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Lake-Side Communities in Morris County, New Jersey

Nancy Elaine Strathearn
University of Pennsylvania

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Lake-Side Communities in Morris County, New Jersey

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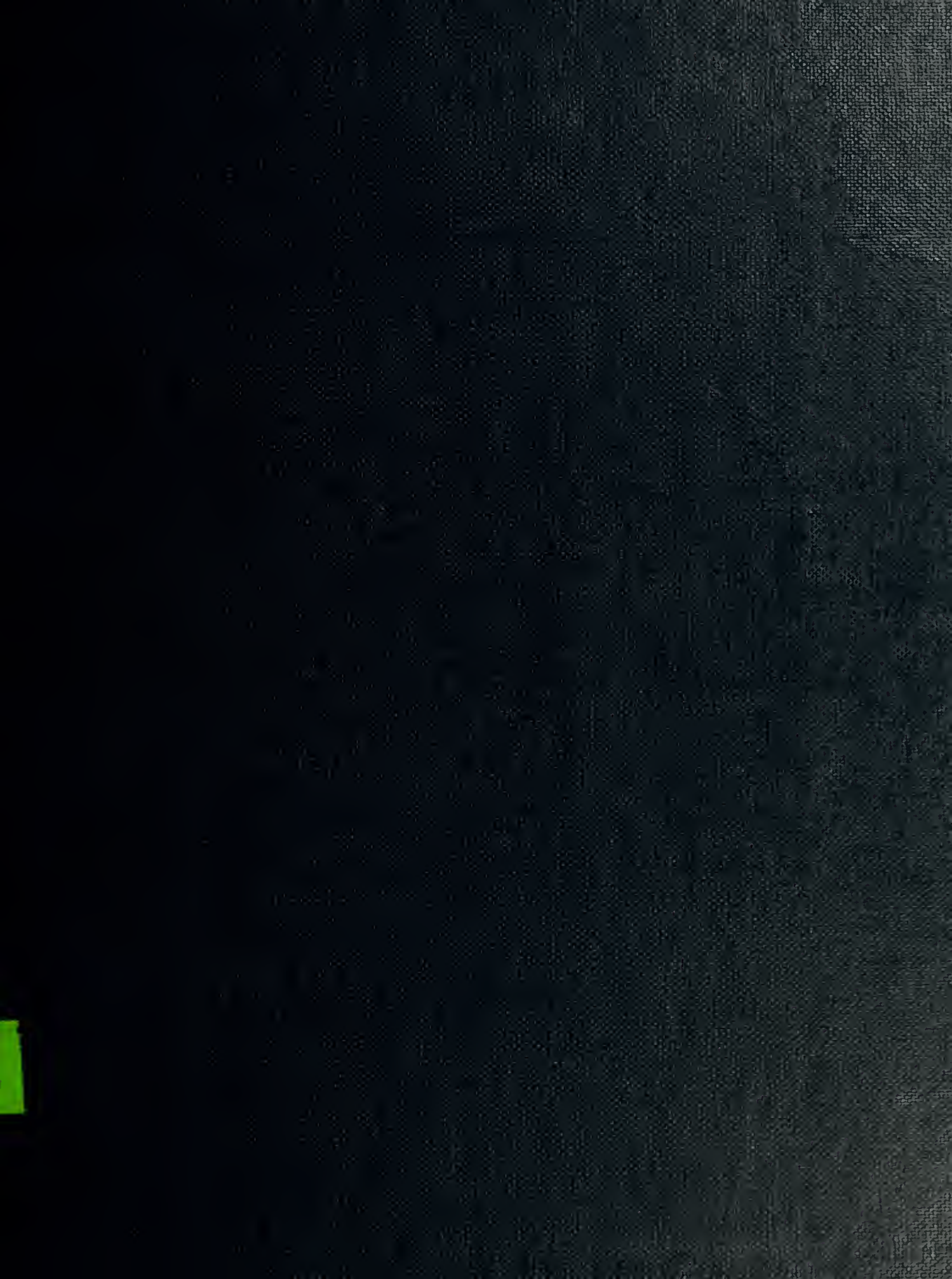
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LAKE-SIDE COMMUNITIES IN MORRIS COUNTY, NEW JERSEY

Nancy Elaine Strathearn

A THESIS


in

The Graduate Program in Historic Preservation

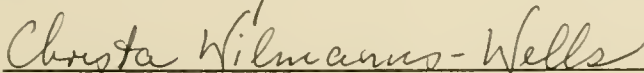
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MASTER OF SCIENCE

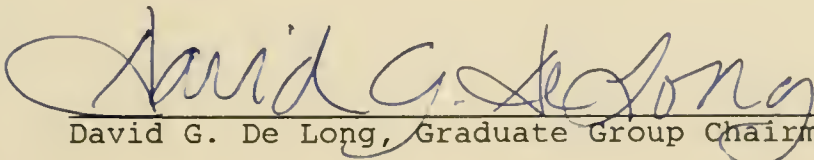
1989



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CHAPTER 1

Historical Background of Lakes in Morris County

INTRODUCTION

Scattered throughout the county, both north and south, are the holiday cottages of summer dwellers, some of them pitched in the remotest solitudes. The greater number of these have been built about the shores of half a hundred ponds and streams in the lakeland section. The owners of these have been drawn by a climate of generally balmy days and cool nights, although this is paid for by winters correspondingly severe.

Works Progress Administration, 1937 (1)

The pockets of small dwellings referred to above are located in Morris County, New Jersey, and, despite some inevitable changes, are as distinctive today as they were over fifty years ago. With few exceptions, all the cottages have been converted to year-round use and their once remote solitude is gone. Suburbia has closed in around most of these small communities and houses built after World War II have infiltrated the original cottage atmosphere. However, enough of the original resort ambience remains to distinguish these developments from their neighbors, making each lake community a gem among

Morris County's sprawling suburbs.

Often built close to major roadways for commuting access to cities, the cottages are still nestled around a lake or some source of water with enough privacy to elude the passing motorist. Only the occasional road sign with such endearing names as Lake Hiawatha or Rainbow Lakes gives a hint as to their presence; otherwise, only residents or guests travel these quiet roads. For the unaware visitor, driving into most of these settlements is a pleasant surprise: a step back in time to the early part of the century when they originated, with narrow twisting roads revealing glimpses of a sparkling lake beyond the small cozy dwellings.

The cottages are the wonders of each community. Although most have been altered over the years, they retain the smallness of the original summer camp. Enough survive with similar building materials as when first erected. The structures reflect the building trends of early 20th-century America in smaller versions. Here are found small log cabins reminiscent of the great Adirondack camps and Maine hunting lodges, English cottages patterned after the Cotswold-influenced country houses and, most commonly, small bungaloid dwellings inspired by Gustav Stickley, architect and spokesman for the Arts and Crafts

Movement through his journal, The Craftsman.

The lakes of the communities vary in size from Lake Hopatcong (2658 acres), to Fern Lake, part of the Rainbow Lakes development, with less than two acres. The majority are under one hundred acres, and are man-made.(2) The lakes, of course, are the focal point of the communities for recreational purposes as well as their aesthetics. Many have a club house - on or near the lake - built during the formative years of the development, and usually resembling the cottages in architectural design. The club houses originally served as a means of restricting buyers to only "acceptable" families by enforcing membership as a requisite to buying, but today function strictly as social and recreational centers.

Small lake communities are not unique to Morris County. Lake Mohawk in Sussex County, Medford Lakes in Burlington County, and Milford and Greenwood Lakes in Passaic County are only a few of the many summer colonies built for middle-class families throughout New Jersey in the early 20th century. However, Morris County has more such communities than elsewhere in the state because of its geography, climate, and accessibility to large cities. The greatest concentration of such districts is in the Lakeland region of the county, a name reflective of the

many man-made lakes found there.

While there is no imminent threat to their future, there constantly exists the potential danger that the character of these early developments will be altered to such an extent that the original nature of the summer colony will be lost. Indeed, such transformations have begun already in at least two communities where split levels, colonials and ranches now outnumber the bungalows and log cabins of fifty years ago.

The small lake community deserves recognition for its part in America's social and economic history. Here, for the first time, middle-class families could own a second home, regardless of size or cost - a home purchased solely for relaxation and pleasure. There is architectural merit in the housing types built for these families and the strong sense of community pride fostered in the homeowners' associations that accompanied the growth of these communities. In addition to recognition, there is a need to preserve enough of the original planning, housing type, and informal landscaping that marked the summer colony so that its origins are not totally obliterated by today's rapidly advancing suburbanization.

MORRIS COUNTY

Morris County's geography and climate have provided

favorable conditions for sportsmen and vacationing families for over a century. Located in the north-central region of New Jersey only thirty miles from New York City, the area has been within commuting distance since trains first lured the city dweller to take weekend excursions in the 1890s.

Geographically, Morris County is comprised of low-lying Piedmont lands in the east that rise gently westward to the Highlands of the Ramapo Mountains. The relatively level terrain of the Piedmont favored growth of railroads and highways which in turn brought commercial and residential development. The rugged mountains and flattened summit tops of the Highlands have enticed those seeking relief from the heat and stress of city living.(3)

Water is abundant in the north-central region known as the Lakeland, and three of the largest rivers in the state, the Musconetcong, the Raritan, and the Passaic, have their sources in Morris County. The largest lake in New Jersey, Lake Hopatcong, lies on the border of Sussex and Morris Counties. Over one hundred and fifty smaller lakes and ponds lie within the county. Surprisingly, only four lakes were formed naturally, the rest were created by man for industrial, commercial and real estate development. The result is a county described by a 1900

Lackawanna Railroad booklet as an area of "mountain ranges, chains of hills, intervening valleys, beautiful streams and pretty lakes everywhere."(4)

Morris County has a continental climate with four distinct seasons. In July, the high temperature averages 83 degrees with an average low of 58 degrees.(5) As described by the 1937 WPA survey, the summer days are balmy and the nights cool. The mountain air of the Highlands has attracted visitors since the end of the 18th century when travelers first visited Schooley's Mountain near Budd Lake, seeking a health cure by drinking mineral spring water and taking in salubrious air.(6) Late 19th-century reports in historical accounts of the county and in travel promotions of the railroads continued to extol the pure air that, combined with never failing streams of clear water, were conducive to health and contentment.(7)

The geography and climate that attracted 19th-century travelers made a viable asset for real estate development in the 20th century. Improving transportation helped to open the country's resources for industrial, commercial, and, eventually, real estate speculation. Important to this development has been Morris County's abundant water supply; transportation and water have been linked throughout the county's history.

Early settlers of Morris County were drawn by the deposits of iron ore found in the mountains. An ample supply of forests and water served the power for the blast furnaces that converted ore into pig iron. Between 1740 and 1775, forges, grist mills, and saw mills were situated on almost every stream; only the roughest hills and largest lakes remained unsettled. Iron continued to be Morris County's most important resource throughout the 19th century. (8)

Transporting iron over old Indian trails was only slightly improved with early turnpikes that crisscrossed the county. The first major development in transportation came with the construction of the Morris Canal in 1825. Using twelve inclined planes and seventeen locks to raise an elevation of 914 feet, the canal took eleven years to complete from Jersey City to Easton, Pennsylvania. (9) The venture followed existing waterways whenever possible, damming sources when necessary, including Little Pond which merged with Great Pond to create Lake Hopatcong, New Jersey's largest lake. The journey which took five days by barge was soon challenged by the railroad.

The first railroad in the county, built in 1835, ran east from Morristown and intersected with another line that ran to Newark. By 1848, lateral roads to Whippany,

Boonton, Denville, Rockaway and Dover, all mining areas, were completed. Railroads provided access to almost all active mines in Morris County by the last quarter of the 19th century.(10)

The county's lakes and ponds, important for running the furnaces that extracted the iron, proved valuable for another commercial venture; ice harvesting. Refrigerators, popular by the second half of the 19th century, created a demand for a year-round supply of clean ice which Morris County lakes provided. To supplement the natural lakes, streams located near railroad lines were dammed to create impoundments for ice cutting. Huge ice warehouses were erected for year round storage. Companies, such as the Pocono Mountain Ice Company which employed over 1000 men, controlled vast holdings of land throughout the northwestern part of Morris County to protect their sources of water.(11)

Throughout the 19th century, Morris County's lakes were exploited by the iron and ice industries. Recreational use was limited to lakes such as Budd Lake and Lake Hopatcong where small hotels and boarding houses catered to fishing and boating enthusiasts. Only a few individuals actually owned family cottages along these lakes. However, by the end of the century, recreation

quickly surpassed industrial development, as a result of the enterprising railroads. Excursion trains, popular at the turn of the century, were promoted with various publications. Gustav Kobbe's The Central Railroad of New Jersey (1890) was a popular illustrated guide book that included hotel costs, boat rentals and charter steam launch information for Lake Hopatcong. Included also were descriptions of camps and cottages that were beginning to appear along the lake's shores. Kobbe boasted of 50,000 visitors brought to Lake Hopatcong by the railroad each year.(12) Not to be outdone by the Central Railroad, the Lackawanna Railroad printed Lake and Mountain Region of New Jersey (1900) in which they invited those considering a summer at the Jersey shore to elect instead for northern New Jersey's Morris County, headquarters of unspoiled beauty, clear water, and woods of chestnuts, hickory, and walnut trees that surpassed the pleasures of the seashore.(13)

Real estate development, not directly linked to the operations of railroads in Morris County, was definitely encouraged by the rail industry. In referring to Lake Hopatcong's influx of new cottages, an article in the Newark Evening News (c.1900) stated, "...activity in real estate has been encouraged and brought about by the

improvement of transportation facilities. The Lackawanna Railroad gives good summer service from Landing, the southern end of the lake, to New York City, and the Lake Hopatcong Shore Railroad, now building, which connects with the Lackawanna, will open up all the east shore as far as Bertrand's Island, as well as affording access to that island." (14)

By the beginning of the 20th century, smaller lakes in Morris County were becoming potential targets for real estate development because of the proximity to railroads. Daily commuting to work had not evolved at this early date; however, promoting the lakes for hunting and fishing clubs - or as "Adirondack" camps in New Jersey - attracted city sportsmen. Barton Ponds, later to become part of Rainbow Lakes, was leased to a fishing club for several years while the lake continued to be harvested for ice during winter months. At Cedar Lake, billed as "The Adirondack Camp of New Jersey," hunting and fishing shacks were built during its formative years after 1906. Estling Lake began with a group of campers who rented property from the Pocono Mountain Ice Company; it remained a tent colony for many years, enjoying fishing and the lake's natural beauty. Full scale real estate development of Morris County's small lakes was still a few years off. But

the seeds of future development were sown by these small colonies with the railroad playing a major role.

