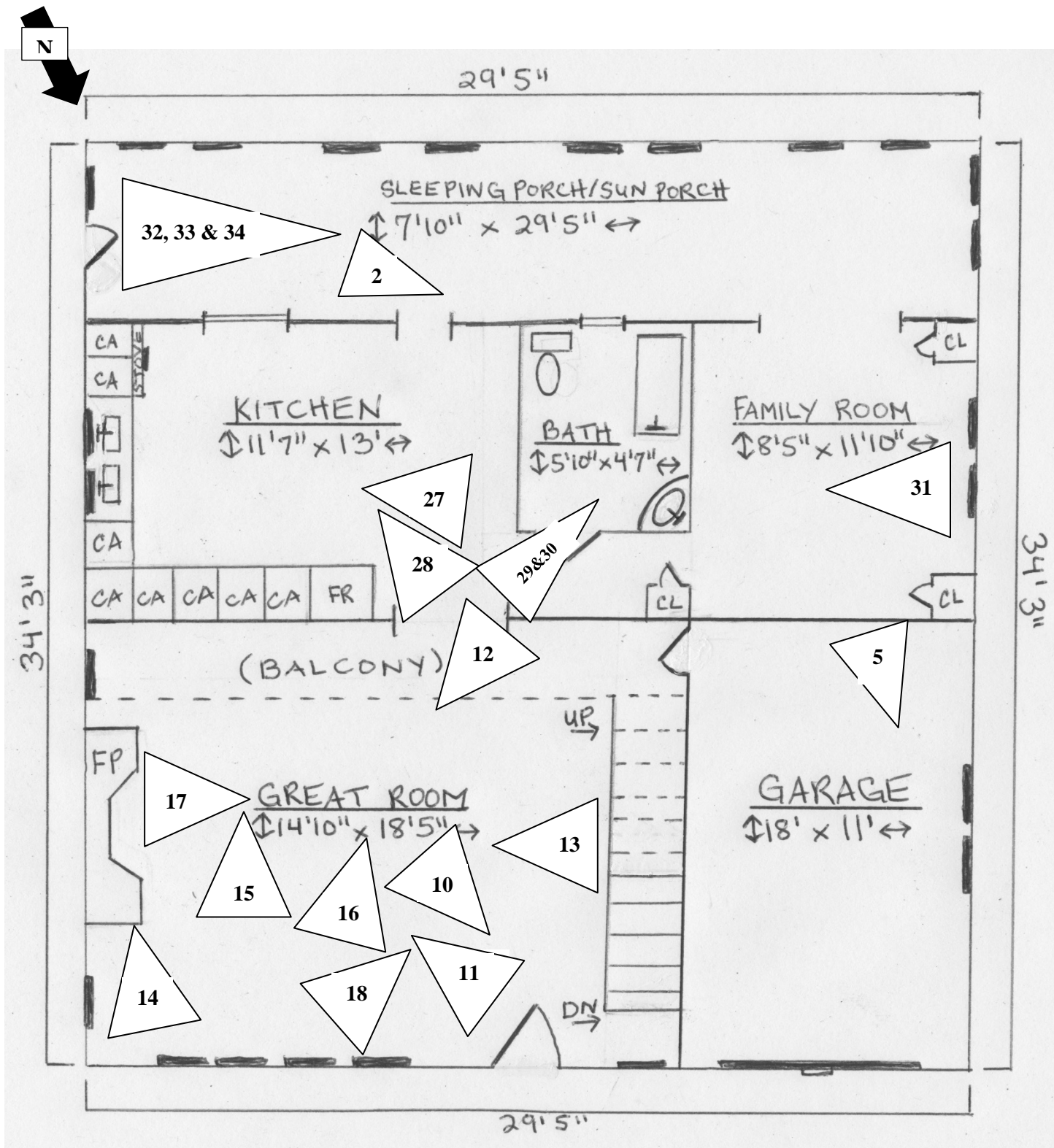
Site Plan Annotated for Photographs: Evans-Waters Cottage located at 11 Grandview Road, Sussex, New Jersey 07461

Blocks 121 and 124.08, Lots 1 and 2 and Part of Lot 2



**Basement Level Floor Plan Annotated for Photograph: Evans-Waters Cottage located at
11 Grandview Road, Sussex, New Jersey 07461
Blocks 121 and 124.08, Lots 1 and 2 and Part of Lot 2**

