

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018A

CAMP UNCAS

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Camp Uncas

Other Name/Site Number: Uncas Preserve

2. LOCATION

Street & Number: N/A

Not for publication:

City/Town: Raquette Lake (Town of Long Lake)

Vicinity:

State: New York County: Hamilton Code: 041

Zip Code: 12847

3. CLASSIFICATION

Ownership of Property

Private: X
Public-Local:
Public-State: X
Public-Federal:

Category of Property

Building(s):
District: X
Site:
Structure(s):
Object:

Number of Resources within Property

Contributing

16
1
3

Noncontributing

4 buildings
sites
5 structures
objects
Total

Number of Contributing Resources Previously Listed in the National Register: 20

Name of Related Multiple Property Listing: Adirondack Camps National Historic Landmarks Theme Study

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4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria.

Signature of Certifying Official

Date

State or Federal Agency and Bureau

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

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain):

Signature of Keeper

Date of Action

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6. FUNCTION OR USE

Historic: DOMESTIC Sub: Camp

Current: DOMESTIC Sub: Camp

7. DESCRIPTION

Architectural Classification: OTHER: "Adirondack camp architecture"

Materials:

- Foundation: Stone, concrete
- Walls: Wood
- Roof: Metal, asphalt, wood
- Other: Glass, brick

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Summary

Camp Uncas remains one of the preeminent and best preserved cultural resources chronicling the nationally-significant development of Adirondack camp architecture. William West Durant, a real-estate investor and proponent of the region, devised the camps to promote the area as a premier resort for affluent Americans. Over a fifteen-year period leading up to the design and construction of Camp Uncas, Durant experimented with combining rustic architectural expression and urban comforts. Through trial and error at Camp Pine Knot, he launched a new American property type that decentralized the components of an Anglo-American country seat, a physical outcome purposefully designed to be subordinate to the natural landscape. Built over a course of two years, Camp Uncas was Durant's first effort in applying the architectural principles that evolved at Pine Knot into a unified and comprehensive development. Camp Uncas is situated on a peninsula on a private lake and buffered from neighboring properties by its own forest preserve. Durant's camp compound plan is expressed through the deliberate, yet informal siting of the buildings, which display a rustic aesthetic in part a reflection of the regional building vernacular and in part influenced by the alpine structures of Europe. Camp Uncas and its period neighbors are notable not only as evidence of Durant's success in transforming the Adirondacks into a destination for leisure, but also for their rustic architecture and camp organization, both of which gave shape to organizational camp design and state and national park architecture in the twentieth century. A milestone in Durant's career and camp development, Camp Uncas retains an unusually high degree of physical integrity—including character-defining features related to siting, materials, and workmanship—making it one of finest examples of its type in the country.

Describe Present and Historic Physical Appearance.

There are a total of nineteen contributing and eight non-contributing buildings and structures and one contributing site associated with the Camp Uncas National Historic Landmark nomination; in addition, the extent of the original preserve itself has been counted as a contributing site. The following list includes all of the contributing and non-contributing resources within the proposed landmark boundary. The entries for the buildings and structures feature their name(s) and approximate date of construction, followed by a description. They are referred by their historic names where possible. The only resources located outside the core of the complex are two foundation ruins and the former Boy Scout caretaker's house.

Contributing Resources**Site**

Camp Uncas is located in the west-central region of New York State's Adirondack Park, on Raquette Lake (Town of Long Lake), Hamilton County, approximately four miles southeast of New York Route 28. The camp's name was derived from James Fenimore Cooper's fictional character "Uncas," the son of Chingachook and, literally, "The Last of the Mohicans," in his 1826 novel set in the foothills of the Adirondacks. The property was developed as a private forest preserve of approximately 1,532 acres surrounding Mohegan Lake, a medium-sized sheet of water compared to others in the Adirondacks. The property's twenty-five contributing and non-contributing buildings and structures are largely clustered in two groups. The "camp group," containing the greatest concentration of buildings, is situated on a relatively flat, wooded peninsula jutting into the lake along its southeastern shore. To its north, across and inland from the lake, are the remains of at least two buildings associated with a supporting upland farm called the "pasture group." The camp group is contained within a privately-owned sixteen acre parcel surrounded by lands owned by the state. Except for a privately-owned two acre lot remote from the camp proper, the remaining lands of the property are owned by the state and managed within the Moose River Unit of the New York State Adirondack Forest Preserve. The nominated boundary corresponds to the former legal boundary of the original forest preserve established at the time of its first sale in 1895.

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Solitary camps like Uncas embodied a macroscopic perspective of site planning that took in the larger nature preserve as a whole. The area is mixed forest primarily composed of hardwoods, but with some stands of conifers, such as spruce and pine. Wealthy owners used emerging principles of scientific forestry to manage the woodlands. Where they existed, access roads wound through the forest. In the immediate vicinity of the main camp and service complex, the buildings were normally sited in small clearings overlooking the greater domain. Even though there was an attempt to subjugate architecture to nature, an emphasis on providing multiple vistas outward toward choice views resulted in a certain dignified presence in the landscape not unlike other types of contemporary country houses. Yet, the clearings around the main camp were still usually limited in their extent and retained the existing contours and much low-growing vegetation that was kept in a wilder, less groomed state than the terraced lawns surrounding country houses.

The buildings of Camp Uncas are physically remote from other development and surrounded by undulating landforms covered with forest and cut with small streams, draining toward Mohegan Lake and the other larger water bodies. At first, visitors accessed the camp from Raquette Lake to the northeast. A boat conveyed them to a landing at the South Inlet of Raquette Lake where they transferred to a road cut by Durant in 1895. Within the preserve's original boundaries, this dirt road, called the "Uncas Road," runs from a gate at the property's northeastern corner in a gently winding southwesterly direction, passing around some hills toward the camp group. It continues past the camp group's service buildings before terminating in a loop on the peninsula where the main buildings are sited. The remnants of the pasture group, positioned across the lake from the peninsula slightly away from its northern shore, are a physical record of the working portion of the historic property. The pasture group is located to the north and east of the intersection of the Uncas Road and a second roadway. Durant cut this road in 1896 to connect with the railroad stop at Eagle Bay on Fourth Lake, and it was used as the primary approach during the ownership of J. P. Morgan and his heirs (1896-1947).¹ Now used as a hiking/biking trail, it forks in a westerly direction from the Uncas Road about 1,000 meters from the camp complex and runs to a point near the northwestern corner of the property. A public trail extends southward from this road/trail along the eastern shore of Lake Mohegan and points beyond. Today, the Uncas Road provides the only motorized vehicular access. Aside from the historic buildings grouped on and near the peninsula, the current uses of the preserve are recreational with low negative impact on the natural environment.

Camp Uncas is one of three major Adirondack camps developed by William West Durant, a leading figure in the origin of the property type. Durant conceived the camp's buildings, constructed between 1893 and 1895, as a unified ensemble, which was seamlessly expanded at various times through the 1920s using the same architectural vocabulary and informal arrangement of buildings. As such, Camp Uncas is one of the earliest examples of comprehensive site planning within the Adirondack Camp property type and exemplifies Durant's site planning concepts with greatest clarity among his extant works.