The trolley, important for city and suburban development in America from 1890 until World War I, played a lesser part in Morris County than the more prosperous railroads. Chartered in 1899, The Morris County Traction Company reached Lake Hopatcong in 1908. A trip from Morristown in the center of the county, to Bertrand's Island in Lake Hopatcong, cost thirty-five cents and took two hours, compared to a forty minute trip on the Lackawanna for \$1.40. For the family of a working man the difference in cost was worth the longer trip. A round-trip moonlight excursion cost \$1.00 and included a boat ride on Lake Hopatcong. At its peak in 1920, the Morris County Traction Company transported 7,700,000 passengers, but the explosive growth of the automobile led to the demise of the trolley. Only thirty years old, the trolley seemed dowdy and outdated, and by 1928 its brief history ended. Buses, most notably the Lakeland Bus Company, took over the old trolley routes.(15) The trolley did contribute to the ease of commutation. Branch lines, such as the Denville to Morristown line, had extended the reach of the working class into a popular resort area of the early 20th century.

After 1900, commuters swarmed into New Jersey by the thousands seeking the American dream of owning a home in the country. The vanguard took apartments in Jersey City and Newark, but later waves pushed farther out along the rail lines. The emergence of middle-class technicians, managers, and white collar workers created a rise of commuters and the spread of the suburb along rail lines.(16) The towns along the main line of the Lackawanna in Morris County as far west as Morris Plains became the farthest outreach of the commuter. At the same time, the rising prosperity of the middle class permitted them a greater luxury, formerly only within the reach of the wealthy. It gave the middle class the opportunity to buy a small vacation house. Access to the country and a lake to attract the buyer was afforded by the rail lines that branched from the main line to the old ice harvesting lakes. The lack of viable lakes eventually became a problem but the real estate speculator, emulating the ice companies, created their own lakes. In the 1920s, the number of lakes in Morris County increased considerably. Developers purchased land with a source of water that was within easy reach of rail lines. The water was dammed to form a lake or several small lakes and lots were sold along the shore lines. Differing from the speculators

earlier in the century, an entire community was planned now including the type of cottages and regulations governing the land use. These communities were successful, appealing to buyers of varying incomes depending upon the degree to which the cottage was finished by the contractor.

Popularity of the train to get to the lakes continued through the 1920s and 1930s but another means, the automobile, began to make significant impact. The automobile had steadily gained in popularity since its introduction early in the century. Only 17,619 automobiles were registered in New Jersey in 1907 but that figure had increased to over 800,000 by 1929.(17) Spurred by commercial special interest groups, the movement for improving highways started at the turn of the century. Outing magazine urged a "rediscovery of America" with auto tours of the open countryside; the first automobile show was held at Madison Square Garden in 1900. The Federal Aid Act of 1916 provided funds for the New Jersey highway department.(18) Route 6, later to become Route 46, made its way across the state from Hoboken to Pennsylvania, passing through the northern half of Morris County and bringing automobiles within easy reach of the lakes. Real estate speculators quickly realized the potential offered

by the combination of railroads and highways and in the 1920s the race to develop lake-side summer retreats was on.

The growth and impact of highways and automobiles was phenomenal. In 1927, the Holland Tunnel was opened. Passing under the Hudson River, more than eight million cars used the tunnel in its first year of operation stimulating the new class of lake-side users, the commuter. Commuting to work on a daily basis while residing at the lake cottage for the summer was not a new phenomenon. The trains had been fulfilling this function for awhile. However, the opening of the Holland Tunnel, the George Washington Bridge in 1931, and the Lincoln Tunnel in 1938, allowed additional options for commuting and greatly increased the appeal of the lake communities. By the end of World War II, the automobile had become the dominant means of transportation.(19)

Morris County's lake communities in the 1920s were no longer unplanned developments left to evolve in their own fashion. The earlier land speculator, who sold lots around a lake and let the buyer build his own cottage, gave way to the real estate developer who included roads, water, utilities, a club house, and a selection of plans for houses. These entrepreneurs included single

individuals, father and son businesses, and larger companies with architects, engineers and builders on their staff. Brochures promised unspoiled beauty, clear water, and the woods. Newspaper ads and posters displayed at the train stations attracted summer residents from Jersey City, Newark, the Oranges and New York.(20)

Americans were enjoying a period of prosperity between World War I and the Depression, and this included New Jersey's last strong economic boom in her cities.(21) Owning a vacation retreat became a reality even for families of moderate income. By 1929, at least a dozen lake communities were established in Morris County.(22) New materials and building methods kept prices down for these vacation houses while offering the conveniences of city life. Transportation was relatively easy and the weekend retreat became a summer-long vacation for mother and children while father commuted to work daily.

New Jersey was hit hard by the economic depression in the 1930s. Over 250,000 people were unemployed during its worst period.(23) The large resort areas, especially along the seacoast, became deserted. However, the depression had little impact on the small lake communities in Morris County. The initial years saw a decline in new sales and a handful of owners sold or lost their cottages to

mortgage foreclosures. But for many families, the small, inexpensive cottages became year-round homes for those forced out of expensive city and suburban dwellings. Others who owned cottages before the depression moved into these summer dwellings and after minor conversions took up year-round residency. New developments continued to form, spurred by government funded relief programs which improved highways and provided water systems. In the long run, the depression failed to stem the growth of the lake communities, but it did initiate a change from summer to year round residency, a trend that re-emerged during the post World War II housing shortage.

The evolution of the lake community in Morris County has its roots in the 19th-century industrial and commercial development of lakes. First used as a source of power for iron forges and later for ice harvesting, the potential for real estate development was made possible by the railroads that branched throughout the county to bring the iron and ice to market. Offering excursion trips to scenic lakes and later passenger service for commuters, the railroads benefitted from the lakes as much as lake real estate development benefited from the railroads during the first half of the 20th century. As the automobile became a part of every suburban household,

lake-side development extended beyond the immediate vicinity of the railroad lines.

Today, the appeal of the lake communities continues as much as when they emerged eighty years ago. And herein is the biggest threat to their continued existence: over development. The better preserved communities are those that have held on to vacant lots and prevented new construction that would dilute the environment of the original summer colony on which its character and appeal so much depends.

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CHAPTER 2

Vacation Cottages as Promoted by Popular Magazines in the Early 20th Century

Owning a second home, whether large or small, as a retreat from the stress of work and city living, was an idea that blossomed early in the 20th century, and popular magazines read by American families, regularly offered their readers articles regarding vacation homes. A lengthy stay at a large resort hotel, popular throughout the 19th century, was losing favor to the privacy and independence of the single family dwelling. The trend started with wealthy families who had deserted the hotels for large estates built in Newport, the Berkshires, and other resort areas. As reported in The American Architect and Building News (1901), "Some of us can remember when an annual sojourn of a few weeks in one of the immense hotels at Saratoga, or Niagara, or Newport, was a high mark of the highest fashion.... All this has now gone by...the idea that a month in one of its [Saratoga] hotels confers social distinction has long been ridiculous...."(1) The

show places of the wealthy were far from the reach of middle income families but, the luxury of a small-scale retreat was gradually establishing itself. Families were building, shacks, cottages, and cabins in the mountains, by the sea and beside lakes for weekend and summer enjoyment. Despite their small size and sometimes crude accommodations, these humble beginnings became the basis of future summer communities. Vacations, or days off with pay, became a part of American business and industry in the 20th century. To enjoy the free time, magazines counseled their readers on the beneficial effects of a vacation. The Ladies's Home Journal recommended a period of rest, free from the weekly routine and stress put upon a family unit that lives in the clustered habitation of a modern city.(2) House Beautiful suggested an out-of-way cabin on a lake or mountain where the air is free from city dust and smoke in order to find seclusion, inspiration and health, and Country Life wrote of the recreational aspects of country camps.(3) A writer in House Beautiful (1929) best summed up the feelings of that period, "I wonder if some day these little week-end asylums from our too-complicated modern lives will not be more ubiquitous, though let us hope less conspicuous, than the gasoline stations which line our roadsides. And with

the rapid rise of the week-end cabin, I predict the proportionately rapid decline of sanitariums for nervous and neurasthenic patients."(4)

The summer colonies evolving in Morris County used similar reasoning and inducements. Appealing to the need for rest and a carefree break from the rush of everyday life, the emphasis was on escaping city life.(5) Sounding like the national magazines, Frank Fay III, co-founder of Fayson Lakes, wrote,

There is an increasing tendency among the dwellers in our municipal canyons to seek some antidote for the necessarily congested life of the larger cities, to get back to nature - to a wooded retreat in some unspoiled region - and there relax completely. Such a retreat is Fayson Lake.(6)

Along with articles on the benefits of a vacation retreat, the magazines recommended various types of small houses that were inexpensive and easy to build. Many designs were offered but three particular types -the log cabin, the English cottage, and the bungalow -were commonly featured in these articles and were popular choices in Morris County's lake communities. Also offered were plans that could be ordered through the mail. For as little as one dollar, three patterns could be ordered from Ladies Home Journal for simple structures.(7) For only twenty-five cents, seventy-five illustrations could be

ordered from the same magazine (8). The Journal Cottage Pattern offered a package including plans and specifications.(9)

Ready-cut house suppliers published their own catalogues that also offered cheap, easily built cottages. Log hut design 5448, from Herbert Chivers's Artistic Homes (1912), and The Rodney, from the Aladdin Company's 1919 catalogue are both examples of typical structures proposed for summer cottages.(10) Homeowners were encouraged to build the prefabricated structures themselves to save money; and from the accounts of residents of Cedar Lake and other early Morris County lake communities, many families did.(11)

THE LOG CABIN

The log cabin was, by far, the most popular choice for a summer cottage as shown by their wide use in Morris County and the numerous periodical articles written about them. Their appeal included adaptability, comfort, and picturesque beauty; they also scored highest for their rusticity and low cost.(fig.1) Log cabins represented a return to the primitive, to a mode of living half as

convenient as home, and their harmony with the surrounding woods.(12) For practical reasons, however, the log cabin was cheap. Architect Jefferson Hamilton designed two cabins that could be built for twenty-five cents a cubic foot.(13) Even less expensive were cabins ordered from builders. Good Housekeeping claimed that for \$910, all materials and labor, excluding plumbing, wiring and fireplace, for a log cabin could be provided by a manufacturer within a radius of seventy miles of New York City. At \$2193, additional features such as knotty pine lining or insulating board, double doors, special windows, plumbing, wiring and fireplace could be included. Within twenty miles of New York City, another manufacturer would ship materials and erect a cabin at prices ranging from \$765 to \$1958.(fig.2) (14)

Attention was given to construction and materials. Foundations, chimneys, and fireplaces were pleasing when built of untooled local field stone or boulders with little mortar showing while mantels were to be rough stone slabs or an oak logs flattened on top.(15) A roof of hand-split shakes, interior walls of random width pine sheathing, and floors of random width boards, insured a rustic natural look.(16) Arguments arose over the merits of real logs versus log siding. Advocates of real logs

dismissed log siding as a pretense, flimsy and unattractive and no more economical than whole logs except that any carpenter could build with siding.(17) White pine was readily available and the best choice, while white oak, Northern white cedar, cypress and sound chestnut were long lasting but not easily obtainable in the East.(18) All agreed that logs should be peeled to keep out wood borers, seasoned for a year and creosoted to prevent rot and fungus.(19) Even notching logs, application of chinking and the merits of round versus squared logs were argued.

The proponents of log siding claimed their material was cheaper, more practical, and more appealing than real logs when properly applied. The siding could be bought from almost any lumber dealer and could be used as an interior finish as well.(20) The product was ripped from the outside of logs, the edges squared off, and finished with a shiplap joint. Whatever the arguments claimed, both whole logs and log siding were used in Morris County. The prevalence for log siding, however, appears in the developments of the 1930s where the low cost of a cabin was especially important.

The simpler the floor plan the lower the costs. A rectangle was inexpensive and quickly constructed but not

as attractive. A "T" shape, with eight corners, or an "L" shape, with six corners, permitted the use of short logs which enhanced the beauty of the cabin. Whatever the plan, however, a simple, well proportioned outline and interior, if carefully designed, gave an atmosphere of rest and contentment.(fig.3) (21)

THE ENGLISH COTTAGE

The English cottage was the underlying derivation of another popular type of summer dwelling, the English cottage. Indeed, the author of a 1921 article in Country Life boldly asserted that all American architecture was directly derived from England, that Dutch, Swedish, and German influences were minimal.(22) He postulated that reverting to what he called Cotswold type architecture for inspiration was an assertion of one's national heritage. Alan Gowans, in The Comfortable House, 1982, likened the search by early 20th-century, upwardly-mobile Americans to anglophilia in their need for roots. Whatever the cultural and sociological implications of the vogue, English influence in architecture was prevalent. Popular magazines of the period, in their architectural articles,

often presented English-type houses ranging from large country homes to small middle-income starter homes. In Morris County, English-type cottages found their niche in the lake-side communities with almost as much regularity as the log cabin, and often they were built side by side. Even though there was a lack of periodical articles that promoted the English cottage as a vacation retreat, abundant advice for a year-round home was adapted to these picturesque cottages.

The typical building material used for the exterior was stucco, stone or brick. Brick could be left untreated or whitewashed and stucco whitewashed in a color to blend with oak-brown timbers.(23) Shutters, which by this time were strictly ornamental, and window trim offered a chance for a spot of color such as faded blue, chocolate, or blue-green. Roofs were usually covered with stained wood shingles sometimes placed in wavy patterns to simulate a thatched roof.(24)

Particular features distinguished the English cottage design. Prominent high-peaked roofs, sometimes with raised ends to appear to be sagging, had at least one steeply sloping overhang that might cover a side porch. A 1909 issue of The Craftsman gave an example of a roof with a peak over the entrance that swept the line of the main

roof down one side to an extended wall with gateway to a rear garden.(25) Casement windows often held diamond mullioned panes. Walls were sometimes patterned with half-timbers but their function was strictly ornamental as were the occasional exposed bricks set in stucco feigning a look of age.