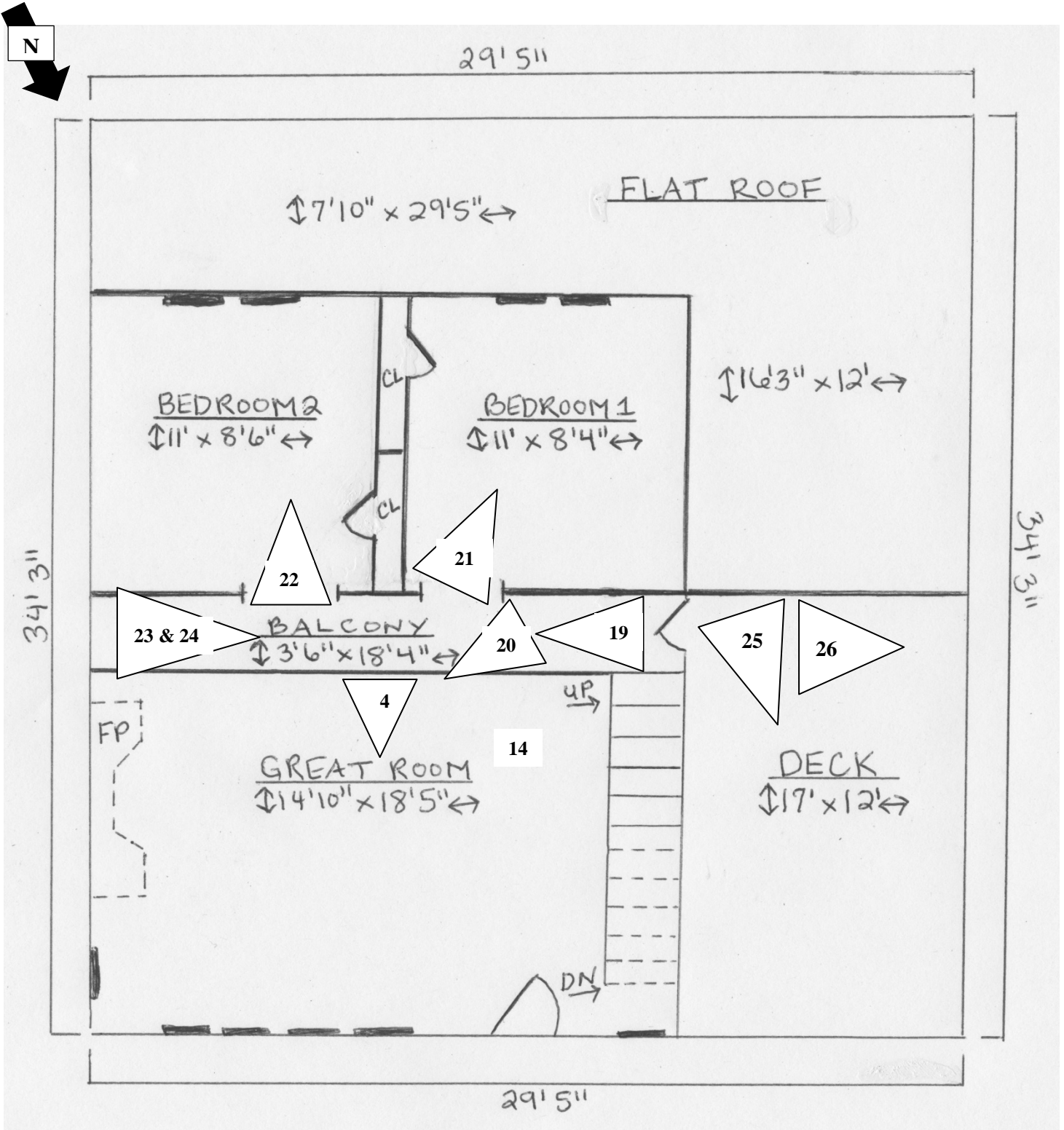
(All measurements are approximate due to the irregularities of individual American Chestnut logs)



First Floor Plan Annotated for Photographs: Evans-Waters Cottage located at 11 Grandview Road, Sussex, New Jersey 07461

Blocks 121 and 124.08, Lots 1 and 2 and Part of Lot 2

(All measurements are approximate due to the irregularities of individual American Chestnut logs)



Second Floor Plan Annotated for Photographs: Evans-Waters Cottage located at 11 Grandview Road, Sussex, New Jersey 07461

Blocks 121 and 124.08, Lots 1 and 2 and Part of Lot 2

(All measurements are approximate due to the irregularities of individual American Chestnut logs)



Seckler and Shepperd Development Team of Lake Wallkill
Evans-Waters Cottage
Vernon Township, Sussex County, NJ