Isolated by the surrounding forest, the buildings and features of Camp Uncas were conceived as a self-sufficient enclave. Durant used rustic spruce logs and cedar bark veneers on the exterior of the main buildings, intended for the family and their guests for lodging, dining and recreation. Situated on the outermost extremity of the peninsula, the main group includes the main lodge (or "Manor House"), guest cottages, an open camp lean-to,

¹ According to Craig Gilborn, this road was probably cut at the insistence of Collis P. Huntington to whom Durant had just sold Camp Pine Knot, and J. P. Morgan, who would soon purchase Camp Uncas. Outside the physical boundaries of this nomination, Morgan connected this road around 1900 to a private railroad stop identified as "Uncas," all of which is located outside the physical boundaries of this nomination. Craig Gilborn, *Durant: The Fortune and Woodland Camps of a Family in the Adirondacks* (Sylvan Beach, NY: North Country Books, 1981), 100.

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and the boathouse. The dining room/kitchen annex, ice house, root cellar, caretaker's cottage, greenhouse, another lean-to, and a sewage pump house make up the dining room cluster at the neck of the peninsula. South of the peninsula and set back along the forest edge is the farm/service and pasture groups, which were living and work areas for the staff who supported the camp. The component buildings include a large rustic pole barn/blacksmith shop, an open rustic pavilion, a utilitarian power house, a "men's camp" or dormitory with a detached shower house, a large barn, a large carriage house with a silo, and the foundation of a hog or chicken house. The pasture group was located remotely from the other three groups around an open meadow on the lake's north shore across from the peninsula. The full inventory and original character of features is not documented, but the cellar hole of one dwelling and the footings of a cabin remain extant. The group also included a sugar house. Elsewhere within the preserve were a remote hunting camp and a fox farm, but no visible remains survive to identify the locations of these features.

In total, the site takes in all of the contributing and non-contributing buildings and structures as set within the surrounding forest preserve. The living and service areas necessary for easy use and full function of the property were purposefully decentralized, and separated, by Durant within the camp so as not to compete with the natural surroundings and buffered from other development by the extent of the preserve.

Buildings—An Overview

The main lodge, dining room, and original core of the sleeping cottage later called "Chingachook" are constructed above full basements, an unusual feature in seasonal buildings within Adirondack camps from this period. The foundation walls and chimneys are built of carefully dressed cleft-faced fieldstone. The caretaker's house and men's camp have partially excavated basements suited to their occupancy through the winter months.² The remaining buildings are built on shallow footings of rubble stone or concrete more typical of Adirondack camps. Log, post-and-beam, and light timber framing are the predominant structural systems used in walls. The walls of the main lodge, original dining room, guest cabins, and open camp lean-tos are constructed of solid spruce logs. Except for those in the lean-tos, the logs retain their bark on exterior surfaces and are peeled, dressed square and hand-planed on interiors. One guest cabin and the lean-tos feature expressive rustic corner timbering with traditional underside saddle notch joints. The lodge, original dining room, and other cabin are constructed with non-traditional, un-notched mitered corners fastened with concealed iron spikes. Log post-and-beam framing is used in the boathouse, root cellar, blacksmith shop/pole barn, shower house, and gazebo. The carriage barn is framed with milled lumber. Except for the carriage barn, where the frames are enclosed entirely within the building's cladding, the post-and beam structures feature prominently as rustic elements on the exteriors and interiors. Most of the remaining walls of buildings and additions to the main buildings are framed with dimensional lumber. These light frames are clad in half logs (ice house and additions to the main lodge and dining room), stretched cedar bark trimmed with half-pole battens (dining room annex, caretaker's house, and pump house), shingles (guide house and men's camp), board-and-batten (horse barn) or glass (greenhouse). Most roofs are framed with spruce pole rafters. Roofs were originally surfaced with wood shingles over lath.

Main lodge, or, the "Manor House," 1893-95

The main lodge or "Manor House" is a one-and-one-half story log building with a gabled roof and deeply projecting eaves that originally housed the camp's sitting room and main bedrooms. The lodge occupies the highest elevation on the peninsula overlooking the lake. Built in two phases, the original core is symmetrical in plan and constructed on a stone foundation above a full cellar. Guests arrived by carriage or foot through an entrance in a projecting bay centered on the east elevation. An original porch with steps leading down to the

² The caretaker's house was originally built on pier footings and subsequently excavated in the Morgan period.

lake balances the composition on the west elevation. The building is constructed of whole spruce logs retaining their bark, joined at corners with mitres by concealed iron spikes, and chinked with original oakum. The end gables with eaves supported by polework knee braces suggest a chalet, especially as viewed from the vantage of the dining room building. Window openings are oriented horizontally, holding original multi-paned horizontal sliding sash. The major interior spaces are the living room and master bedroom, which feature finely detailed built-in rustic bench seats and storage units and have two of the building's four fieldstone fireplaces. Additional bedrooms on the first and second floors are connected by an original rustic peeled pole staircase. All interiors feature squared and carefully dressed log walls and open peeled log framing at ceilings.

Boathouse, ca. 1893

The one-story, rectangular-plan boathouse is a largely open-framed polework structure massed within a chalet roof. All exposed structural members are barked-spruce poles except for the original roof plate. Each plate is a single hewn trunk hewn flat top and bottom and spanning from corner to corner with very little taper. The structure is five bays wide along the shore by four bays deep. The perimeter pole posts are braced to the sill and plate by diagonal poles and to each other by horizontal poles. Two polework purlin trusses span the structure's depth to support the polework rafters at mid-span. The gables are sheathed with stretched bark above the plates. The deeply projecting eaves are supported by polework brackets mounted to the gables on the long elevations and by exposed rafter tails at the sides. The area below the roof is open except for the southwestern corner where stretched bark encloses a small room. The sill, plank flooring, and some pole members in the purlin trusses were replaced during restoration work in 2002, but all other features are original.

Lodge lean-to, ca. 1893

The structure is a typical Adirondack open camp or lean-to constructed of saddle-notched spruce-logs. Built on pier footings and open on one side, the lean-to has a plank floor and saltbox roof framed with exposed pole rafters carried by log purlins.

“Chingachook,” also known as “Inglenook” and “Morgan’s cabin,” 1893

This one-story, double-pen saddle-notched log cabin is T-shaped in plan and used as a guest cottage. The roof is massed with a chalet-form front gable with a subordinate rear wing which appears to have been added subsequent to the front pen. The front pen closest to the lake is built on a field stone foundation above a fully excavated cellar and features a rustic stone hearth with peeled-pole edges and stone chimney. The rear pen, which is built above a shallow rubble footing over a crawl space, has a stone chimney stack serving a stove. The spruce log walls retain their bark on the exteriors and are hewn on the interior. The roofs terminate in exposed pole rafter tails along the deeply projecting eaves which are exposed on the interior along the ceiling. Windows have horizontal openings with multi-paned horizontal sliding sash. Entrance is through a small external gable-roofed vestibule framed above footing piers and sheathed with bark. The cabin is currently used as a small guest cottage. The existing deck along the lake elevation replaced an earlier porch in the same location that had been removed prior to acquisition by the present owners. The cabin's name likely dates from the Boy Scout period.