THE BUNGALOW

Log cabins and English cottages are the distinctively picturesque dwellings of Morris County's lake communities, but they make up only a part of each development. Regardless of designs or building materials, many vacationers called their small homes bungalows. The name bungalow, despite its Eastern origins of a one floor structure with wide window spaces and porches adapted to a tropical climate, underwent adjustments to the Western idea of comfort, beauty, and home life creating almost a definite type of native architecture (26). Marcus Wiffen's American Architecture Since 1780 (1985) dates the heyday of the American bungalow between 1900-1920 when tens of thousands were built.(27) An article by Marguerite Marshall in the June, 1933 issue of Good

Housekeeping describes the popularity of the bungalow as a summer cottage. From the tent colonies where families spent a few weeks of vacation evolved the plan of a summer-long family home blending the essentials of domestic comforts with the careless freedom of camping out. Bungalow colonies, along the Atlantic and Pacific seacoasts, clustered beside little lakes, country fields, ponds and rivers. Their chief geographical limitation was proximity to a city in order to commute to work.

Psychologically, Marshall writes,

...the stubborn predilection of the affectionate, well-adjusted household for being happy in a group is responsible for the bungalow vacation, family style -a spontaneous, wide-spread, comparatively non-commercial development of summer life in the United States during the past twenty-five years. (fig.4) (28)

Marshall's assessment of the summer bungalow community as spontaneous and non-commercial is a fairly accurate depiction of their presence in Morris County. The first communities arose around the turn of the century and for the next twenty or so years their development was loosely controlled. Having originated from earlier informal hunting and fishing camps, the cottages that followed were seldom guided by an overall plan.

However, Gustav Stickley, probably did more to popularize the bungalow than any other individual in the

East. An architect, furniture designer, publisher and philosopher, Stickley disseminated his beliefs through his magazine, The Craftsman, from 1901-1916. The model for his philosophy (which combined the Arts and Crafts Movement with architecture and a way of living) was his own home, Craftsman Farms, built in 1908 in Parsippany, New Jersey, in the midst of what was later to become Morris County's Lakeland region. The 6000 square-foot structure demonstrated "what could be done to bring interest, efficiency and beauty in country living." (29) Of equal importance was the surrounding landscape, part design, part farm, and part natural.

Craftsman Farms, or the plan for a simple, comfortable, economical log structure, may well have influenced the building of log cabins around many of Morris County's lakes, but Stickley's influence is more readily seen in the ubiquitous bungalow. To Stickley, the bungalow was the best summer house, a house reduced to its simplest form with ample freedom and comfort, always in harmony with its surroundings, and inexpensive to erect. (30) The Craftsman regularly featured sketches and plans for bungalows and cottages. Two structures, typical of those in Morris County, were bungalow number 161, published by Stickley in 1913, which could be built for

\$1500 to \$2000.(31) The shingle exterior, painted brown, and the roof of Ruberoid or other sheet composition, painted red or green was designed to fit in with natural surroundings. A porch, stretching the full length of the building, was supported by hewn posts. The front door led directly into the living room with the fireplace on the opposite wall. Ample windows let in sunshine and air. Three bedrooms, a bathroom and closet completed the one story structure. Bungalow number 162, smaller than bungalow 161, with a cost below \$1200, was built of shingles, field stone and hewn posts.(32) The roof had sufficient slope to warrant wood shingles. The porch was built along the shorter end of the rectangular plan and opened directly into the living room. The open fireplace with built-in seats on both sides gave structural interest and an air of comfort and hospitality. One bedroom, a bathroom and kitchen all opened on to a hall to the rear of the living room.

The Craftsman not only published their own designs but also included articles about bungalows built by other architects as well as local builders that embodied the principles of Gustav Stickley. One such article in 1919 focused on a grouping of small rustic bungalows built in Delaware.(33) All designed by their owners, the

structures were very similar to the bungalows, often described as Adirondack cabins, built in Morris County. The Delaware structures were little more than shingled cabins that retained the suggestion of outdoor living with their prominent porches. "For every bungalow is designed always with the view of outdoor living or else it is not a self-respecting bungalow." (34) Building materials ranged from wood boards stained or naturally weathered to painted plaster. Chimneys were made of field stones and roofs of tarred paper or shingles. All had porches, two of which used large twisted vines for railings, which became an extension of the interior living space.

The variations in Stickley's bungalows were as extensive as those found in Morris County. The larger one and one-half story bungalows shown in The Craftsman were also found in Morris County as were variations in building materials. The proliferation of mail-order houses made available a wide range of small houses priced in reach of families with moderate incomes and might well have supplied a number of bungalows for the early communities that evolved before the planned development became widespread in the 1920s.

INTERIOR DECORATION

The interiors of these small summer cottages emphasized convenience, comfort, and, most importantly, low cost. Decorators advised furnishing in harmony with the architecture; thus, log cabins generally had a rustic decor, English cottages were best suited for English styled furniture, and bungalows in comfortable but simple pieces. Since interiors were cared for by mother who needed rest also, the most desirable decorations were the kind that made work easiest. Oil cloth curtains, druggets or floor cloths, folding wood and canvas chairs, bunk beds, cedar chests and lamps of glass or metal were all recommended for their strength, durability, and low maintenance. As the Ladies' Home Journal cautioned, this was a vacation-time retreat where mother ought to rest more than she works.(35)

Interior walls of log cabins were best left exposed where the warm golden tones of the peeled logs added to the decorative charm of a rustic life. To add color and interest, animal skins, bright colored blankets, and tapestries could decorate the walls. Exposed rafters should be stained a dark brown and doors, either stained or weathered, could be made of roughhewn slabs with hinges

and latches of wrought iron fashioned to look like twigs or branches.(36) Architect Frederic Guilford, who used log siding on the exterior and interior with insulation in between, recommended linoleum and pine boards for a practical flooring with large natural stones for door steps.(37)

Some writers discouraged rustic decoration outside the log cabin preferring instead reproduction Early American furniture, chintzes and cottons.(38) Reproductions of early English style furnishings were considered appropriate in the English cottage as well as cotton tapestries and machine woven needle-point furniture coverings.(39) Generally, however, furnishings were not that elaborate. Marguerite Mooers Marshall's description of bungalow colonies focused on room for essentials only, such as, comfortable couches, bureau, inexpensive unpainted breakfast set and unpainted wicker furniture. Kitchens were equipped from the five-and-ten-cent store and used odds and ends from the winter home. (40)

The degree of comfort depended upon the needs and incomes of each family. Water was usually piped in according to Marshall and electricity and compressed gas were available. Oil stoves for cooking were also an alternative. Fire places appear to be a feature in all

the cottages and for summer use they provided ample heat if ever needed. Furnaces were usually mentioned as an option in the magazine plans and in ads for mail order structures.

Furnishing the small dwelling must have posed few problems for owners of early, simple cabins. As more and more articles appeared in the 1920s and 1930s on building a vacation cottage, recommendations on interior decorating increased in proportion. Generally, the advice was as practical as the cottages themselves: comfortable, convenient and inexpensive.

LANDSCAPING

Little was written on landscaping a summer cottage because nature was to be left unaltered. After all, the goal of a vacation was to relax and enjoy the beauty of the natural environment. Therefore, it was important to select a site carefully and let nature do the rest.

Country Life favored the tops of hills for breezes, the woods for shade, or the lakes for convenience.(41) The wild charm of a log cabin depended upon an appropriate woods setting, wrote House and Garden, but an opening in

the trees to allow sunlight for cheerfulness and to keep the cabin dry as well as afford a view with a breeze was suggested. Spontaneous wild flowers growing up to a house, philosophized The Craftsman , suggests the ideals of a comfortable home life filled with the joy of outdoor living and tranquility. The use of rustic garden furniture, settles, chairs, garden tables, and pergolas, invites one to enjoy the open air and makes the bungalow seem at home among rugged woodland surroundings. (42)

Perhaps the most effort to be expended on the landscape was put forth by House Beautiful . Very little clearing was needed except to open a pleasant view and let in a breeze and sunshine. Paths could be of gravel or flat local stone with grass growing in the joints. Irregular groupings of banks of ferns and local plants near the cabin and along paths was to be the extent of gardening. (43) Whether little or no effort was suggested, the basic premise was to keep the landscape simple and natural.

The summer vacation cottage had become a reality for many middle-class Americans by the early 20th century. Their acceptance was advanced by the numerous articles in popular family magazines that gave advice on the merits of

vacation retreats, the best kinds of cottages, how to furnish them, and how to treat the landscape. The overriding concern was comfort, convenience and low cost while enjoying the healthful and recreational benefits of country living. All of these features were promoted in Morris County's lake communities that were reinforced in national trends. Until the communities turned from summer to year round residences, their lifestyle remained distinct from suburban neighborhoods. Their seasonal use reflected a carefree, back to basics lifestyle that was easily accomplished with a modest family income.

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Chapter 3

Morris County Lake Communities

The emergence of summer lake communities in Morris County spanned approximately a fifty year period from the last quarter of the 19th century until the early 1930s. The burgeoning middle class, with growing incomes, sought ways to escape New York City and large New Jersey cities for a vacation in the cool and healthful mountains. As new communities arose, their planning and character were shaped by the geography, culture, technology and economy of the period. Their evolution can be roughly organized in four stages determined not only chronologically but by inherent differences.

The first stage began towards the end of the 19th century. Established hotels and boarding houses, popular throughout the century, gave way to camp grounds and finally bungalows. With little planning or guidance, the bungalows were built on lots sold by various land owners who had little to do with the development after the sale of the plot. Budd Lake and Lake Hopatcong are two such lakes developed in this manner.

The second stage began shortly after the turn of the century as Americans rediscovered the joys of outdoor life. Emulating the Adirondack Mountain region which was experiencing a popularity marked by rustic architecture and life style, a few bold businessmen attempted to create entire planned communities around several small lakes. Plans for roads, club houses, and recreational facilities never materialized; families bought lots and built their own versions of rustic bungalows. Cedar Lake and Rock Ridge were two such examples of "back to nature" colonies. Estling Lake, created not as a business venture but as a family camp ground, was formed during this period.

The third stage occurred in the 1920s with the advent of astute real estate developers who promised and delivered a planned summer community. Confident of their success, each developer began with the purchase of a large tract of land upon which man-made lakes were created. The life style that was being promoted gave more appearance of rusticity than an actual rugged life. Design and construction of the bungalows were controlled by the developer's architect and building crew who offered multiple choices of log cabins, English cottages, and Colonial bungalows. Recreational facilities included tennis courts and boating and swimming facilities. A club

house not only served as a social center but provided grounds for restricting membership to what became an exclusive middle class enterprise. Indian Lake, Rainbow Lakes, Lake Arrowhead, Fayson Lakes, Lake Valhalla, and Mount Kemble were all built by such enterprising developers.

The fourth and last stage took place during the early 1930s. In an apparent attempt to capture the success of the 1920s developers, Lake Hiawatha and Lake Parsippany, were built. Surprisingly, they succeeded; but the results reflected the economic realities of the Depression era. Bungalows were smaller and often left to be finished by the buyer. Comforts were lacking, often resembling the bungalow colonies of the early 1900s. And yet these communities survived.

Influenced in large part by the period in which they emerged, the summer colonies evolved over the decades to reflect the changing times, most readily seen in the changes in architecture. Thus, Lake Hopatcong includes large cottages of the wealthy from the 1880s, small bungalows that grew out of tent platforms from the 1890s, home-made bungalows built on lots sold by real estate entrepreneurs during the early 1900s, bungalows built by developers in the 1920s and 1930s, and post World War II

houses built as year-round homes that have in-filled vacant land. Hopatcong, because of its large size and multiple stages of development, is exceptional. On a smaller scale with fewer examples, however, each community, with the exception of Estling Lake, displays a progression of stages in summer and year round houses.

There are other lake communities in Morris County. Some, like Green Pond and Lake Telemark, started in the late 19th and early 20th centuries as summer resorts. There are others that were built after World War II as year-round developments, such as Shongum Lake, Lake Shawnee, White Meadow Lake and Lake Swannanoa. All of the lakes present an opportunity to look at real estate development. For the purpose of this study, the following lakes are singled out as representative of the trends and influences that lend the northern part of Morris County its title as the Lakeland region.

STAGE I Budd Lake, Lake Hopatcong

The 19th century was a period in which development of hotels and resorts was widespread in America. In emulation of European precedent, however, the step from

public to private accommodations was only a matter of time. The wealthy were the first to enjoy the luxury of their own summer homes. Llewellyn Park was the first summer suburb in New Jersey, built as early as 1855. In Morris County, elaborate summer homes were built on Lake Hopatcong in the 1880s. Hotels and guest houses were already popular on the resort lake as they also were on Budd Lake. The middle class, however, was experiencing an increase in home ownership after the Civil War. A general increase of wealth in the population at large coupled with the growth of building and loan associations that stimulated suburban living, aided the middle class.

Expansion of managerial positions and growth of real wages after 1877, despite periodic depressions, replaced wages with salaries and a new sense of abundance.(1) With an increase in leisure time and spending power, middle-class families that once might have visited modest hotels and guest houses for vacations, turned to camping and finally bungalow colonies. The earliest lakes to represent this trend in Morris County were Budd Lake and Lake Hopatcong.

Budd Lake, located in Mount Olive Township close to the southwestern border between Morris and Warren Counties, is one of four natural lakes in Morris County.

Lake Hopatcong, the largest lake in New Jersey, not only lies in two counties, Sussex and Morris, but is part of two townships, Roxbury and Jefferson, of which the towns of Landing, Mount Arlington and Woodport divide the Morris County shore line. Located less than five miles from each other, the two lakes lie between two mountain ranges of the Alleghany Mountains, the Pohatcongs to the south and the Hamburg Mountains to the north. Both lakes were important for their commercial value in the 19th century and their shift to residential and recreational use was similarly shared.

Budd Lake remains mostly undeveloped. No single road circles the lake, as is the case for most lakes, and the majority of shore line remains in undeveloped wooded hillsides. Two areas of houses are the only development, each from separate time periods. The eastern shore was developed in the early 1900's and is the closest housing to the water's edge. The bungalows are several blocks deep but the most notable are those that face the lake. Large airy porches with ample doors and windows allow passage of prevailing breezes off the lake. Many porch posts are simple classic columns. Clapboard and shingles are the dominant building material that were once probably stained but today are generally painted. Low hanging

roofs, hallmark of the bungalow, are punctuated with dormer windows on the one and one half story dwellings.(fig.5, 6) The second phase of bungalow development is seen on the hills of the west shore. Similar to the dwellings built by other lake developers in Morris County in the 1920s, the west shore development features log cabins and English cottages. Here an appearance of rusticity is achieved with the use of pole porches and stone foundations. Large chimneys of field stone are prominent features. A few examples of log siding can be found but generally whole log structures dominate. A few English cottages are interspersed, built in brick, stucco, stone, and combinations of all three. Steeply peaked gables and the illusion of sagging roofs are typical appointments. The English dwellings have suffered the greatest changes since they were built but, as a whole, continue to maintain the charm of the English cottage.(fig.7, 8, 9)

Budd Lake's three miles of shore line was described in 1900 travel brochure as "resembl[ing] the Scotch lakes rather than the English" presumably for the hills that meet the water's edge.(2) The lake was first settled in the late 18th century by three families attracted by rich iron deposits in the mountains. One of them, Col.John

Budd, built an inn that catered to the rich and fashionable. Day visitors from nearby Schooley's Mountain Spring resorts enjoyed the lake's beauty and good fishing throughout the 19th century. In 1856, a boarding house, Forest House, was built and later expanded to accommodate up to 200 guests as the lake became an increasingly popular resort. The lake continued to support a number of mills and was used for ice harvesting, as well, in the latter half of the century.