Postcard #1
courtesy of Marcela T. Gross

Evans-Water Cottage, Lake Wallkill
Vernon Township, Sussex County, NJ

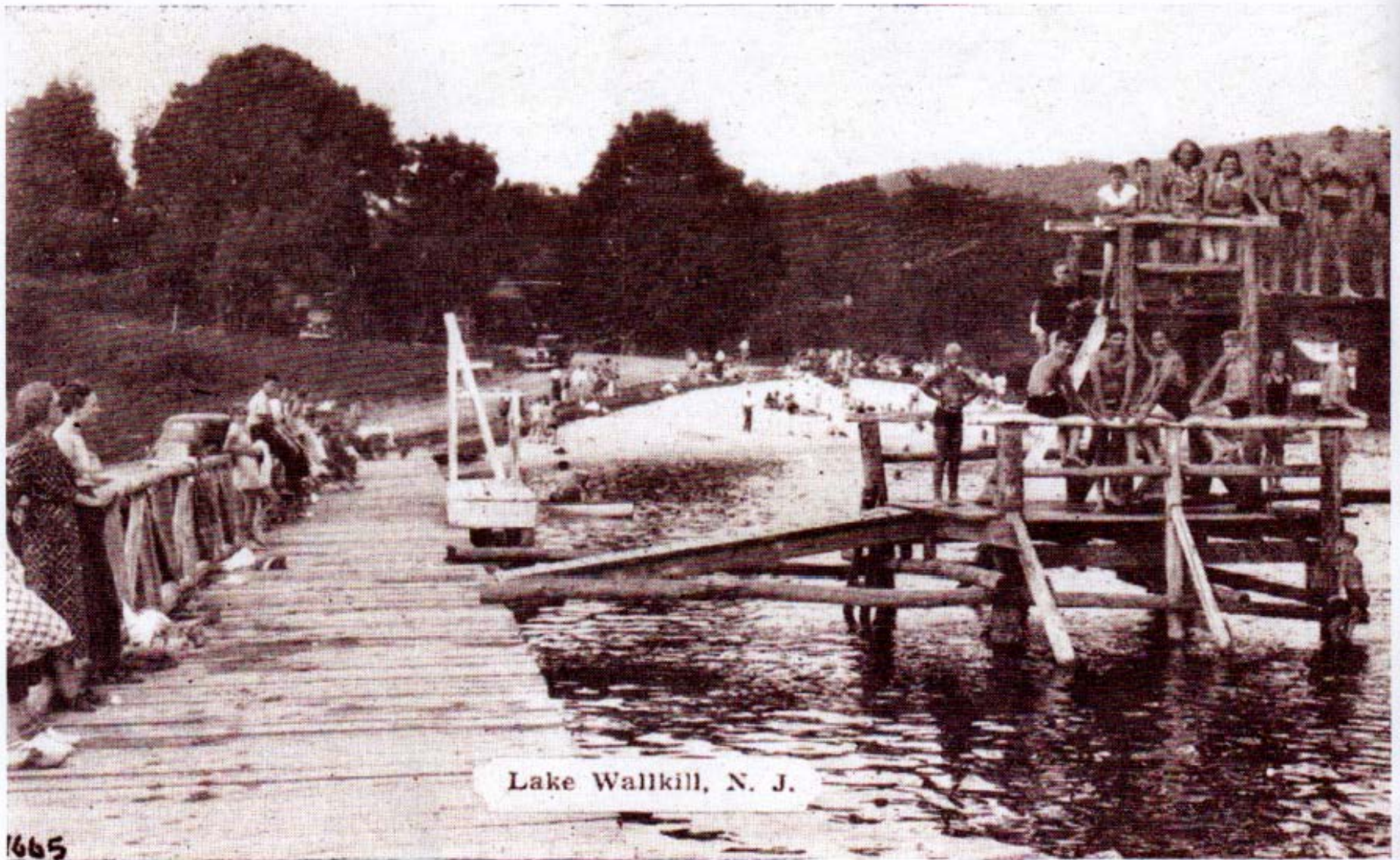


Overlooking Lake Wallkill in the heart of
the Pochuck Mts., near Sussex, N. J.

3450

Postcard #2
Courtesy of Marcela T. Gross

Evans-Water Cottage, Lake Wallkill
Vernon Township, Sussex County, NJ



Lake Wallkill, N. J.

1665

Postcard #3
Courtesy of Marcela T. Gross

Evans-Water Cottage, Lake Wallkill
Vernon Township, Sussex County, NJ



The Clubhouse at Lake Wallkill
in the heart of the Pochuck Mts.

3451

Postcard #4
Courtesy of Marcela T. Gross

Evans-Water Cottage, Lake Wallkill
Vernon Township, Sussex County, NJ

























Lake Walkill































Life's Better at the Lake

1 800 881

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Evans--Waters Cottage

MULTIPLE NAME:

STATE & COUNTY: NEW JERSEY, Sussex

DATE RECEIVED: 9/30/16 DATE OF PENDING LIST: 10/28/16
DATE OF 16TH DAY: 11/14/16 DATE OF 45TH DAY: 11/15/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000777

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 11-15-16 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.



State of New Jersey

MAIL CODE 501-04B

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE

P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 984-0176 FAX (609) 984-0578

Project # 13-1347



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

September 19, 2016

Paul Loether, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the Evans-Waters Cottage, Lake Walkkill, Vernon Township, Sussex County, New Jersey.

This nomination has received unanimous approval from the New Jersey State Review Board for Historic Sites. All procedures were followed in accordance with regulations published in the Federal Register.

Should you want any further information concerning this application, please feel free to contact Katherine J. Marcopul, Administrator, New Jersey Historic Preservation Office, Mail code 501-04B, P.O. Box 420, Trenton, New Jersey 08625-0420, or call her at (609) 984-5816.

Sincerely,

Rich Boornazian
Deputy State Historic
Preservation Officer