“Hawkeye,” or, the “Cabin,” ca. 1905

This one-story, double-pen log cabin is L-shaped in plan. It was constructed early in the Morgan period as a guest cottage. The roof is massed with a chalet-form front gable with a subordinate side wing. The cabin is built on a shallow footing above a crawl space. The peeled pole rafters are exposed in the interior. A rustic stone hearth trimmed with peeled poles with a natural burl centerpiece is the focal element in the main pen. The side pen was originally a bathroom and is now divided as a kitchen and bathroom. The spruce log walls retain their bark and have mitered outside corners on the exteriors. Logs are hewn on the interior. The roofs terminate in exposed pole rafter tails along the deeply projecting eaves. A large picture window with multi-

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pane sash overlooks the lake. Elsewhere, windows have horizontal openings with multi-paned horizontal sliding sash. Entrance is from a reconstructed log deck built above footing piers. The cabin is currently used as a small guest cottage. The cabin's name is believed to date from the Boy Scout period.

Dining room/kitchen/pantry/women's service wing, 1893-1905

The dining room /women's service wing is a large, picturesque grouping of some five connected gable-roofed portions arranged in an L-shaped plan. It consists of the kitchen and dining room wing, arranged along a north-south axis, and is perpendicular to the woman's service wing, whose ridge runs north-south. The wings are connected by an open porch at the northeast corner. The building, which Durant sited in 1893, appears to have reached its existing massing in 1905. Floor and roof framing visible in the basement and attic suggests that the building grew outward from the northeast corner, but the exact sequence of its evolution is not documented.

The dining room/kitchen/pantry wing consists of three connected building structures massed below individual gable roofs of varying height. Each unit has a chalet-form gable framed with polework rafters extending beyond the wall planes to terminate in deeply projecting eaves. The walls of all three units are constructed of or surfaced with barked spruce logs with mitered corners. The **kitchen**, so called based on its use during the Morgan period, is the earliest unit in this wing. It is a one-and one-half story, single-pen log building similar in construction and finish to the main lodge. The kitchen has original multi-paned horizontal sliding sash similar to the main lodge on the north and west walls. The first floor interior features squared and carefully dressed log walls and open peeled log framing at ceilings. There is a brick chimney with a stovepipe thimble on the south wall, but no evidence that there was ever a fireplace in the room. The room is currently used as a living room, which appears to be close in spirit to its original function. The attic, which was used as a staff sleeping chamber during the Morgan period, has recently been renovated as a bedroom for the building's owner. The renovation included the addition of a small shed dormer on the west slope of the roof. The **butler's pantry** is a smaller, one-story single-pen log structure adjacent to the kitchen that served as a hyphen to dining room. The hyphen has original 9-pane sash on its north wall, and a new doorway enlarged from an original window opening on the south wall. The interior features original open polework rafters and walls finished with matched-beaded board wainscoting. The interior is now used as the building's kitchen and contains a powder room. The **dining room**, west of the butler's pantry, replaced an earlier structure and appears to have been added in 1905 based on dated drawings prepared by architect Grosvenor Atterbury.³ The addition is a large, one-and one-half story addition constructed of light dimensional lumber framing surfaced with spruce half-logs to match the earlier construction. Its exterior features polework knee braces in the eaves, large tripartite window openings containing floor-length French doors arranged below glazed transoms, and two chimneys constructed of dressed fieldstone and cleft-faced stone on the south elevation. The dining room interior has a soaring hipped-volume cathedral ceiling finished exposed peeled logs at the corners and matched v-notch boards. A massive inglenook fireplace built with integral stone benches within the hearth occupies most of the south wall. The fireplace is built of dressed native ashlar with voussoirs of cyclopean proportion, has a peeled-pole over-mantle, and retains its original wrought iron andirons featuring "Uncas" in silhouette and a crane forged at the site. A medieval revival electrolier designed by Atterbury is centered on the ceiling, suspended from a wrought-iron turtle-shaped escutcheon identifying the cardinal points and originally connected to a weathervane. The attic contains a small original staff bedroom at the east end adjacent to the butler's pantry.

The **woman's service wing** is one-and-one-half stories constructed of dimensional lumber on a shallow stone foundation. The wing's roof is framed with polework rafters and uniformly massed as a single gable. Paint ghosts on the rafters indicate that the wing was built in at least two stages, with the north end pre-dating the

³ A Durant period chimney on the exterior, and some floor framing in the basement, remain from the earlier structure.

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south end. The rafter tails extend deeply beyond the wall planes and have polework knee-braces. A small screen porch, framed with a prominent naturalistic cedar stump post at the southeast corner, is contained within the mass. The exterior is surfaced with stretched cedar bark over matched boards and trimmed with cedar half-pole battens. Windows hold original multi-paned casement sash. The first floor interior was originally subdivided into numerous small spaces related to specific service functions. It has been reconfigured as larger spaces suited for guest accommodations, retaining floor and ceiling scars of the original partitions and original matched board wall and ceiling finishes. The attic retains its original layout as a series of small, interconnected sleeping rooms originally used by service staff.

Dining room lean-to, ca. 1893

The structure is a typical Adirondack open camp or lean-to constructed of saddle-notched spruce-logs. Built on footing walls and open on one side, the lean-to has a plank floor and saltbox roof framed with exposed pole rafters. Unlike the lodge lean-to, this structure lacks purlins and features graceful bent half-logs covering the log ends at the open wall.

Ice house, ca. 1893

The one-story, rectangular plan, gable-roofed ice house is a frame building clad in half-log spruce siding to imitate log construction. Sited into a bank, it stands on a high rubble stone foundation. The log cladding retains its bark and is mitered at the outer corners. The siding is installed horizontally throughout except for the gable facing the dining room, where the pattern includes vertical palisades at its sides. The wall cavities between the dimensional lumber studs are filled with sawdust and finished with matched boards on the interior. A vented cupola is centered on the ridge. The roofs terminate in exposed pole rafter tails along the deeply projecting eaves. A large, rectangular ice hatch is centered in the south gable. Small square windows are placed on the north and west elevations. A shed-roofed hood carried by polework brackets shelters the doorway on the north elevation. The building's envelope is intact. The original roof frame is currently shored on the interior. Two generations of stonework visible in the foundation suggest that the structure was raised or moved at an early date.

Root cellar, ca. 1893

The one-story, rectangular plan root cellar has a tall random ashlar masonry wall covered by a gable roof. Its floor is located below grade and accessed by a short flight of stone steps through a rubble stone vestibule centered on the west elevation facing the dining room. The roof is framed with braced spruce polework posts, and is open except for the west gable, where it is covered by stretched bark. The posts are braced between the hewn sill and log plate by diagonal poles. The roofs terminate in exposed pole rafter tails along the deeply projecting eaves. The structure is currently used as a woodshed.