By the 1880s, tent colonies that lasted well into the 1900s, made their appearance along Budd Lake as families sought the independence of their own quarters.(3) Wrote one camper,

"We had 'delux' tent quarters, three rooms: living and sleeping, kitchen, and in between an open dining area. We had wooden floors underneath, homemade ice boxes and a kerosene stove. Each fall we would pack it all away in the old ice-house behind the Budd building and stand the floors up against the building."(4)

Transportation to the lake was via one dirt road from the train depot in South Stanhope (now Netcong). Not the most accessible of areas, commuters nonetheless managed the trek that allowed mothers and children to live at the camp for the summer.(5)

The tent colonies eventually gave way to the bungalows that began to appear after 1906 on the east side

of the lake. No single person or organization structured the colonies. Instead, a few individual landowners simply subdivided small tracts of land into building lots upon which buyers built their own houses.(6) A strip of shore line, reserved for use of the property owners appears to be the only amenity offered to the buyers. The bungalows were built in a multitude of sizes and shapes covering a dozen or so blocks back from the lake.

In 1923, Route 46 became the first hard-surface highway to reach Budd Lake, permanently changing the character of the area. Day trippers arrived for swimming and picnics to be followed by hamburger stands, gas stations and dance pavilions.(7) The old Budd Lake had disappeared and a second phase of summer living began with development of log cabins and English cottages on the west side of the lake.

The Budd Lake area fell into decline after the 1920s. While lake communities further east in Morris County seemed relatively unaffected by the Depression, Budd Lake appears not to have fared as well. Many houses were converted for year round use, but daily commuting to the city on a year round basis was not feasible from this remote lake. As a result, the intrusion of post-World War II housing, the fate of most summer colonies, was limited.

Not until Route 46 was widened in 1963 and Interstate 80 completed in the 1970s, did interest in Budd Lake revive. Despite conversion to year round living, Budd Lake retains the greatest number of surviving examples of bungalow and log cabin summer dwellings of the early 20th century in Morris County.

In similar fashion to Budd Lake, Lake Hopatcong became a haven of small bungalow colonies. Described in a 1900 travel brochure as, "Nestled amid the highlands of New Jersey reflecting the thousand beauties of the surrounding mountains, a diamond in the sunlight, an emerald in the shadow of the shores, a turquoise mirroring the sky, lies Lake Hopatcong." (8) The huge lake, with forty-five miles of shore line, was formed as part of the Morris Canal's water system after 1825 to haul iron ore. As with Budd Lake, an early tavern, built in 1840, was visited by sportsmen and within a decade carriage excursions brought wealthy travelers from New York and New Jersey cities. (9) The railroad came directly to Lake Hopatcong in 1854 enabling access to the lake beyond anything Budd Lake ever experienced, however. Almost a dozen hotels and boarding houses were built over the next forty years.

A second railroad was built by a large landholding company, the Brady Brothers, to haul the ice harvested on the lake by their company. Passenger service became a part of the railroad's schedule which, coupled with steamboats that met the trains to ferry passengers around the lake, opened Lake Hopatcong to tourists and summer residents.

Early cottages were built by people of wealth and fashion during the 1880s. Stage actress Lotta Crabtree had her cottage designed by the Philadelphia architectural firm of Furness, Evans and Co. who also designed the Hotel Breslin, a four-story frame structure with a commanding view of the lake. (fig.10) (10) But the large cottages were few and far between on the huge lake. The Jersey Central Railroad, seeking to increase their passenger service, therefore, bought Nolan's Point in 1882 and built a dance pavilion and amusement grounds to attract short term visitors. The Jersey Central's promotional guide book described the scene in 1890.

...not until the Central Railroad of New Jersey purchased and laid out the excursion grounds at Nolan's Point and the Hotel Breslin was built to Chincoppee Cove that this lovely sheet of water began to enjoy the measure of popularity it deserved; for through those enterprises it was able to afford accommodations respectively to people

of moderate and ample means; so that now, with the other hotels on the Lake and the opportunities for camping out, Hopatcong attracts people from many and varied walks of life.(11)

Unlike Budd Lake's small and somewhat select development, Lake Hopatcong developed on a much larger scale. As early as 1885, Bertrand's Island was surveyed and divided into building lots. Steady development continued from which scores of summer residences were built.(12) The Jersey Central was carrying up to 50,000 passengers annually to Nolan's Point.(13)

Decidedly popular at this time was tent camping. Camp Village at Prospect Point became a popular camping ground offering all the comforts for an enjoyable vacation. A family of four could enjoy a tent for three weeks at a cost of \$68.25 which included train fare, lake steamer, carting fees for two large trunks, row boat rental, food and incidentals. Platform tents ranged from 8x16 feet with six foot ceilings to larger models measuring twenty-four feet. A simple wood frame supported a board and tar paper roof and canvas sides. An awning sheltered the front porch. Inside, the tents were comfortable and commodious. A drawn curtain divided the area into two rooms that were outfitted with cots, table, oil stove, storage chest and camp stools. Extra equipment

like lanterns, dishes, blankets, wash tub and fishing poles could be rented at nominal fees. Camp Village was a short row to hotels, dance halls, stores, amusements, picnic grounds and church at Nolan's Point.(fig.11)(14)

Modest cottages, many of which evolved from tent platforms, sprang up around the shores of Lake Hopatcong. Only a few select sites like Raccoon Island and Henderson Cove developed elaborate cottages similar to seaside communities like Cape May or Long Branch.(15) For the most part, Lake Hopatcong's dwellings were designed as modest log cabins and bungalows with rustic features that suited the "Lake George of New Jersey."(16) Land improvement companies sold lots to individuals who built small cottages, many in close proximity to one another and clustered two and three deep between the shore and road.(fig.12, 13)

The trolley made a brief appearance in the 1920s to Lake Hopatcong connecting lines from as far away as Elizabeth and Jersey City. The trolley's run was terminated by the advance of the automobile which eventually supplanted the railroads as well. The last excursion of the Jersey Central was in 1932 and by 1940 private train parties were discontinued.(17)

The Depression hardly disrupted the development of

Hopatcong. The trend to year round residency had begun in the 1920s and continued on into the 1930s. Despite foreclosures on houses and a few development companies placed in receivership, new subdivisions prospered. With 390 acres and a mile of waterfront, Hopatcong Cabin Estates offered a log cabin with land for \$1275 in 1933. Prospect Point Estates sold cabins with land and improvements starting at \$1495 in 1934.(18) The Lake Hopatcong Breeze reported large crowds and bungalow colonies renting for higher prices and longer periods of time in 1934 and an upturn in real estate sales of new bungalows built under FHA requirements in 1936.(19)

Today, Lake Hopatcong is a busy, crowded lake throughout the summer. Housing development continues to fill the few remaining lots affording a view of the lake with designs far removed from the bungalows and cabins of the first three 20th century decades. Most residents are there year round and many of the once "summer-only" cottages have changed greatly in appearance, gone is the look and flavor of the summer colony. The only recognition of its historic and architectural importance is found in the Lake Hopatcong Club District in Mount Arlington which entered the New Jersey State Register of Historic Places in 1978. The district includes twelve

large houses including the Lotta Crabtree house, a church, drug store and the Borough Hall. There is, however, no recognition of the small log cabins and bungalows that are the predominant structures of Lake Hopatcong and far more representative of Hopatcong's history than the glamor cottages.

STAGE II Cedar Lake, Rock Ridge, Estling Lake

By the 1900s, the manners and decorum of 19th-century Victorianism had slowly dissipated in America as middle-class ideals leaned towards a more relaxed, easy-going life style.(20) Housing reflected this change; rustic bungalows or modest colonial homes were substituted for the complexity of 19th-century dwellings. The Craftsman ideals of comfort and naturalness were being expressed in the homes built for the masses. At the same time Americans were learning to appreciate the beauty of the land. Certainly by the end of the 19th century, the last of the frontier was settled and land was no longer a wilderness to be tamed. Instead, the Adirondacks, and other areas of natural beauty, became a haven for sportsmen and vacationers. In Morris County, that allure

was emulated in real estate ventures that promised Adirondack beauty within easy commute of New York City. Small bungalows expressed the new life style. Differing from Budd Lake and Lake Hopatcong, which slowly evolved portions of their shore into bungalow colonies, this second stage of lake community development involved an entire lake. Estling Lake became a tent camp ground before a bungalow colony and Cedar Lake and Rock Ridge were bungalow colonies that were owned by early real estate developers. These three lake communities are representative of the next phase of summer colonies in Morris County.

All three lakes are located in one township, Denville. Cited as one of New Jersey's better-known smaller communities of year-round and summer residents, Denville offered all the necessary factors for an ideal location - accessibility, "topographical advantages, abounding lakes and picturesque shores," coupled with a reputation as a health resort.(21)

Denville's 12.9 square miles are situated in the center of the Lakeland Region giving rise to its self-proclaimed title as the "Hub" of Morris County.(22) Traversed by the Morris Canal in the first half of the 19th century, the railroad that followed shortly

thereafter included passenger service by 1848.(23) A branch running north to Boonton was built in 1879 and thereafter Denville remained an important junction. The Denville Railroad Station, built in 1903 at the Y junction, still remains an active commuting station. The trolley's short history in Morris County included a junction in Denville as well, but the ill-fated company ceased operating by 1928 and its routes thereafter serviced by bus lines. Two major state highways, Route 46 (formerly Route 6) and Route 10, expanded Denville's accessibility by car in the 1920's.

Denville gained a reputation as a resort community through two institutions, the St. Francis Health Resort and the Diamond Spring Inn. The St. Francis Health Resort, run by the Sisters of the Sorrowful Mother, was established in 1895 on two hundred acres of rolling hills along the winding Rockaway River. Thought to be ideal for the Kneipp water Cure, people flocked to the area to take the famed cure, the first such establishment in the East. The other resort, the Diamond Spring Inn, opened in 1909 and drew guests from all over the United States.

Denville had only two ponds according to Robinson's Atlas of Morris County (1887). The Rockaway River and its many feeders, however, provided the source for the man-

made lakes that were to be built. Both ponds were enlarged eventually to create lakes. The first one, Cranberry Pond, was dammed to enlarge it in 1890 and for several years was used by fishing clubs. Sold in 1906 to a real estate developer along with a 370 acre tract of land, the pond was renamed Cedar Lake and became Denville's first summer colony.

According to a 1906 survey map of Cedar Lake Park, 165 lake front lots were drawn up with almost 700 planned lots for the total community.(24) Billed as "The Adirondack Camp of New Jersey," scenic overviews on posters reminded prospective buyers of the back to nature elements to be found within commuting distance of major New York and New Jersey cities. Lots cost two to five cents per square foot, an eye-catching advertising gimmick, with the average size lot at 10,000 square feet.(fig.14)(25)

The founder of Cedar Lake Park, Inc., Michael Raynes, had grand plans for his development. His Board of Directors included an architect, E. C. Church, whose proposed designs for a two and one half story, shingled club house and a typical log cabin found at Cedar Lake were printed on advertising posters.(26) Neither structure was ever built nor were other promised amenities

such as roads and tennis courts. A roster of almost 150 members, however, attests to the popularity of owning a vacation retreat despite muddy, rutted roads, uncleared land, and no running water.

Photographs and descriptions of the earliest cottages indicate owners were left to erect whatever suited their needs and budget. A crudely built, log-sided cabin was the first dwelling built in 1907 but still featured a large field stone chimney and a porch with peeled log posts and railings as advocated in The Craftsman to harmonize with the woods.(fig.15) Other than felled trees to let in sunlight, the grounds were left in a natural state.(fig.16) Within a few years a summer bungalow colony of various sizes and shapes emerged. Prefabricated houses were floated across the lake in panels and chimneys and foundations were built with stones found on the site. Judging from the photographs and descriptions, almost all the bungalows had a porch, some with an additional second sleeping porch. Interior descriptions from several homes included built-in bookcases, double fireplaces, pot bellied stoves, kerosene lamps, and chamber pots kept under beds for night use.(27)

The Corporation went bankrupt in 1925. Conditions for the community had not improved greatly from its

founding years and perhaps by the 1920s buyers were looking for a few more comforts than Cedar Lake offered. The property owners took over control of the lake, roads and unsold lots and gradually improvements followed. Tennis courts, a club house, water lines and paved roads resulted from the community effort. The stock market crash in 1929 slowed progress but only briefly. A drop in sales left a small deficit that was recovered as sales began to pick up again after 1932. A significant result of the depression, however, was the beginning of year round homes either through conversion of summer homes or those that were built as such.

Rock Ridge Inc. was started in 1907 only a year after Cedar Lake Park was incorporated. The lake had been created by damming a steady stream and sold with 600 acres of land to three gentlemen who planned to build a summer community. Like Cedar Lake, the early years were fairly rugged for those first buyers. Prospective buyers were met at the train station and brought to the lake in a horse and buggy. One muddy road led to the lake; land owners had to clear their own lots before building. However, an early water system was installed by 1914 and improved in 1919 with piping to houses that had to be

drained by summer's end.(28)

Prior to that early residents carried water in old milk cans from springs on Diamond Spring Road and washed their clothes in the lake.(29)

The founders of Rock Ridge had hoped to build a summer hotel on their property but their plans never materialized.(30) Instead, as lots sold, buyers often lived in tents until they built their bungalows.

The first house was a small one-and-one-half story board-and-batten cottage built in 1908. Another early structure, described as a "small, one story 'clubhouse' with a screened porch across the front," was used by lawyers and businessmen who spent weekends fishing and playing cards. For the next thirty years, small bungalows were built by individuals to reflect their tastes and budgets.

Rock Ridge did not grow rapidly until 1935 when William Wetmore bought and developed much of the vacant land. With aid from the Home Owners Loan Corporation, later to become the Federal Housing Association, Wetmore sold his small homes for \$1400 to \$1600. Advertisements promoted Rock Ridge as a summer vacation resort but many were sold as year round homes. Pole porch railings of birch and other trees added a touch of rusticity and

landscaping allowed nature to provide her own beauty.

Cedar Lake and Rock Ridge developed side by side within walking distance of each other. Their similarities in history can be seen in the variations of bungalows built through the years. Perhaps Mr. Wetmore's influence can be seen in the closer resemblance to an ordered planned community in Rock Ridge than in Cedar Lake since the majority of houses in Rock Ridge were built after Wetmore's arrival. However, the preponderance of bungaloid type structures in both communities clearly defines their origins as summer bungalow colonies of the early 20th century. (fig.17, 18)

Estling Lake is the third early 20th century lake community in Denville with a unique distinction that sets it apart from all of Morris County's lake developments. Estling Lake still remains a summer-only bungalow colony. Strict adherence to a self-imposed limit of sixty-four families has maintained the feel of privacy the early campers experienced and has prevented the close and crowded conditions of other lake communities. The bungalows remain distinctly characteristic of summer living, dominated by front porches mostly of rustic pole railings. Additions are often obvious add-ons in the

manner of a "home-made" remedy for additional space as opposed to a deliberate attempt to attain a cohesive unit as seen in conversions to the year round residences of other communities. Landscaping is minimal just, as the journals for summer retreats advocated. There is no mistaking Estling Lake for a year round neighborhood.(fig.19, 20)

The tract of land comprising Estling Lake was bought by the Pocono Mountain Ice Company in 1894. Originally a meadow situated south of the Lackawanna Railroad tracks in Denville, less that a mile from the Denville station which was erected a decade later, the ice company constructed a semi-circular dam on Den Brook to create the eighty-acre Estling Lake. Six mammoth icehouses, storing 70,000 tons of ice year round, were built along one side of the lake.

In 1910, the ice company allowed ten or so families to rent space around the lake for tenting. Campers came principally on weekends and were allowed to build tent platforms only. Permanent structures were not allowed nor were campers allowed to swim or hunt.(31) Eventually campers were permitted to erect semi-permanent structures with a roof and removable sides, preferably of canvas.

Lightning struck an ice house on June 29, 1918, and the conflagration leveled all the ice houses leaving

mountains of ice to melt for months. Forced to close its business on Estling Lake, the Pocono Mountain Ice Company offered a portion of the property to the Campers Association; the high price was turned down and, instead, a lease was signed.(32)

As the ice company lessened its restrictions on building, simple bungalows were built to replace the tents. While other lake communities in Denville flourished, an article in the Daily Record in 1936 stated the cottages were not numerous nor access easy.(33) Not until 1946 did the campers buy the property. The Estling Lake Corporation, having bought the rights of the Estling Lake Camper's Association, purchased 242 acres surrounding the lake. Camps gave way to summer cottages but the limit of sixty-four families was maintained.(34)

Today the cottages are closed by November 1 each year when the water is turned off. At the end of the season. the non-profit organization adds up its expenses for maintenance, taxes and staff salaries and divides the cost among the families.(35) Estling Lake remains a bungalow colony. Its dwellings haven't been replaced with newer summer cottages and. of course, limited membership has ensured privacy and maintained a rustic, natural environment. Of all of Morris County's bungalow colonies,

Estling Lake remains the only extant example of a bungalow colony of fifty years ago.

STAGE III Indian Lake, Rainbow Lakes, Lake Arrowhead,
Fayson Lakes, Lake Valhalla, Mount Kemble

America in the 1920s was changing drastically. World War I was fast becoming a faded memory for many Americans as the country retreated once again into 19th-century isolationism. The automobile became a fundamental item because of Henry Ford's production of an inexpensive mass-produced motorcar. The rise of suburbia was not only accelerated by the automobile but Americans took to the road to enjoy beaches, mountains, parks and choice picnic spots. The depression of 1921 was short-lived and by 1922 the stock market had begun to turn upward. In a climate of prosperity and optimism, the businessman turned to any number of ventures to make money, among them, real estate. (36)

The 1920s were the height of development for summer-time lake-side communities in Morris County. Within a ten year period, more lake communities emerged than in any other decade, because of energetic real estate developers. In particular, two organizations, the Arthur D. Crane Company and the Fays, represent two successful approaches

to building.

The Arthur D. Crane Company's first venture in this region was Indian Lake in 1923, followed by Rainbow Lakes in 1924, and Lake Arrowhead in 1926. Having developed Belmar Pines in Ocean County and other tracts before coming to Morris County, the Crane Company chose their sites well. Indian Lake was formerly owned by Joseph Righter who assembled 300 acres in the town of Denville by 1920 and dammed Den Brook to create a lake. (fig.21, 22) Righter planned on building a year-round lake community fashioned after Mountain Lakes in nearby Boonton but he died before his dream was realized. The Crane Company bought the property which was conveniently located next to the rail lines and surrounded by gently rolling hills on three sides of the lake. (37) In 1924, Crane bought Barton Pond located about one mile east of Indian Lake in the township of Parsippany-Troy Hills also along the route of the Lackawanna Railroad. Originally dammed in 1914 for producing ice, Barton Pond had been owned by the Park Lake Land Company and leased to a fishing club for several years. (38) Crane immediately enhanced the tract by deepening the sixteen acre pond and making five additional small lakes ranging from 1.07 to 7.73 acres which cascaded

into each other. The picturesque setting was named Rainbow Lakes.(39) Crane's third development was 156 acres in Denville which included a glacial pond purchased from the Sisters of Sorrowful Mother, proprietors of the St. Francis Health Resort. Two more lakes were created with dams and the tract was named Lake Arrowhead when it opened in 1926.(fig.23) All three communities were close to rail lines and major roads yet their ideal locations were best described by a Crane advertisement for Rainbow Lakes.

Just off the main road, near Denville, but completely screened from the view of passing motorists, you will find a gem of a lake and woodland landscape... Now and then you come upon one of the cozy bungalows with its tree-shaded lawn sloping down to the water's edge. So completely do the bungalows harmonize with their settings that many times you are fairly upon them before you are aware of their nearness.(40)

The communities were laid out in 25 to 50 foot lots starting around the shore line of every lake. Narrow roads following the contour of the land opened up wooded lots for another block or two set back from each lake. The dirt roads were well constructed, judging from the lack of complaints, and the lots cleared by the Crane Company. Telephone, electric and water systems were provided few years later. In contrast to earlier summer colonies, the Crane Company staff included an architect

and construction crew for building cottages.(41) Referred to as bungalows, a popular choice was the log cabin at both Rainbow Lakes and Lake Arrowhead. Photographs of the early cabins do not show the use of log siding. Instead, the large logs were notched at the corners and a white chinking either generously filled in the gaps or was used sparingly.(fig.24, 25, 26, 27) Field stone chimneys and foundations were made from rocks on the site. Roofs of flintcote shingles often curved around the eaves and screened porches are seen in photographs. The cabins were well constructed and of pleasing design displaying a professionalism and cohesiveness earlier lake communities lacked.

The English cottage was another favorite bungalow whose plans were varied and aesthetically attractive. Stucco and half timbering were common expressions of the English form as were small gables over the entrance door and oriel windows. Roof lines sometimes "sagged;" the gable ends were raised slightly, and in some bungalows, the roof swept down over the front entrance from an adjoining gable. Surprisingly, double hung windows were used more often than casement.(fig.28, 29, 30, 31)(42)

Bungalows of varying plans, building materials and sizes, formed the remainder of the communities. Some

displayed Craftsman influences with the use of stone as a building material. Hallmarks of the bungalow, low roof lines which extend over the porch, were commonly designed. Vestiges of Colonial influences were used in small Cape Cod plans. The variety of bungalow plans were used principally at Indian Lake and Rainbow Lakes.(fig. 32, 33, 34, 35)

The Crane Company built entire communities controlling the roads, house designs, and recreational facilities. Beaches, docks and tennis courts were also part of the package. Crane even attempted to establish business districts for the convenience of the community. At Indian Lake several buildings, which housed Crane's sales office and small store, were constructed at the entrance of the community. Two of the buildings reflected Craftsman elements using shingles and stone; a third building was a stucco, half timbered building.(fig.36) In Denville itself, Crane attempted to start a business district. In 1927, the company bought twenty-four acres and laid out a one hundred foot wide street named Broadway.(43) The first business, built in the English design, was a tea shop.(fig.37) Laughed at by many as far too ambitious for the rural town, Broadway grew cautiously, especially after the Crane Company turned its

attention to its biggest venture, Lake Mohawk in Sussex County, that same year. But Crane correctly anticipated the value of a town center, and today Broadway is the main thoroughfare of Denville's business district.

Lake Arrowhead's sales office was built at the entrance to the community. Designed in the English cottage idiom, the tone of a summer colony was established with a boardwalk built of log poles, a throwback to Adirondack rusticity. A shingled pavilion and a gazebo enhanced the effect. (fig.38) The entire region of Crane's three summer colonies was decidedly rural and picturesque but Crane's affectation of rusticity in a community which was taking on the airs of a well groomed development differentiated it from earlier 20th-century bungalow colonies. Lake Arrowhead, more than Indian Lake or Rainbow Lakes, foreshadowed Crane's biggest and most successful resort, Lake Mohawk, which encompassed the limits of a resort community built for middle-class buyers.

The Depression did little to slow the growth of the Crane developments. (44) In 1930 and 1931, the Denville Herald reported the efforts of local real estate and business men to induce the Crane Company to develop new lake projects. (45) Crane attempted to develop the Rockaway

River but the project was denied because the water had to be kept clean before running into the Jersey Reservoir. With little foresight typical of local business concerns, the Denville Herald echoed Denville's dismay at this set back.(46)

Prices for new five and six room houses at Rainbow Lakes ranged from \$8500 to \$9500 in 1931 and rentals for a seven room house on Lake Arrowhead reached \$55 a month.(47) The biggest change to the communities came with the conversion to year-round houses as was happening elsewhere in Morris County. Most of the new construction was year-round housing, although many bungalows remained for summer use only.

The Crane Company eventually turned over the rights to the lakes, roads, recreational facilities and even their sales offices to community associations in each development. Club houses were built at Indian Lake and Rainbow Lakes and the sales office at Arrowhead was converted into a club house.

Today Indian Lake, Rainbow Lakes and Lake Arrowhead are year-round communities. Many conversions have concealed log cabins under additions and siding but the heavy stone chimneys reveal their origins. Indian and Rainbow Lakes are more densely settled than Arrowhead and

include greater numbers of post World War II houses. Architecturally, enough of the early communities remains to easily identify their summer colony origins.

Fayson Lakes was created by Frank Fay, Jr., a real estate developer, and his son, Frank Fay III, who purchased 240 acres of farm land in 1925. The property included a small pond which the Fays surrounded by summer vacation cabins described by Frank Fay III in the National Real Estate Journal (1929).⁽⁴⁸⁾ Interestingly, much of what they hoped to achieve followed the advice offered in the national periodicals of that time regarding vacation retreats.

Fayson Lakes, like the Crane Company projects, was a planned real estate enterprise of homogeneous summer bungalows. Smaller than the Crane Company's staff of architects, engineers, builders and sales force, the Fays were a father and son team who managed, nonetheless, to produce a successful resort as pleasing as Crane's Lake Arrowhead.

The community of Fayson Lakes is located in Kinnelon, a town in northern Morris County bordering Passaic County. The town is spread over hilly terrain, most of which remains in a natural, unpopulated state that abounds with

lakes and reservoirs. The Fayson community is comprised of three lakes, the development of which reflected the times during which each lake became a part of the community over a thirty year period. West Lake, which was the first, has the greatest number of early log cabin dwellings.(fig.39, 40) While still in excellent condition, most of the cabins have additions, none of which overwhelm the original structure. Unfortunately, a few have been painted. Newer year-round homes have filled in vacant lots but are not grossly overscaled and are mostly painted brown or have stained shingles which blends well with the original cabin atmosphere. The houses are not crowded together because of a one hundred foot minimum lot stipulation.

The second lake reflects a shift from the log cabin period. Bungalows and cottages remain small with log siding prevailing over whole log construction.(fig.41, 42) Built during the early Depression years, the economic downswing forced subdivision into smaller fifty-foot lots.(49) The small summer homes are outnumbered by newer year-round homes that lack the character of the summer cottages and appear to have been built in the 1950s.

The third lake was added in the 1950s and its development differs significantly from the summer

community of the first lake. The year-round homes are larger in popular housing types of the years since the 1950s. It is not in character with the early summer cottages, but, the wooded surroundings help to maintain a semblance of harmony. The earliest dwellings were restricted to log or stone construction to harmonize with each other and the country. The average size cabin had two 10'x12' bedrooms, bath, kitchen, living room (18x20 feet) with an open fireplace. Exceptionally large porches were built in the rustic log construction Gustav Stickley favored. Comfort was important and hot and cold water, electricity for light and cooking, and telephones were specified - luxuries beyond the vacation retreats of earlier summer colonies but not so unusual for a late 1920s community.

The logs were chestnut from trees dead for over a decade and well seasoned to prevent shrinkage. After peeling, the logs were stained with a "true woody color" which included a preparation to discourage wood borers and then coated with a spar varnish for waterproofing. The chinking not only had adhesive and weather resistant qualities but its whiteness accented irregularities in the logs to enhance the overall appearance. The Fays diverged from the common practice of notching the logs at corners

and instead drove steel dowels to secure the structure. When available, rafters for both the porch and living room were made of logs taken from the tops of trees. Otherwise, 4x4 rafters were used with their visible edges hewed to convey a rustic impression. Ceilings, other than over the living room, were covered with a rough textured fiber board.

A fireproof shingle was used on the roof in natural blended shades of an autumn forest. Casement windows were hung with reproductions of old "L" hinges to permit easy removal for washing and painting and their trim was painted a bright color. The porch, "an integral part of the cabin...is designed so that it may have the desired sweep of area and not look like an after-thought," wrote the Fays which sounded directly like a Craftsman article. The Fays recommended a double fireplace on the porch opening to the living room and chimneys and fireplaces were constructed from local field stone.