Caretaker's house, also known as the "caretaker's cottage," ca. 1893

The one-and-one-half story dwelling is a gable-roofed, frame building. Originally built on pier footings, its partial full basement with rubble stone walls was introduced to house a heating system for the greenhouse at the time the greenhouse was built. The exterior walls are clad in cedar bark over matched-board sheathing and trimmed with half-pole battens applied horizontally in four belts across the elevations. The cottage is rectangular in plan with a small, gable-roofed porch centered on its north elevation. The porch is framed with barked cedar log posts that are braced with barked cedar poles and a polework railing. The roof is penetrated by three simple shingle-clad shed dormers beginning at the ridge, and a stone chimney and vented cupola along the ridge, and an exterior stone chimney through the eaves on the south elevation. The roof terminates in exposed pole rafter tails along the deeply projecting eaves. Windows hold single or paired nine-pane sash on the north, east and south elevations, and six-pane sash on the west elevation. Windows are trimmed with barked cedar half-poles. Bark-clad window boxes supported by cedar pole braces are used on the north and

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west elevations. The house remains a private residence. Where the bark has weathered off, areas of exposed original sheathing are painted.

Greenhouse, ca. 1915

The greenhouse, located immediately south of the Caretaker's House, is a one-story structure constructed on a rubble stone foundation. The structure's front door, centered on the west elevation, is a stock unit surfaced with cedar bark and sheltered by a gable-roof hood constructed and trimmed with barked polework. The rest of the building is framed with dimensional lumber that is rabbeted to receive the glazing. The roof is partial surfaced with asphalt shingles and partially surfaced with glass.

Sewerage pump house, ca. 1905

The small, one-story pump house is a gable-roofed, frame building on a concrete slab. The exterior walls are clad in spruce bark over matched-board sheathing and trimmed with half-pole battens applied vertically at the corners and horizontally in three belts across the elevations. The structure is rectangular in plan. A cobblestone chimney penetrates the ridge at the west end. The roof terminates in deeply projecting eaves. Windows hold single twelve-pane sash on the north and south elevations and are trimmed with cedar half-poles. The door is surfaced with cedar and is operated by a heavy, hand-forged wrought iron latch. The building retains its original pump motor.

Pole barn, blacksmith shop, ca. 1893

The one-and-one-half story barn with deep eaves resembles the form of a chalet in its gable massing. The large building is three bays wide by seven bays deep and is built on grade with braced posts above pier footings. Most log posts and pole braces are original barked cedar logs, but several have been replaced with dimensional lumber. The upper floor and roof are built originally with dimensional lumber. The barn is mostly open at the ground floor and is entirely enclosed by the gables at the upper floor. Where present in the gables and the northernmost bay of the ground floor, exterior cladding is matched vertical board sheathing. The roof has a single shed dormer near the center of each of its slopes, and is penetrated by a vented cupola near the center of the ridge. The roof terminates in exposed rafter tails along the deeply projecting eaves. Windows at the north end facing the main camp hold large multi-pane sash oriented horizontally. At the rear, south elevation, windows hold large multi-paned sash and glazed doors are oriented vertically and horizontally to maximize daylight. The building originally contained a large cut stone chimney serving a smithy where the camp's hardware was forged. The chimney's foundation was faulty, necessitating its deconstruction and salvage in the 1990s. The original forge equipment remains in place. The second floor appears to have been used as the camp's maintenance shop.

Power house, ca. 1910

The power house is a utilitarian building constructed of hollow clay tile block. The small building has a plain gable roof surfaced with painted standing seam metal. The roof has a vented cupola at the center of the ridge and eaves terminating in exposed dimensional lumber rafter tails. A cobble stone chimney stack is built at the east end. Windows hold multi-pane sash. The door is a site-built batten unit.

Shower house and woodshed, 1890s

This small, one-story gable-roofed structure is built on pier footings. Rectangular in plan, the one-by-three bay shed is framed with log posts braced with diagonal poles, pole rafters, and a hewn sill and plate. The gables and south bay are open. The north bay, originally the shower house for the adjacent men's camp, is enclosed with matched vertical boards and now used for storage.

Men's camp, ca. 1905

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The former men's dormitory is a one-and-one-half story, gable-roofed balloon frame structure on a rubble stone foundation. It is rectangular in plan and measures five bays long by three bays deep. The walls are clad in vertical board-and-batten siding and sheltered by projecting eaves. Shed dormers clad in shingles pierce the roof. Fenestration is arranged symmetrically. Windows hold original two-over-two sash double-hung sash with four-over-four storms and are trimmed with plain fascia surrounds. A shed-roofed porch supported by 4" x 4" posts covers the north elevation. The building was originally planned with double-loaded corridors leading to small sleeping rooms on each floor. The structure was in near ruinous condition by the end of the Boy Scout period, and was renovated to its present interior configuration in 1990-92 with a central two-story entrance hall containing a staircase leading to split lofts at the second floor. The renovation included the replacement of floor, wall and ceiling finishes, the additions of the existing glazed doorway on the north elevation, and modifications to the center dormers on both roof slopes. The date of construction is based on a workman's signature on the staircase structure that was uncovered during the renovation.

Barn/workshop, also known as the "horse barn," ca. 1900

This large, two-story structure was built as a horse barn but converted to an automobile garage during the Morgan period and was later adapted as a shop soon after the Morgan period. The barn is constructed with a balloon frame over a rubble stone foundation. An original concrete slab floor survives in the former tack room, and concrete was added in the paddock area during the Morgan period. Its rectangular plan is eight-bays long by three-bays deep. The gable roof is surfaced with synthetic slate tiles which appear to be original and has a gable-roofed cupola vent and a random ashlar stone chimney along its ridge. The roof eaves project beyond the board-and-batten wall planes and feature exposed dimensional lumber rafter tails. Three pairs of site-built board-and-batten doors hung with hinges cover large portals on the east, south, and west elevations. Windows at the south end set high in the wall identify the original paddock area. These hold four-pane sash. Windows in the north end which originally housed the tack and feed rooms, with the hay mow and sleeping rooms for stable-hands above, have twelve-pane sash. Ghosts of the original horse stables remain visible through the mid-twentieth-century gray paint in the shop area. The former sleeping rooms and part of the hay mow on the second floor have been sensitively adapted as an apartment for the current caretaker. The original hay loading boom, main ventilator shaft, and hay drops to the stalls remain in the mow.

Carriage shed/barn, ca. 1893

This long pole barn is framed with dimensioned lumber posts set on a mudsill on masonry piers. The interior floor is earth. The one-story shed is rectangular in plan, measuring six-bays long by two-bays deep, and has a gable roof with an asymmetrical profile. A wood stave silo with a conical roof is attached to the barn's east end. The silo staves are constructed with iron belts. The main gable roof has two gable-roofed cupola vents along its ridge. The roof is surfaced with asphalt shingles facing the approach road and a painted, standing seam metal roof on the rear. The eaves feature exposed dimensional lumber rafter tails and project beyond the board-and-batten walls. Five pairs of site-built board-and-batten doors hung with hinges cover the portals along the north elevation. A hinged, site-built board-and-batten hay door is centered in the west gable. Windows in the silo and north elevations hold four-pane barn sash. There is a loft above the former milk room. The barn originally opened into a perpendicular three or four bay rear wing extending west of center from the rear elevation and known as the cow barn. The wing collapsed under snow in 1976. The existing exterior rear wall was structurally repaired and closed-in in 2002.

Foundation, ca. 1900

A rectangular rubble stone foundation in the farm group marks the location of a structure believed to have been the chicken or hog barn. The foundation is now used as a garden.