According to the Fay article, the developers provided hand made furniture of peeled white cedar with a shellacked finish. Photographs of two interiors show hand-made tables, chairs, beds and bureaus. The log walls are unadorned; however, simple curtains and Indian rugs and blankets add a bright touch of color.(50)

Landscaping the early cabins was left to nature. Building the dwellings in harmony with the surrounding woods included retaining the natural look of rocks, trees and wild flowers. One resident who attempted to install a lawn was reported to have been ostracized not only for the lawn's unnatural appearance but for the work it represented during a restful, carefree vacation. (51)

The Fays advertised widely for their community with ads in the New York Times and in New Jersey papers. Booklets sent to prospective buyers included a real leaf clipped to the inside page. Calendars with attractive cabins and depictions of the recreational facilities were used. (52)

The Fays were well aware of the need for accessibility to their location and advertised its proximity to New York City, thirty miles away. The train and bus were promoted for easy commuting. Originally the car was excluded from certain sections of the community to preserve quiet and privacy but this restriction soon gave way as a necessity for reaching the cabins became obvious. (53)

Ads in the New York Times during 1926-1927 offered the summer cabins at the relatively high price of \$5000 to \$7500. However, in the early years of the depression

prices for a cabin of four rooms complete with bath, electricity, running water, and a 100x100 foot wooded lot were as little as \$1750. A year-round home with oil burning furnace, built by the time the second lake was added to the development in the early 1930s, was sold for \$3900.(54)

Fayson Lakes road signs stated "Christian Membership Only."(55) The community was run as a private club and as such was allowed to restrict its membership. Even rental leases with "unacceptable" families were broken as reported in a 1939 issue of the community newsletter.(56) The practice was common for many of the lake communities of Morris County at that time.

In 1931, an adjoining parcel of land that included a small lake was purchased by the Fays to enlarge the Fayson development. Called East Lake, the property was subdivided in fifty-foot lots which were offered for as little as \$300. Bungalows that lacked the hand craftedness of the log cabins sold for \$1000. The lots and cabins on West Lake were considered too expensive during the Depression years, and some reverted to the Fays through foreclosures. The final land purchase was made in 1938 and included the area which eventually was dammed to make the third lake, South Lake, in the 1950s.

Improvements of recreational facilities continued through the 1930s. About 90% of the community remained summer residences; not until World War II did a large number of homes convert to year round use. Control of the community's public lands and unsold lots were sold to the residents in 1956 by which time most homes had converted to year-round use.

Fayson Lakes has preserved a measure of its natural setting with a protected fifty-foot "guardian strip" around the perimeters of the three lakes. No motor boats are allowed on the lakes which help maintain quiet and reduce pollution. The community remains an attractive area that has successfully combined the early summer cabins with the influx of newer year round architecture.

Two of the loveliest, although not similar, lake communities today are Lake Valhalla and Mount Kemble which were developed towards the end of the 1920s. Both are located in relatively undeveloped townships which probably accounts for fewer post World War II homes built in their midsts. Lake Valhalla's earlier small cottages gave way to larger year round homes while prime lake front property was still plentiful. Mount Kemble, on the other hand, is a community of small log cabins, English cottages and

colonialized bungalows similar to Lake Arrowhead but with far fewer cottages crowded into the project. The result is two communities with harmonious architecture which have avoided the crowded conditions of Morris County's other lake-side communities.

Lake Valhalla is located in the hilly terrain of Montville Township in the northeast of Morris County. As the most expensive lake community in which to live today, Lake Valhalla's larger year-round homes, built in the 1930s, outnumber the small bungalows built earlier for a summer resort. Less than a dozen cottages, clustered at one end of the lake, represent the earliest development. The small bungalows were built of stone, log siding and clapboard of which only one bungalow with its screened porch looks relatively unaltered. (fig.43)

Lake Valhalla started as a small pond, dammed and enlarged to eighty acres in 1906 by John Capstick, a wealthy textile mill owner. Capstick intended to put a mill on the pond but fire destroyed the mill and the lake sat idle except for use by a fishing club. In 1926, the lake and 500 acres were sold by Capstick's daughter-in-law to two real estate developers who organized the Lake Valhalla Syndicate. For \$2000, a buyer received \$1000 in common stock in Lake Valhalla Estates and half an acre of

land.(57) From the onset, this development was beyond the means of the type of buyer who bought at Cedar Lake, Rock Ridge or even the Crane projects. A membership committee for a country club was formed to select prospective buyers whose club membership came with a lot. Practically all of Morris County's lake communities formed in the 20th century had a means of restricting ownership to type of buyer sought for the community through the use of a private club membership. Houses were built in two phases beginning with the small summer bungalows of the late 1920s. A one hundred-foot strip of land around the lake preserved a natural, wooded shore line. The small bungalows were set back from the lake amidst the woods. Roads were built and eventually the club house was erected, the only structure to be built on the shore.

The second phase of houses began in the 1930s. Larger year-round homes were built, many in the English fashion using stucco with half timber features.(fig.44) The largest proportion of houses built around the lake were during this period. The lake shore remained unspoiled in its natural state. In 1937, a small pocket of stone cottages was developed at the southern end of the lake. Made of stone quarried on nearby property, these year-round, one-story, rustic bungalows were at home near

a lake setting.(fig.45) (58)

Mount Kemble is as insulated as Lake Valhalla from encroaching neighborhoods. The small community is located in Harding Township in the south of Morris County outside of the Lakeland region. Although the homes are small, their real estate value is high because of location in a gentrified, exclusive township and their continued harmony of lake, woods and architecture.(59) As a 1928 newspaper article stated, "The houses are of attractive design and were built to fit in with the general situation."(60) Indeed, a sales promotion brochure stated, "It is one of our heart-felt desires to keep the homes at Mt. Kemble Lake as charming and in harmony with the country as those whose picture you see in this booklet."(61)

In 1927, four developers from Irvington, New Jersey, bought a parcel of land only two miles south of Morristown on which they dammed a stream to create a small lake. Their plot plan showed four roads circling the lake with 311 lots, each fifty feet wide.(62) A private water system, owned and operated by the Lakeshore Company, supplied residents. Electric and telephone service was available for those who cared to pay an additional low cost.(63)

The developers offered a variety of house plans or would design one to suit the buyer. Financing was available as was a building contractor. Their brochure promised only the finest building materials would be used. Lots cost \$500 and the price of a house was purported to be "within the reach of those families whose desire is for an attractive yet not expensive country home." A sketch in the brochure illustrated a one and a half story English cottage of stucco and half timbers with a stone tower attached to a one story log wing which, in turn, had an attached smaller clapboard wing.(fig.46) Owned by one of the Lakeshore Company owners, the eclectic house must have served as a model of building materials. Another sketch depicted a Cape Cod house with large field stone chimney. The house types varied from log cabins, Capes, stone cottages and "Cotswold" cottages.(64) A few houses shared similar floor plans but no two houses were built alike.(fig.47, 48, 49)

The sales brochure boasted an abundance of recreational facilities within the colony or a short distance. The beach area was enclosed with a rustic fence and gate of twigs and logs. Scenes of winter sports indicate the year-round enjoyment available to residents whether they chose to live there throughout the year or

just to visit on winter weekends.

A Community Club was organized from the beginning although the club house was not built until 1938. The Lakeshore Company owned the vacant lots, roads and the lake. The Community Club members, aside from social functions, supported a volunteer fire department, maintained a private police officer, and aided in the upkeep of the tennis courts and docks.(65)

The first year-round home was occupied in 1932. By 1944, the entire community was occupied year round. The Lakeshore Company promised to turn control over to the club after 250 of the 311 lots were sold but by 1951 they hadn't reached that point and residents were concerned the vacant land would be sold to a developer. The club bought the remaining lots by selling shares of \$600 each to finance its obligations.

Today there are only ninety-five homes in the community and the club will not sell vacant lots unless they need the money, such as when the dam needed to be repaired. No more than twenty lots were sold after 1951. Many of these newer homes are single level contemporary houses which blend nicely with both the landscaping and existing architecture. Owners may not sell off parts of their lots which has prevented the crowded conditions

generally associated with the lake communities.

Mount Kemble and Lake Valhalla advertised themselves as inexpensive summer colonies; but today both maintain an exclusiveness that sets them apart from all other lake communities. Were it not for the log cabins in both developments, the feel of a rustic summer colony would be hard to discern. This is not because of years of gradual change but instead to the design of both communities from the outset and the degree of isolation they have been fortunate to experience.

STAGE IV Lake Hiawatha, Lake Parsippany

The Depression abruptly reversed a forty year building trend in America. In 1933, housing starts had declined 90% from 1925. The downward slide was averted with the Federal Home Loan Bank Act of 1932 which stabilized savings and loan associations. The Federal Housing Act (FHA) of 1934 was the first active federal support for the housing industry. The 1930s also brought about the development of new building materials that made housing less expensive such as prefabricated window units, exterior-grade plywood and improved drywall

plasterboard.(66)

For the federal financial aid and development of new building materials which encouraged the housing industry, the Depression was not typically a time for buying a vacation home. Yet the last two summer-lake communities in Morris County were started during the first years of the 1930s. Lake Hiawatha and Lake Parsippany are located in the township of Parsippany-Troy Hills, an area that extends to the eastern border of Morris County in the gentle hills of the Piedmont region. The area had remained in farm land since the 18th century but construction of Route 46 through the township exposed the quiet fields and hills to inevitable development.

Perhaps the ongoing success of the earlier summer communities, even during the Depression, prompted these two developments to originate despite the economic conditions of the 1930s. Affording the luxury of a summer cottage during these times hardly seems feasible and yet the two colonies succeeded. Unlike the developments of the 1920s, Lake Hiawatha and Lake Parsippany were primitive versions of their immediate predecessors. Indeed, they resembled the colonies of the early 1900s with poor roads and few utilities. But under the circumstances, the colonies were luxuries for those who

could afford them. The daughter of one of the early settlers of Lake Parsippany noted, "My dad used to call this a poor man's paradise and that's what it was. In those days, if you had a summer home, you were wealthy."(67)

Lake Hiawatha, begun in 1931 by a Manhattan developer, was promoted as a "Utopia where city families depressed by discouraging and gloomy economic conditions could find a haven of relief and happiness."(68) The "lake" was actually a 200 feet widening of a section of the Rockaway River by a dam. A sandy beach with a pavilion, playground and barbecue area comprised the recreational facilities. A club house was built several blocks away for social gatherings and housed a small library.(69)

Lots were 25x50 feet but two had to be purchased for \$98 in order to build a house. Financing with as little as \$10 down payment was available through a modified version of the Homestead Act through the National House and Farms Company of New York.(70) Model homes could be selected at the Troy Hills, Inc. office in New York City which, including furnishings, could be bought for as little as \$1295.(71) Small bungalows and, in particular, log-sided cabins were offered. Advertisements on

billboards and in subways aimed at middle-class city dwellers, attracted buyers. Within two years, one hundred homes were built. (fig. 50, 51, 52) (72)

The conversion to year-round residency began by World War II. In 1946, 8000 residents lived in Lake Hiawatha during the summer and 2000 remained through the winter. (73) Today almost the entire community is year round. In 1960, because of floods that plagued the low lying area next to the Rockaway River, the dam was removed and the river allowed to flow by the community uninterrupted. Because the small bungalows were built along only one shore of the river and extended for several blocks up to the commercial area of Lake Hiawatha, it is difficult to imagine the district as a lake community. However, its distinctive small bungalows, many of which remain in their original log siding, recall the years in which Lake Hiawatha was a summer bungalow community.

Despite the Depression, Parsippany-Troy Hills continued to grow. In 1932, the last summer lake colony was developed. The Daily Mirror Corporation, a division of the New York Daily Mirror newspaper owned by the Hearst family, created Lake Parsippany. The holding corporation was owned by Manhattan developers Warren and Arthur

Smadback who bought 760 acres of pasture land situated near Route 46 and dammed two brooks to make the 160 acre lake.

The first site plan recorded in 1933 designated a narrow strip along the shore line as park land with over 1000 twenty foot lots subdividing only one small section of the lake property.(74) As with Lake Hiawatha, two lots for \$98 was the minimum requirement for building a house. Many of the early residents had the shell of a bungalow built by a professional and finished the interiors themselves. The often impassable dirt roads, and the lack of electricity, telephones and water made living conditions fairly rugged. For those who could scrape together the money, however, their bungalow was a respite from the Depression.(fig.53)(75)

Within six months, the first board of trustees of the Property Owners Association was appointed and the association incorporated with the approval of the several hundred property owners. The association assumed responsibility for the lake and facilities which eventually included a club house, beaches and docks.(76)

By the end of World War II, the GI Bill made buying houses easier and the small cottages, now priced from \$6000 to \$8000, were bought and converted to year-round

residences.(77) In 1946, the summer population of Lake Parsippany was 4000 which dropped to 1200 in winter months.(78) Today, the community is a year-round neighborhood. Many of the small bungalows are overshadowed by larger post-war homes that reflect the building tastes of the 1950s and 1960s. Only two log cabins remain, the rest are enlarged and re-sided in clapboard or other materials.

Both Lake Hiawatha and Lake Parsippany are remarkable for their success in the 1930s during a period of greatly diminished housing starts. Their bungalows were cheaper and of lesser design quality than the 1920s developments but were affordable and therefore desirable for the times. Both communities, however, have been so infiltrated with newer homes and so enveloped by surrounding developments that their early summer bungalow qualities are hard to realize. Nonetheless, they deserve recognition as the last of Morris County's summer lake-side communities.

The era of summer lake communities ended in Morris County in the 1930s. During the previous fifty years over a dozen bungalow colonies were built. They started in the 19th century and were built around scenic lakes in healthful mountain air. They ended in the 1930s, built around man-made lakes situated close to major highways for

commuting accessibility. Camp grounds gave way to small bungalows and primitive rustic conditions gave way to comfort with a look of rusticity. Home-made and mail-order bungalows were superseded by real estate developers who built bungalows, log cabins, and English cottages which reflected the trends made popular in national magazines. Even the Depression barely affected their popularity.

The Depression did start the conversion of summer bungalows into year-round homes. However, the greatest shift to year-round residences came after World War II to ease the housing demand. Today's equivalent vacation cottages are found in the remote and rural areas of the Pocono Mountains of Pennsylvania. Morris County's lake communities are quiet, gently reminders of a bygone era.

NOTES

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Chapter 4

Recognition and Preservation

Man has been attempting to escape the heat and stress of city life for centuries. Villas, hunting lodges, and country pleasure houses have been built by those wealthy enough to have the resources and time for such indulgences. For most of mankind, however, such a luxury has remained beyond reach. In America, it was not until the late 19th century that middle-class families began to enjoy the occasional respite from their everyday living with a visit to a resort or spa. By the 20th century, middle-class Americans were finally able to afford their own retreats, as modest and rustic as it may have been. As America grew and its economy prospered, middle-class bungalow colonies appeared with greater frequency as a popular summer vacation retreat. In many respects, they were representative of the shift in the American economy that granted the middle class a taste of a formerly exclusive luxury. In addition, the summer colonies were representative of a shift in the American culture that no longer looked upon nature's remote reaches as a wilderness to be tamed but instead as a peaceful and healthful

retreat to be experienced by the whole family.

The trend was especially widespread in Morris County where mountains and lakes offered physical and mental relief for the city-stressed family. From camp sites to bungalow colonies, the region abounded in summer visitors who traveled by train and car from metropolitan areas during the first part of the 20th century.

The bungalow colonies that resulted were easily distinguished from year-round homes. Their smallness, lack of designed landscaping, and carefree furnishings marked the informal atmosphere of summer living. The bungalows differed from their year-round counterparts and conveyed a life style separate from the work-a-day world. "Summer people" were held apart from the year-round residents who lived in the towns and countryside adjacent to the lake communities. There was no mistaking the vacation bungalow from year-round neighborhoods.

The change from summer to year-round living was the end of the lake community as a vacation retreat. Alterations and additions to the little houses were the first signs followed by modified cottages built for year-round occupancy. Infiltration of houses that no longer resembled log cabins, English cottages, and inexpensive bungalows eventually moved the lake community from the

realm of middle-class vacation resort into the realm of suburbia. While a few communities retained the exclusivity sought by their founders, the majority of lake communities shifted not only to year-round living but, economically, they attracted families of lesser means who could only afford the small houses for year-round, not vacation, living.

The aesthetic and recreational advantages of lake-side living remain viable assets for these communities, however. As the focal point of each community, the lakes add features that continue to distinguish these communities from other neighborhoods and developments: tranquility, cool air, and scenic beauty are enjoyed throughout the year in addition to traditional resort activities such as boating, fishing, and swimming. The use and care of the lake and its facilities adds a communal bond that is lacking in the ordinary neighborhood. Seldom does a suburban neighborhood record and publish its history and recollections as these communities proudly do. The residents obviously recognize that, despite changes from their early resort years, they share a bond different from the other housing developments of their township.

An important part of the identity of each community is its early 20th century vacation architecture. The

small bungalows, log cabins, and English cottages were promoted in magazines read throughout America. The simple floor plans and use of native and inexpensive materials kept costs down yet the designs duly reflected trends for rusticity, comfort, and love of English architectural details. Each community differs today in the degree of "purity" of structures that remain; unaltered cottages being the exception more often than the norm. Some owners appear to have adjusted to living year round in these structures with a minimum of adaptations. Others have enlarged their bungalows with an appreciation of the original materials and design to create a house that is pleasing and compatible with the original structure. These are the homes that best exemplify the early 20th-century summer vacation community.

That these communities differ from other suburban developments is not to be argued; nor is their value as representative of a trend in early 20th-century housing types to be questioned. Yet a threat to their identity will exist as long as their architectural merit is unrecognized as worthy of being preserved. New homes, incompatible in size, materials and design with the small bungalows, continue to be built on vacant land in many of these communities. As pressure for housing heightens in

Morris County, the chances for additional alterations increases with each new owner.

In order to create a protective atmosphere for Morris County's early lake-side communities, two recommendations are proposed. The first is to promote recognition of these communities and their architecture as representative of a trend in American history that introduced the concept of a vacation home, albeit small and perhaps primitive, for middle-class families, and that these communities are worthy of preservation. And secondly, to promote guidelines for the overall development of these communities and their intrinsic architecture in order to preserve what remains of the basic structure and character of the summer colony.

Recognition of the significance of lake-side communities and the need to preserve them is slowly gaining acceptance. Morris County has been concerned with preservation since 1976 when the county Master Plan included a "Historic Preservation Element."⁽¹⁾ It presents a strong case for preservation and includes a preliminary sites inventory. It is notable, however, that not a single reference was made to the lake communities, perhaps because, at that time, they barely made the fifty year old cut-off date for eligibility established by the

National Historic Preservation Act of 1966. When a comprehensive Sites Inventory was conducted ten years later, however, every lake community was included.(2) Most importantly, the value of these communities was expressed in terms beyond simply recording their history for the first time. The special architecture and historic associations of each community was recognized. The continuing threat of the burgeoning development of Morris County to the integrity of these vulnerable communities was emphasized in this county-wide report that was submitted to the New Jersey Office of Historic Preservation. The Historic Sites Inventory has brought the issue of preservation of early 20th-century buildings and sites to the attention of local and state officials which, until recently, had been overlooked in favor of 18th and early 19th century structures. The Master Plan and the Sites Inventory are excellent tools for focusing the need to preserve the lake-side communities.

To supplement the broad scope of the Master Plan and the Sites Inventory, the assistance of preservation consulting firms, hired by each municipality, would produce detailed studies and recommendations of historic sites. An example of such a study was prepared for Harding Township by Heritage Studies which identified 170

historic structures and delineated twenty-four districts throughout the Township. (3) Given the significance and architecture of the lake communities, they would probably be included as districts in any preservation study made today. A preservation firm could also prepare nomination forms for both the New Jersey and National Register of Historic Places for relatively in-tact communities such as Mount Kemble and Lake Estling. A strong argument could be made for their eligibility. Indeed, the White Deer Plaza of Lake Mohawk, the Arthur D. Crane Company's vacation community in Sussex County, is on the state and national registers. Not only does listing on the National Register give credence to the significance of a district, but it offers a measure of protection from intrusion of federally-funded projects such as highway construction.

Recognition by each community and its inhabitants would prove most effective. If the county or township conducts a study that concerns a particular district, the information could be disseminated to the lake communities through their homeowners' associations. The same pride and concern often felt by residents of a historic district could be shared by these homeowners in their 20th century bungalow colony. Then the merits of preserving their homes, rather than altering them, may predominate future

planning.

The second recommendation for protecting these communities, to promote guidelines for future development, presents an issue of enforcement. Despite the county Master Plan, there is no legal obligation to comply with the preservation goals.(4) Morris County has established a Heritage Commission but its primary function lies in recognizing and designating historic sites and districts rather than enacting and enforcing preservation measures. Any hope of enforcement lies with local governments through ordinances to enforce building codes, tax assessment, design standards, and environmental statues.

A number of lake-community townships have a Master Plan for future development which typically has been prepared by city planners. Goals are expressed in terms of the environment, water and septic systems, transportation, and industrial and residential growth -all admittedly important. Only a few of these planning documents address the historic elements within the community. For example, Harding Township's Master Plan states,

One of the basic goals of the Harding Township Master Plan and continuing planning program is the resources of the Township. This dedication for retaining the unique historic sites and rural spatial pattern has a long history

in the Township and recognition of Harding Township as a historical rural area has more recently become recognized by State and National historic agencies. The importance of historic preservation in the Harding Township Master Plan has resulted in designating Historic Preservation as a separate Master Plan Element.(5)

The "Parsippany Troy Hills Township Master Plan" (1976) also recognizes historic building and site preservation. The active Historic Sites Preservation Committee has suggested that its findings should serve as a basis for identifying historic sites to adjust land use regulations on adjoining land or land in the vicinity of such locations.(6) Montville, where Lake Valhalla is located, also includes preservation issues in its Master Plan.(7)

Most effective would be regulations established and enforced by each lake community. Having been made aware of the significance of their origins as vacation bungalow colonies and their distinctive architecture, the homeowners' associations have perhaps the best chance of preparing and implementing a plan that would successfully protect their properties. A plan could guide future building on vacant land the association may still own. The Mount Kemble Association, for example, still controls a fair number of vacant lots which they currently hold as green acres. Incorporating building design guidelines for future sale of lots would not be difficult to accomplish.

Restrictive covenants pertaining to scale and building materials could be set by the associations to exercise a degree of control over alterations to extant houses. Incentives for residents to comply might include a waiver of association dues for a year or special privileges with community property. Each plan could be adapted to fit the goals and needs of each lake community thereby insuring greater success than an overall preservation plan by the county or even the municipality.

Morris County's lake-side communities are a valuable asset to the county's rich heritage. Steeped in history since the 17th century, the area is well known for its role in the Revolutionary War as headquarters for General Washington. As a result, preservation planning has played an important role in Morris County. To the detriment of later events, however the county's early history has overshadowed late 19th and early 20th century events. The early 20th-century bungalow colonies were an important economic and cultural stage in the county's history and preserving their distinctive architecture and lake settings will add depth to the past and vitality to the future of Morris County.

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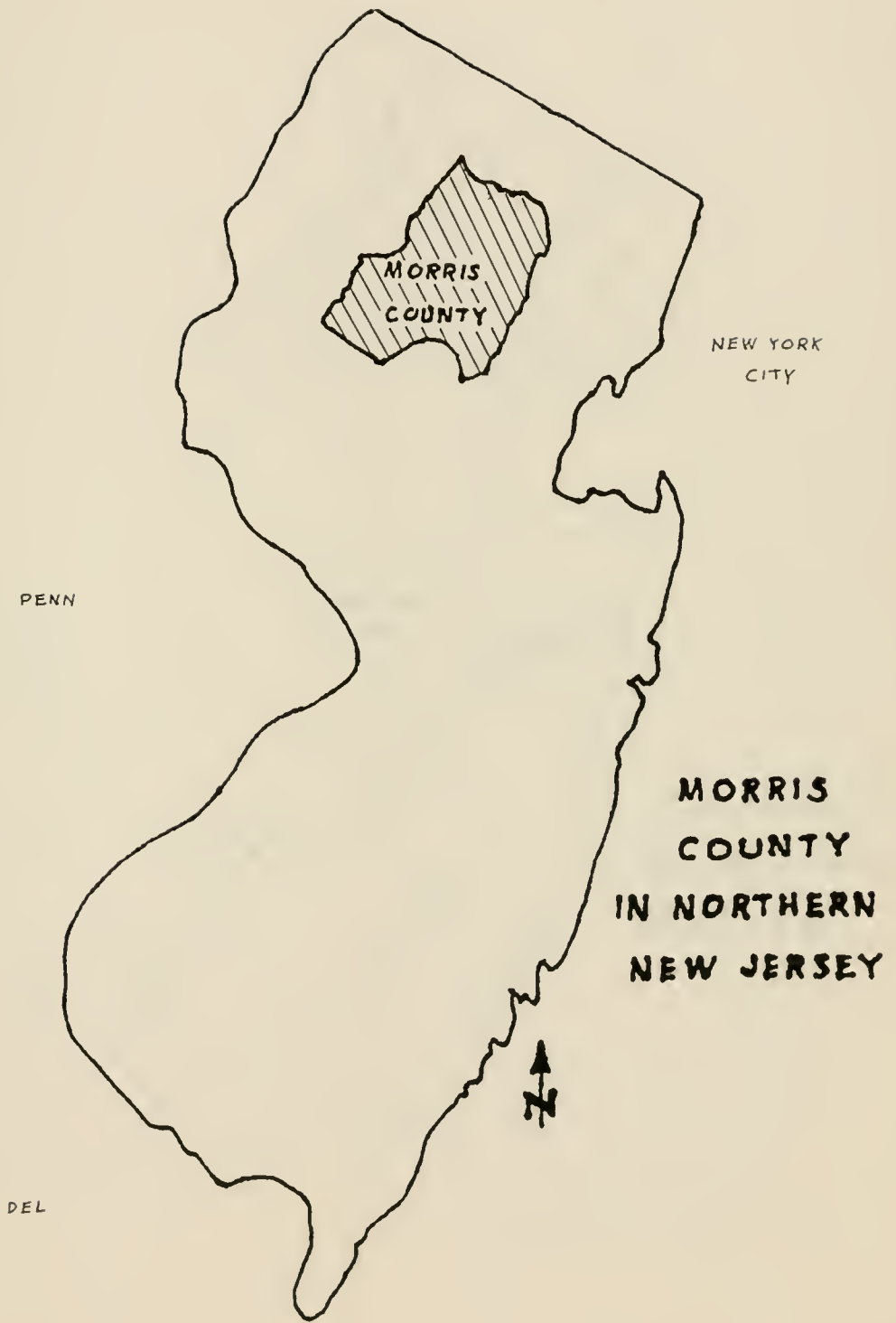
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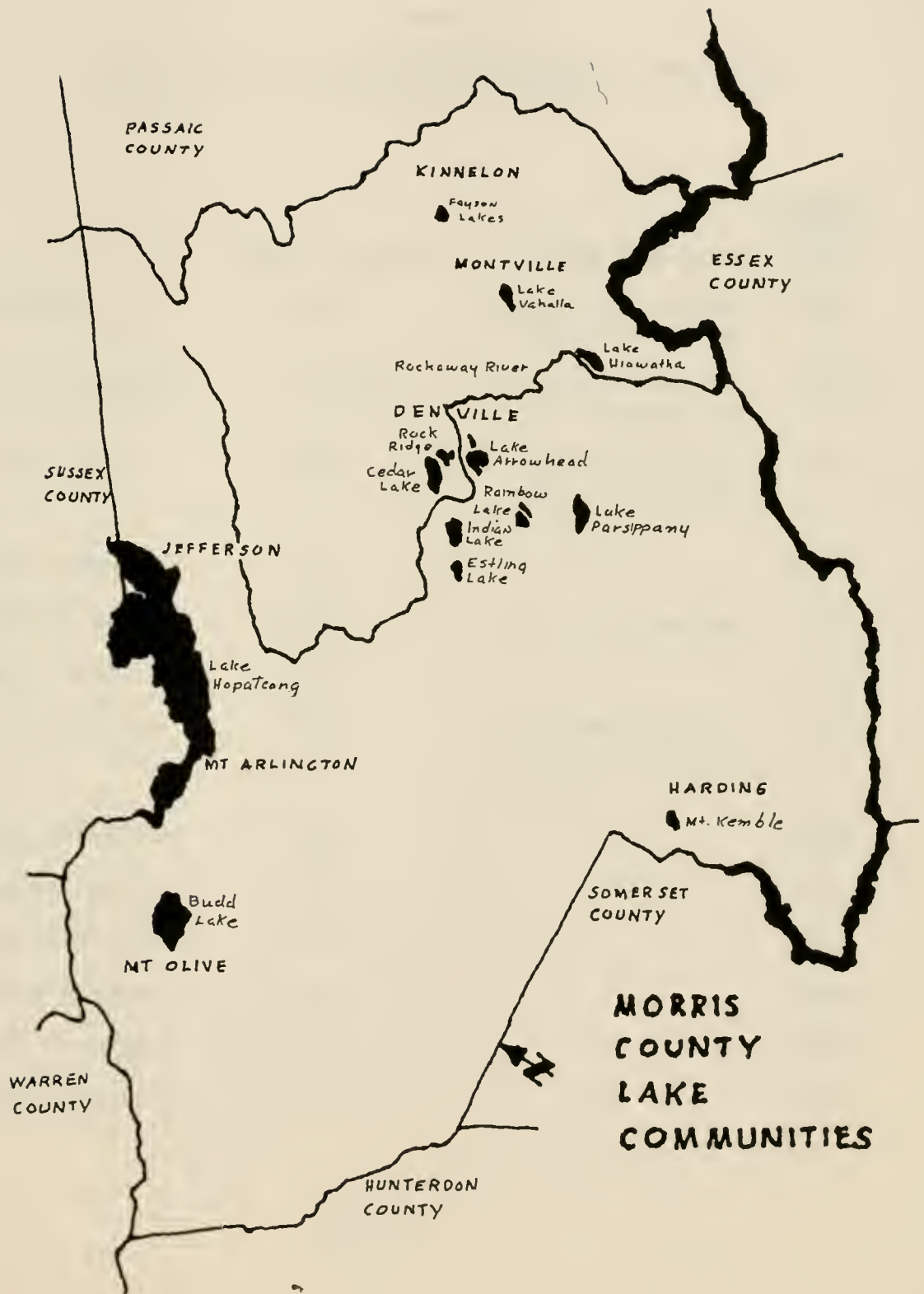
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**NEW JERSEY'S
GEOGRAPHIC
REGIONS**