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Non-contributing**Sagamore Reservoir, ca. 1898**

The Sagamore Reservoir, also known as the cistern or spring house, is a mostly subterranean cylindrical poured concrete structure measuring forty-two feet in diameter by thirteen feet in depth with a capacity of approximately 100,000 gallons of water. The reservoir's concrete cap is supported by internal columns. Most of the reservoir's walls and cap are concealed from view at grade. Exposures of the head of the concrete wall containing iron louvered vents are visible, and four, cast-iron manhole covers—labeled "BSPC" for the Bacterial Sewage Purification Company of New York City—are visible through the forest duff and moss on the cap. Although the reservoir was built to serve Sagamore Lodge, it was located on high ground on the land of the former Uncas Preserve near the gate. The reservoir remained in use until the 1980s when it was abandoned. It is largely not visible above grade and its historic association with Uncas is marginal.⁴

Gazebo, ca. 1900, reconstructed in 1998

The existing gazebo is an exact reproduction of the original structure which was destroyed by a fallen tree in 1997. The gazebo is an open rustic pavilion with a pyramidal roof above a square plank deck. The structure is framed above a mitered log sill with barked cedar log posts braced by diagonal poles and a polework railing featuring short members arranged in geometric patterns. The roof is framed with exposed polework rafters. A slender polework flagpole is mounted to the peak. The gazebo marks the location of a vanished tennis or croquet court on the adjacent lawn.

Privies, 1970s**Electrical service entrance shelter, 2000****Foundation, ca. 1900**

The ruins of three rubble stone pier footings mark the location of a small vanished cabin or agricultural building in a now forested area adjacent to the pasture..

Foundation, ca. 1910

A rectangular cellar hole with reinforced poured concrete walls marks the location of a vanished small barn or dwelling associated with the pasture group.

Boy Scout caretaker's house, 1970

This split-entry, side-gable house is located near the gate on the road into camp. The house is framed with nominal dimension lumber, originally clad with painted plywood. This sheathing was replaced in 1996 with lumber that was milled to simulate the appearance of logs. A two-car garage occupies half of the basement level. The house is on a two-acre parcel in-holding surrounded by state land. It is presently known by the name of "Met-Wel."

⁴ On December 24, 1897, J. Pierpont Morgan granted an easement to William West Durant in order to construct a pipeline with a diameter of not more than three inches from a spring on Uncas land to provide water to Sagamore. Durant immediately transferred that easement to the Forest Park and Land Company. The easement allowed Durant to construct a "mason-work enclosure, or reservoir", and to excavate and lay pipe. See Hamilton County Clerk's Office, Book of Deeds—Book 31, 356-62, J. Pierpont Morgan to W. West Durant, 24 Dec. 1897, and W. West Durant to Forest Park & Land Company, 27 Dec. 1897. Recorded 12 Jan. 1898.

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Legacy and Integrity

Camp Uncas possesses exceptionally strong integrity of siting, materials, appearance and use in relation to its original development by William West Durant in 1893 and modest expansion by the Morgan family during their first twenty-five years of ownership beginning in 1896. The approach to the camp and internal circulation among its buildings along an unimproved carriage drive, remains unchanged from its original plan and primitive character. The siting of buildings at Camp Uncas in clusters of functionally-related groupings expresses decentralized camp planning which is characteristic of the property type. Family sleeping, sitting, dining and recreation rooms are located in separate buildings convenient to one another. Food storage and related kitchen service functions are clustered near the dining room. Service buildings for shop work, power generation, livestock, and storage essential to supporting the camp and greater preserve are remote from the family area. Camp Uncas possesses its original visual hierarchy of rustic buildings used by and visible to the owner's family and guests and vernacular support structures. This hierarchy has been preserved on the exteriors of all buildings and is respected in the few cases where secondary interior spaces have been renovated in the dining room, power house and men's camp buildings. The buildings survive virtually intact, retaining, with few exceptions, windows, doors, hardware, wall claddings and interior finishes originating from the period of significance.

Summary of Contributing and Non-Contributing ResourcesContributing Site (1)Contributing Buildings (16)

Main lodge, Boathouse, "Chingachook," "Hawkeye," Dining room/kitchen/pantry/women's service wing, Ice house, Root cellar, Caretaker's house, Greenhouse, Sewerage pump house, Pole barn, Power house, Shower house/woodshed, Men's camp, Barn/workshop, Carriage shed/barn

Contributing Structures (3)

Lodge lean-to, Dining Room lean-to, Chicken/Hog Barn Foundation

Non-Contributing Buildings (4)

Privies (3), Boy Scout caretaker's house

Non-Contributing Structures (5)

Sagamore Reservoir, Gazebo, Electrical Service Entrance Shelter, Cabin foundation, Pasture foundation

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:

Nationally: X Statewide: __ Locally: __

Applicable National Register Criteria: A__ B__ C X D__

Criteria Considerations (Exceptions): A__ B__ C__ D__ E__ F__ G__

NHL Criteria: 4

NHL Theme(s): III. Expressing Cultural Values
5. architecture, landscape architecture, and urban design

Areas of Significance: Architecture; Entertainment/Recreation

Period(s) of Significance: 1893-1947

Significant Dates: 1893-1895; 1905

Significant Person(s):

Cultural Affiliation: N/A

Architect/Builder: Durant, William West

Historic Contexts: *The Adirondack Camp in American Architecture*

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.**Introduction**

Built in 1893-95 on Mohegan Lake in what is now the Adirondack Forest Preserve, Camp Uncas is of exceptional historical and architectural significance as the first Adirondack camp to be planned as a single unit by William West Durant, widely recognized as one of the most important innovators of the property type. The Adirondack camp was highly influential in the national development of private camps, lodges, organization and institutional camps, and state and national parks during the late-nineteenth and early-twentieth centuries.

Durant started Uncas for his family's use, building upon his experience in developing and refining Camp Pine Knot (begun 1877; NHL, 2004) on nearby Raquette Lake, which is considered the prototype for such camps.

Camp Uncas clearly illustrates the design principles and influences that guided the creation of Durant's camps. It was a fully articulated example of the "compound plan" for camps—an organized array of separate buildings together comprising the functional program of an Anglo-American country seat. The buildings are all subordinate to the natural setting and reflect the architecture of the both the Alps region of Europe as well as distinctive regional building traditions present in the rustic dwellings and lodges of local guides. Durant linked the principal buildings at Camp Uncas, those intended for the family and their guests, through Alpine roof and window forms, and the use of native spruce and cedar log construction, polework structures, bark sheathing, and natural rubble or carefully dressed cleft-faced ashlar stonework. Durant used Pine Knot and Uncas as development models in the promotion of the Adirondacks as a desirable place of escape for people of means. With fifteen years of experience, Camp Uncas departed significantly from his prior work at Pine Knot. Durant planned Uncas comprehensively and succeeded in realizing the design in only two years. Instead of being one camp within a community of camps sharing a common lake, Uncas was the seat of a self-contained private preserve enclosing its own lake, the first camp conceived by Durant to be a self-sufficient entity. In this respect Camp Uncas is similar to Camp Santanoni (begun 1892; NHL, 2000) developed for Albany banker Robert C. Pruyn after a stay at Pine Knot, and Durant's subsequent Sagamore Lodge (1897; NHL, 2000).⁵ Camp Pine Knot, Sagamore Lodge, Camp Santanoni, and Eagle Island Camp (NHL, 2004) were designated National Historic Landmarks by the Secretary of the Interior under the "Adirondack Camps National Historic Landmarks Theme Study."⁶