Appendix D

CHRONOLOGICAL DEVELOPMENT OF LAKE COMMUNITIES
IN MORRIS COUNTY

	<u>Lake Formed</u>	<u>Early Use Formed</u>	<u>Summer Colo- nies</u>
Budd Lake	natural	mills, forges, ice harvesting	1880s
Lake Hopatcong	ca.1830s	Morris Canal, ice harvesting	1890s
Cedar Lake	1890	harvest silver moss, fishing clubs	1906
Rock Ridge	1907	---	1907
Estling Lake	1894	ice harvesting	1910
Indian Lake	1920	---	1922
Rainbow Lakes	1914	harvest silver moss, fishing club	1924
Lake Arrowhead	1925	---	1926
Fayson Lakes	1928	---	1927
Lake Valhalla	1890s	mill	1926
Mount Kemble	1928	---	1928
Lake Hiawatha	1931	---	1931
Lake Parsippany	1932	---	1931

TABLE 1

Appendix E

BUILDING TYPES PRE WWII

	<u>Tent</u>	<u>Bungalow</u>	<u>Log Cabin</u>	<u>Eng.Cot.</u>
Budd Lake	X	X	X	X
Lake Hopatcong	X	X		
Cedar Lake	X	X		
Rock Ridge	X	X	X	
Estling Lake	X	X		
Indian Lake		X	X	X
Rainbow Lakes		X	X	X
Lake Arrowhead			X	X
Fayson Lakes			X	
Lake Valhalla			X	X
Mount Kemble			X	X
Lake Hiawatha		X	X	
Lake Parsippany		X	X	

TABLE 2

Appendix F

FIGURES

- Fig.1 "A Rustic Log Cabin." Good Housekeeping. May 1935, p.53.
- Fig.2 "A Week-End Cottage." Good Housekeeping. May 1935, p.52.
- Fig.3 "L"-shaped log cabin. "Back to Log Cabin Days." House & Garden. June 1933, p.36.
- Fig.4 Bungalow colony. "Vacations, Family Style." Good Housekeeping. June 1933, p.92.
- Fig.5 Budd Lake, east shore bungalow, built c.1900.
- Fig.6 Budd Lake, east shore bungalow, built c.1900.
- Fig.7 Budd Lake, west shore log cabin, built c.1930s.
- Fig.8 Budd Lake, west shore log cabin, built c.1930s.
- Fig.9 Budd Lake, west shore English cottage, built c.1930s.
- Fig.10 Lake Hopatcong, Lotta Crabtree House, built c.1880s.
- Fig.11 Lake Hopatcong, tent camping, c.1900.
- Fig.12 Lake Hopatcong, early bungalows intermixed today with newer cottages.
- Fig.13 Lake Hopatcong, bungalows two and three deep around shores.
- Fig.14 Cedar Lake, advertisement as "The Adirondack Camp of New Jersey." The Cedar Lake Story, p.7.
- Fig.15 Cedar Lake, first cottage built 1907. The Cedar Lake Story, p.8.
- Fig.16 Cedar Lake, bungalows in natural landscaping.

- Fig.17 Rock Ridge, advertising c.1935. Rock Ridge Remembered, p.100.
- Fig.18 Rock Ridge, shore line left in natural state.
- Fig.19 Estling Lake, bungalow.
- Fig.20 Estling Lake, bungalow.
- Fig.21 Indian Lake, building dam 1920. Denville Days, p.162.
- Fig.22 Indian Lake, dam completed, 1920. Denville Days, p.162.
- Fig.23 Lake Arrowhead, one of the dams.
- Fig.24 Lake Arrowhead, log cabin with white chinking. "Lake Arrowhead 1931."
- Fig.25 Lake Arrowhead, same house as fig.24 as it appears today.
- Fig.26 Lake Arrowhead, log cabin. "Lake Arrowhead 1931."
- Fig.27 Rainbow Lakes, log cabin.
- Fig.28 Lake Arrowhead, English cottage. "Lake Arrowhead 1931."
- Fig.29 Lake Arrowhead, same house as fig.28 as seen today.
- Fig.30 Lake Arrowhead, English cottage with "sagging roof."
- Fig.31 Indian Lake, English cottage with alterations.
- Fig.32 Indian Lake, bungalows in first few years. "Indian Lake's Golden Yearbook."
- Fig.33 Rainbow Lakes, bungalows.
- Fig.34 Rainbow Lakes, bungalow using stone.
- Fig.35 Rainbow Lakes, bungalow with Dutch gambrel roof in colonial revival manner.

- Fig.36 Indian Lake, entrance with commercial district.
- Fig.37 Denville, Cornell's Tea Room, first business on Broadway built in English cottage design.
Denville Days, p.154.
- Fig.38 Lake Arrowhead, sales office and pavilion.
Denville Public Library, post card collection.
- Fig.39 Fayson Lakes, log cabin built in first phase.
- Fig.40 Fayson Lakes, log cabin built in first phase.
- Fig.41 Fayson Lakes, log cabin built in second phase.
- Fig.42 Fayson Lakes, log cabin built in second phase.
- Fig.43 Lake Valhalla, log-sided cabin built in first phase of 1920s.
- Fig.44 Lake Valhalla, English cottage design built in second phase of 1930s.
- Fig.45 Lake Valhalla, year-round stone cottage built after 1937.
- Fig.46 Mt. Kemble, English and log cabin built in one house.
- Fig.47 Mt. Kemble, Cape Cod/English cottage.
- Fig.48 Mt. Kemble, log cabin.
- Fig.49 Mt. Kemble, Cotswold cottage.
- Fig.50 Lake Hiawatha, log-sided bungalow.
- Fig.51 Lake Hiawatha, squared, log-sided bungalow.
- Fig.52 Lake Hiawatha, log-sided bungalow under renovation.
- Fig.53 Lake Parsippany, log cabin.



A RUSTIC LOG CABIN

Its log base and rustic surroundings make this cabin an appropriate choice for a camp in the woods or on a lake. It is strongly built of log siding left in its original state, and it harmonizes perfectly with the wooded surroundings. The plan includes every bit of space.

The large fireplace in the living room is a gathering spot during inclement weather, while a large porch covers the entire front of the cabin, providing a pleasant place for outdoor living.

Like the cottage on the opposite page, this cabin may be purchased from a catalog. The manufacturer ships all necessary materials to the site and takes care of the labor at erection. One of the most interesting features of these cabins and cottages is the way in which they are built. If the owner wishes to employ local labor to prepare foundations, build the chimney and fireplace, and, when, in the winter, work comes on from the east.

As to the other hand, the purchaser wishes added improvements of various sorts, such as the porch railing shown in the smaller picture, double-pane windows at entrance windows, pine shutters and building paper under the siding, and so on, he can add any or all of these at various cost prices. There is quite a wide choice in exterior finishes, from log siding to shingles, or a variety of special designs which may be painted. These individual built-up designs are available.

From a minimum price of \$700, which does not include plumbing, wiring, or heating, the cost for this cabin may run as high as \$1200 with the various additions.

MODELING CONTEST

After the last completed entries, and one for their respective entries. In addition two are chosen and are awarded in each class the same way as for the previous years. The names of the winners will appear in the next issue and on every third page.

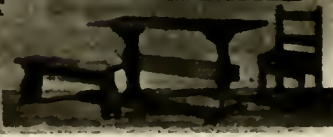
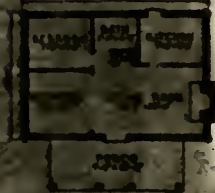


Fig. 1. A vacation cottage proposed in the May 1935 issue of Good Housekeeping.



THE WEEK-END COTTAGE

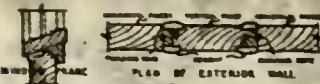
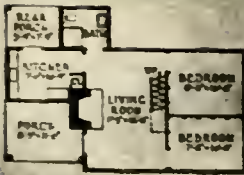
The problem of the week-end or hobby home is to separate, distinguish, and put a shelter upon its character, whether summer headquarters or winter home, is answered by this small country cottage.

It was built of heavy, square-bored timber with a special plaster finishing composed of the same and painted white. The plan is simple, but adequate for a small family. The living room with its large fireplace serves also as a dining room. From it open two bedrooms and a bathroom leading to a balcony over them which may be used for additional sleeping space.

Though this cottage is built on a foundation of cement piers, it could have had a cellar to contain a one-way hot-air furnace. With this the home would be comfortable the year round.

This particular cottage was specially designed for its owner, but cottages similar in size and plan may be bought and erected anywhere you choose without any greater effort on your part than picking out the design you like in a catalogue. All the materials and the labor for construction for this cottage were supplied by a manufacturer who specializes in this type of work.

For a similar cottage, built within 10 miles of New York City, the price, labor included, would vary from \$1000 without plumbing, wiring, and foundation to \$1200 with additional features such as heavy-pine lining of building board inside, double doors, special window, plumbing, wiring (without fixtures), and a stove or wash tubs. This last three may be done later.



GOOD HOUSEKEEPING

Our Catalog shows June 1935. If you do not find your home or would like a new one, see January 1, 1935, and June 25, 1935, pages 10-11, 12-13, for entry in the Catalog and cover. There are new catalog pages 1935, each accompanied by a plan and

Fig. 2. A vacation cottage proposed in the May 1935 issue of Good Housekeeping.



Fig.3. An "L" shaped cabin in House & Garden, June 1933.

Fig.4. A vacation bungalow colony in Good Housekeeping, June 1933.



Neighb
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bungal



Fig.5, 6. Airy porches on Budd Lake bungalows built along the east shore around 1900.





Fig.7, 8. Log cabins built in the 1930s on Budd Lake's west shore.





Fig.9. An English cottage on Budd Lake's west shore built in the 1930s.



Fig.10. The Lotta Crabtree House built by Furness, Evans and Co. in the 1880s on Lake Hopatcong.

Fig.11. Tent camping on Lake Hopatcong around 1900.





Fig.12, 13. Small bungalows on Lake Hopatcong mixing old, new and altered types, clustered two and three deep along the shore.





These two pictures show the typical poster used at railroad stations and given prospective buyers to attract the buyers to Cedar Lake in 1907.



Fig.14. Cedar Lake advertisement as "The Adirondack Camp of New Jersey" printed around 1907.



Fig.15. The first crudely-built, log-sided cabin on Cedar Lake, 1907.

Fig.16. Cedar Lake bungalows in a natural landscape.



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Fig.17. Advertisement for Rock Ridge vacation cottages, 1935.



Fig.18. Undeveloped shore line of Rock Ridge.



Fig.19, 20. Summer-only bungalows on Estling Lake.





Fig.21, 22. Building the dam to create Indian Lake, 1922.





Fig. 23. The dam at Lake Arrowhead.



Fig.24, 25. A log cabin on Lake Arrowhead in 1931 and today.





Fig.26. A log cabin on Lake Arrowhead in 1931.

Fig.27. A log cabin on one of the Rainbow Lakes.





Fig.28, 29. An English cottage on Lake Arrowhead in 1931 and today.





Fig.30. A Lake Arrowhead English cottage with "sagging roof," field stone chimney, and oriel window.

Fig.31. An English cottage with alterations on Indian Lake.





Fig.32. Indian Lake bungalows photographed within the first few years of construction.



Fig.33, 34. Rainbow Lakes bungalows.





Fig. 35. Rainbow Lakes bungalow built with a Dutch Colonial gambrel roof.



Fig.36. The small commercial strip inside the entrance to Indian Lake. Building on right originally clad in shingles.

Fig.37. The first business on Denville's Broadway - the Arthur D. Crane's attempt at a convenient business center for the lake communities.

**Cornell's Tea Room, State Highway Route 6, Denville N. J.
All Home cooking - Home made crullers a specialty.**





Fig.38. The rustic feel of Lake Arrowhead's sales office, gazebos and pavilion, 1930.



Fig.39, 40. Two of Fayson Lakes' log cabins built around West Lake within the first years of development.





Fig.41, 42. Two log-sided cabins built in the second phase of development of Fayson Lakes.





Fig.43. One of the few small cabins built during Lake Valhalla's first stage of summer vacation homes in the 1920s.



Fig.44. An English cottage on Lake Valhalla.



Fig. 45. One of the small, year-round, stone cottages built near Lake Valhalla in the 1930s.



Fig. 46. Combination English cottage and log cabin at Mount Kemble.



Fig. 47. English cottage at Mount Kemble.



Fig.48. A Mount Kemble cottage.

Fig.49. A "Cotswold Cottage" on Mount Kemble Lake.





Fig.50, 51. Small, log-sided cabins in Lake Hiawatha built during the Depression years.





Fig.52. A log-sided cabin being renovated by a young couple in Lake Hiawatha.



Fig.53. One of the few remaining, unaltered log cabins on Lake Parsippany, a Depression-Era development.

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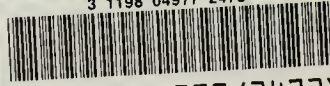
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