William West Durant remains perhaps the single-most influential figure in the development of Adirondack camp architecture and planning. With an eye to the resort development potential of the Adirondacks, Durant, whose family had interests in railroads and real estate, first visited the area in the mid-1870s. He simultaneously concentrated on establishing rail and road links deep in the region and experimenting with elements of a marketable camp model, which was eventually realized at Pine Knot. Alfred Donaldson observed

⁵ The Santanoni Preserve in Essex County is also an outstanding example of an Adirondack camp. As a property type, the Adirondack camp also influenced the development of environmentally responsive resort facilities in the state and national park systems, and contributed to the development of open, informal planning in American residential architecture. Built within what is now a 12,990-acre forest preserve, Santanoni provides insight into the origin of American environmental consciousness, especially the preservation of wilderness, and contributes to understanding of public resort development in state and national parks. Sagamore Lodge in Hamilton County is an outstanding example of a large-scale Adirondack wilderness retreat, was developed by William West Durant on a parcel adjacent to Camp Uncas and is exceptionally significant as one of the more fully developed examples of its type.

⁶The New York State Historic Preservation Office has named other camps that might possibly be eligible; however, these properties would require additional evaluation to determine whether they fully meet the criteria and registration requirements as outlined in the *Adirondack Camps National Historic Landmarks Theme Study* (2000, updated 2007). Six other Adirondack camps have been listed in the National Register of Historic Places based on the "Great Camps of the Adirondacks Thematic Resource" prepared by the New York State Office of Parks, Recreation and Historic Preservation in 1986. These camps are Camp Top Ridge, Camp Wild Air, Echo Camp, Moss Ledge, and Prospect Point, all on 7 Nov. 1986, and Flat Rock Camp on 26 Jul. 2006.

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in 1921: “before [Pine Knot] was built there was nothing like it...and since then, despite infinite variations, there has been nothing essentially different from it.”⁷ Camp Uncas was the first camp realized in a single design and construction campaign based on the Pine Knot prototype. Durant continued to develop camp schemes, with examples increasingly ambitious in refinement, scale, comfort and pretension, until financial and legal reverses ultimately resulted in his bankruptcy in 1904.

Durant and Camp Uncas 1887-1895

Born in Brooklyn, New York, William West Durant (1850-1934) attended school in England and Germany, traveled through the Alps, and spent time in the Middle East and Africa before returning to the United States in 1874 at the request of his father, land speculator and railroad promoter Dr. Thomas Clark Durant (1820-1885). A leading figure in the development of the Union Pacific and other railroad enterprises, the elder Durant foresaw the development possibilities resulting from linking by rail the northern and central Adirondacks to Saratoga Springs, a fashionable resort on the edge of the region. With extensive landholdings at their disposal, and plans for new transportation features extending the reach of the railroad, in the mid-1870s the Durants focused their attention on developing resort opportunities in the Raquette Lake area. Following his father’s death in 1885, Durant continued to increase the already extensive real estate holdings in the region and concentrated on promoting its value as a resort destination through the development of camps initiated with the erection of Pine Knot. Durant worked tirelessly to complete a transportation infrastructure of steamboats and horse-drawn vehicles which, when linked to the terminus of the Adirondack railroad in North Creek, would allow for the full realization of his investment schemes.

Durant acquired the property on which Camp Uncas was later constructed in 1887-88 as part of a larger land transaction.⁸ The location of what became Camp Uncas was entirely within the boundaries of Township 5 of the Totten & Crossfield Patent of 1771.⁹ Although likely touched by logging, the lands appear to have been mostly undeveloped prior to Durant’s ownership. The greater acquisition included three modest-sized sheets of water: Mohegan, Sumner, and Shedd lakes. Situated at Camp Pine Knot between 1877 and 1895, Durant used it as base camp for outings and hunting and fishing expeditions for friends and business associates, making use of cabins on the shore of Sumner (later Kora) and Shedd (later Sagamore) lakes—the future sites of Kamp Kill Kare and Sagamore Lodge.¹⁰

During a sleighing party to Mohegan Lake in January 1893, Durant selected the location for Camp Uncas while

⁷ Alfred Donaldson, *A History of the Adirondacks* (New York, 1921), 91-92, as quoted in Gilborn, *Durant*, 20.

⁸ The acquisition included part of Township 5 and all of townships 6 and 34. In 1899, Durant testified under oath during his sister’s legal action against him over his father’s estate that a very small portion of the acquisition may have been part of an extensive landholding amassed by their father under the auspices of the “Adirondack Company.” Founded in 1863 to bring a sixty-mile railroad from Saratoga Springs into the yet to be developed central Adirondacks region, the Adirondack Company purchased large tracts, mostly from the state, which exempted the company from paying state tax on its undeveloped land holdings until 1883. The railroad was completed to North Creek in 1871, well short of its intended destination. Gilborn, *Durant*, 135.

⁹ Joseph Totten and Stephen Crossfield were colonial agents for Edward and Ebenezer Jessup, well connected lumbermen with land holdings in the southern Adirondacks. The Jessups paid about \$6,000 for about 1.15 million acres of land south of a line running from Port Henry, and paid the King George III \$40,000 to grant it back to them. Named “tories” in the Act of Attainder of 1779, the Jessup lands were confiscated by the State of New York. By 1786, the Totten & Crossfield Patent was divided into square parcels of approximately 20,000 to 30,000 acres each along an idiosyncratic skewed grid to facilitate sale. See Jerry Jenkins, *The Adirondack Atlas: A Geographic Portrait of the Adirondack Park* (Blue Mountain Lake, NY: The Adirondack Museum and Syracuse University Press, 2004), 80-82.

¹⁰ Durant’s Kamp Kill Kare, developed on a preserve adjoining Uncas and Sagamore, burned in 1915. John Russell Pope designed the replacement, which was constructed in 1915-17. See Steven McCleod Bedford, *John Russell Pope: Architect of Empire* (New York: Rizzoli International Publications, Inc., 1998), 69.

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his family watched on snowshoes from the frozen lake.¹¹ Although it is not documented which buildings he sited that day, they likely included, at a minimum, the main lodge and dining room. Durant positioned the main lodge on the highest ground of a peninsula extending about one-hundred feet from the shore of the lake, with the dining room situated to its south at a lower grade nearer the water level and closer to the shore. As originally built, both were the same in height but smaller in plan than at present. Other elements considered that day or soon after include the boathouse on a sheltered shore of the lake's lagoon and a small sleeping cabin now called Chingachook built on the sloping ground between the main lodge and the shore. Durant constructed a kitchen with a root cellar and an icehouse and a dwelling for the caretaker in the vicinity of the dining room. He located a large pole barn containing the camp's original workshop and smithy further away to the south and inland from the peninsula; it appears to have completed the first phase of development.

Durant biographer Craig Gilborn wrote that he "designed, built, and furnished [Uncas] as an ensemble from start to finish. The other Durant camps evolved over a period of years and therefore reflected the eccentricities of time, temperament and the limited extent of land on which they were built."¹² Gilborn further noted that the speed of construction at Uncas and consistency and quality of design and workmanship suggested the hand of a trained architect, and offered the names of two professionals who were visitors to Pine Knot when the new camp on Mohegan Lake was initially constructed. Grosvenor Atterbury (1869-1956), an architect from New York City, appears to have been involved from 1893 to 1905 in the construction and enlargement of the major buildings at the camp.¹³ Atterbury graduated from Columbia's architecture school, traveled throughout Europe, and worked in the offices of McKim, Mead & White before establishing his own practice and earning a reputation as a society architect for residential projects.¹⁴ Several surviving drawings signed by or attributed to Atterbury depict extant interior features at Camp Uncas, including fireplaces, built-in cabinets, and decorative ironwork in the main lodge and dining room buildings.¹⁵ The rustic built-in cabinetwork in the living room and master bedroom in the lodge was similar to that aboard a ship in its "tidy compartmentalization," and suggested the possible participation of naval architect John Beavor Webb (1849-1927), an associate of Durant during the 1890s.¹⁶ Webb had designed Durant's steamboat *Utowana* in 1890 and two of J. P. Morgan's yachts.¹⁷ The involvement of Atterbury and Webb with Durant's Camp Uncas indicate the level of synthesis that he sought in devising the Adirondack camps, merging elements of the rustic regional vernacular and alpine forms found elsewhere in the world with spaces and amenities necessary to attract and hold the attention of some of America's wealthiest families.

The Morgan Family at Camp Uncas, 1896-1947

In 1896, with construction of Sagamore Lodge underway, Durant sold Camp Uncas and 1,500 acres to financier John Pierpont Morgan (1837-1913). The transaction likely reflected the increasing financial strain Durant was suffering, but also affirmed his vision of the Adirondacks as an attractive resort for the wealthy. J. P. Morgan was a dominant figure in American finance and industry at the turn of the twentieth century. Morgan's major industrial consolidations included the merger of the Edison General Electric and the Thompson-Hansen Electric

¹¹ Gilborn, *Durant*, 97.

¹² *Ibid.*

¹³ Atterbury visited Durant's Pine Knot on April 5, 1893.

¹⁴ Camp Hoff, an Adirondack camp on Upper St. Regis Lake near Paul Smith's, New York, is also attributed to Atterbury and features a massive inglenook fireplace similar to the one in the dining room at Camp Uncas. Gilborn, *Adirondack Camps*, 225. Atterbury's major contribution to American architecture was his pioneering use of precast panels in the design of model housing at Forest Hills Garden, Queens, New York, for the Russell Sage Foundation, begun in 1909, subsequent to his work at Uncas.

¹⁵ Most of these drawings, now in the collection of the Adirondack Museum, are undated. Details of the new dining room are dated 1905.

¹⁶ Gilborn, *Durant*, 100.

¹⁷ *Ibid.*

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Co. into General Electric in 1891, and Carnegie Steel and others into U. S. Steel in 1901. In the early 1900s, Morgan's assets were estimated at twenty-two billion dollars. From 1896 until his death in 1913, Morgan, arranged for his wife and children to summer at Camp Uncas. Morgan, who preferred yachting to rustivating in the woods, visited for short stays in the autumn to fish.

The Morgan family expanded the camp living spaces modestly while introducing more substantial infrastructure to the camp, including indoor toilets, a central sewage pumping station, site-generated power, and expanded facilities for staff living and working accommodations, including a small farm. The Morgans added two small bathrooms and a new dormer to the main lodge, and built an exterior staircase to the second floor that is no longer extant. The family added another dining room to the original building designated for that purpose and constructed a second sleeping cottage, now called Hawkeye. Most of the buildings of the extant service complex, including the "men's camp," a dormitory for male staff, the horse barn, and power house, appear to have been built around the turn-of-the-twentieth century in a non-rustic vernacular mode common for contemporary buildings in rural areas. A greenhouse, sewerage pump house, and several additions to the women's staff wing of the dining room building, also appear to have been introduced during the early Morgan years. As these additions were in areas frequented by the family and their guests, they exhibited the native materials and level of detailing used for the Durant-period structures. During their half-century of ownership, the Morgans expanded Camp Uncas by adding elements to the compound plan that expanded its recreation and working portions in a manner in keeping with Durant's compound plan and, at least in the public areas, finely crafted camp architecture. Their changes also included the introduction modern utilities that had become expected parts of life for the urban affluent, yet the installation of the equipment was done sensitively. Overall, the Morgan occupancy adhered to Durant's evolved conception of camp organization, allowing the camp itself to be a part of, but not compete with the natural landscape.

Camp Uncas during the Past Half-century

After J. P. Morgan's 1913 death, his children, John Jr. or "Jack" (1867-1943) and Anne (1873-1952), maintained Camp Uncas until its sale in 1947 to Mrs. Margaret Emerson. At the time of the sale, Emerson owned nearby Sagamore Lodge and used Uncas as an extension until 1953, but the heyday of the Adirondacks as a resort for the wealthy had waned.¹⁸ The region lost its appeal as new resort areas were made accessible by air travel and the interstate highway system. Uncas and its contemporaries were aging facilities, costly to maintain and in need of major repair, undergoing similar patterns of disposal and physical decline during the third quarter of the twentieth century. In 1953, Margaret Emerson completed a donation of Camp Uncas to the Memorial Center for Cancer and Allied Diseases. By the end of the decade, the Memorial Center had conveyed the preserve to the first of two individuals who held title to the property for most of the 1960s and operated it as a museum and park under the aegis of "Uncas Estates, Inc."¹⁹ From 1967 to 1977, the Rockland County [NY] Council of the Boy Scouts of America owned Camp Uncas and operated it as a summer camp.²⁰ During this period, the Boy Scouts built the existing house on the north side of the access road near the gate for a year-round caretaker and appears have affixed the names "Hawkeye" and "Chingachook" to two of the historic cabins.

The Boy Scouts held the preserve in an intact state through 1975 during the period when the neighboring Sagamore Lodge preserve was subdivided and the Sagamore Institute established to acquire and operate its

¹⁸ Upon her 1954 death, Emerson gave Sagamore Lodge to Syracuse University, who later sold it to New York as a forest preserve.

¹⁹ Herbert Birrell, who acquired Uncas from the Memorial Center in the late 1950s, sold it to Adolph Jung in 1966. Jung sold Uncas the following year to the Boy Scouts.

²⁰ The Boy Scouts operated the property under the aegis the Trustees of the Emilie M. Bullowa Memorial Endowment for Camp Bullowa Trust from 1976-1977.

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buildings.²¹ In 1976-77, the Boy Scouts subdivided the Uncas preserve into three parcels. They sold the sixteen-acre parcel containing the main camp and service complex to Howard and Barbara Glaser-Kirschenbaum, board members of the Sagamore Institute.²² The Boy Scouts retained a two-acre parcel containing the 1960s caretaker's cottage, selling the remainder of the preserve—amounting to approximately 1,532 acres and containing the site of the vanished buildings comprising the Uncas's "pasture group"—to the State of New York.

The Influence of the Adirondack Camp on Park Design in the United States

The Adirondack camp had a strong and lasting influence on the design of rustic buildings developed in the national and state park systems in the twentieth century.²³ In its rustic use of indigenous materials and low-impact methods of site integration, the Adirondack camp served as the prototype for what was to become the accepted standard of federal resort development in national parks. The kind of polework closely associated with Adirondack camps was copied elsewhere in rustic resorts and recreational architecture, appearing in signs, gateways, bridges and cabins from the White Mountains to Camp Curry in Yellowstone by the turn of the century.

Specific details used in Adirondack camps found their way into the design of national park buildings. The rustic chalet form with Swiss details was subsequently adapted by the designers of national park lodges at Glacier, Bryce, Zion, Grand Canyon, and Yellowstone national parks, and Swiss-inspired details remained a part of the park designer's vocabulary long after the chalet form itself was abandoned. The ideas behind the Adirondack camp were conveyed to the park designers, as well as the general public, through publication in travel guides, pattern books and journals, including *American Architect and Building News*, *House and Garden* and *The Craftsman*. Augustus Shepard's *Camps in the Woods* (1931) in particular served as a source of ideas to the problem of rustic design in a natural setting for national and state parks.²⁴ Appearing just two years before the beginning of the Civilian Conservation Corps and public works program, the book's practical solutions and detailed drawings, diagrams and photographs of actual examples of executed projects were compatible with National Park Service principles. The National Park Service chose a similar format when publishing its own pattern books, *Park Structures and Facilities* (1935) and the three-volume *Park and Recreation Structures* (1938).²⁵ National park designers drew heavily on the Adirondack camp tradition, adopting the use of native logs and rock in a rustic unfinished form, naturalistic siting of structures, incorporation of porches and viewing platforms, the climatic adaptation of using native stone for the

²¹ In a successful effort to preserve Sagamore Lodge in 1975, New York State purchased the original 1,526-acre Sagamore preserve from Syracuse University minus the 7.7 acres containing the main camp complex. As a condition of the sale, the state imposed restrictions on the maintenance and use of the buildings. Later that year, the university sold the parcel to the Preservation League of New York State, who in turn sold the parcel to the National Humanistic Education Center, a not-for-profit organization that became the Sagamore Institute. The institute later expanded the acreage to 18.6 through the annexation of Sagamore Lodge's original caretaking complex, a measure requiring a statewide ballot referendum.

²² In 1989, the owners subdivided this sixteen-acre parcel into four lots. Maintenance and modification of the historic structures are subject to historic preservation covenants set forth in a written agreement between the various owners and the New York State Office of Parks, Recreation and Historic Preservation.

²³ These ideas are more fully developed in the "Adirondack Camps National Historic Landmarks Theme Study" in a discussion greatly informed by Linda Flint McClelland's "The Great Camps of the Adirondacks," *Presenting Nature: The Historic Landscape Design of the National Park Service, 1916 to 1942* (Washington, D.C.: U. S. Department of the Interior, 1993), 52-58.

²⁴ *Camps in the Woods* by Augustus D. Shepard. Ed. and Comp. R. W. Sexton. New York: New York Architectural Book Publishing Co., 1931.

²⁵ U. S. National Park Service, *Park Structures and Facilities* (Rahway, NJ: Printed by the Quinn & Boden Co., 1935); Albert H. Good for the U. S. National Park Service, *Park and Recreation Structures*, 3 vols. (Washington, D.C.: U. S. Government Printing Office, 1938).

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foundation and lower story and native timber above, stone chimneys with massive fireplaces and mantles, open interiors with ceilings of exposed rafters and trusses, and a multitude of windows. These characteristics particularly suited the need to attract visitors to the parks and to harmonize amenities, often housed in buildings of considerable mass, with their natural settings.

Conclusion

Located on Mohegan Lake in the Adirondack Forest Preserve, Camp Uncas is of exceptional historical and architectural significance as the first Adirondack camp to be planned as a single unit by William West Durant, widely recognized as one of the most important innovators of the property type. He constructed the camp in 1893-95 for his family, building on his experience in developing and refining Camp Pine Knot (begun 1877) on nearby Raquette Lake, which is considered the prototype for the property type. Camp Uncas was the first of Durant's camps fully constructed in a single campaign and is one of his most sophisticated when considering site development and architecture. Additions by J. P. Morgan and his family—most in the first decade of the twentieth century—closely followed the planning principles and aesthetic approaches devised earlier by Durant. Camp Uncas retains a high level of integrity, clearly exhibiting all of the character-defining features of the type, and is the last property named in the Adirondack Camp National Historic Landmark Theme Study whose level of significance and integrity make it a definitive choice for National Historic Landmark consideration.

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McClelland, Linda Flint. “The Great Camps of the Adirondacks.” *Presenting Nature: The Historic Landscape Design of the National Park Service, 1916 to 1942.* Washington, DC: U. S. Department of the Interior, 1993.

U. S. National Park Service. *Park Structures and Facilities.* Rahway, NJ: Printed by the Quinn & Boden Co., 1935.

Several extant architectural drawings by Grosvenor Atterbury for Camp Uncas are located at the Adirondack Museum, Blue Mountain Lake, New York.

Previous documentation on file (NPS):

Preliminary Determination of Individual Listing (36 CFR 67) has been requested.

Previously Listed in the National Register (1987)

Previously Determined Eligible by the National Register.

Designated a National Historic Landmark.

Recorded by Historic American Buildings Survey:

Recorded by Historic American Engineering Record:

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Primary Location of Additional Data:

- State Historic Preservation Office
 Other State Agency
 Federal Agency
 Local Government
 University
 Other (Specify Repository):

10. GEOGRAPHICAL DATA**Acreage of Property:** Approximately 1,550 acres

The UTM References (using conversion function at Maptech.com) at corners beginning at northern most point and proceeding clockwise:

UTM References:	Zone	Easting	Northing
A	18	528704	4846778
B	18	530365	4844601
C	18	527594	4842530
D	18	526573	4843675
E	18	528665	4845188
F	18	527927	4846220

Sources for references:

Map of Townships 5, 6, 40 and 41, Totten & Crossfield Purchase, Hamilton County, N. Y. compiled and drawn from U.S. Geological Survey Maps and Reconnaissance by H. S. Meekham; Lumbering Data by E. S. Bruce. 1901.

USGS, 7.5 x 15 Minute Quadrangle, 1:25,000 Scale Metric Topographic Maps, Provisional Edition 1997:
 Raquette Lake, NY
 Wakely Mountain, NY

Verbal Boundary Description: The boundary, within which nearly all the land is presently owned by New York State, approximately overlays the extent of the property purchased by John Pierpont Morgan between 1896 and 1898 in the following transactions:

**Forest Park and Land Company to John Pierpont Morgan
 February 14, 1896, \$20,000, Hamilton County Book 30, Pages 429-430**

All of that certain piece or tract of land lying and being in the South East one quarter of Township number five (5) of Totten and Crossfields Purchase Hamilton County, State of New York more particularly described as follows to wit fifteen hundred and fifty and one half acres bounded beginning on Westerly line of Township number six of Totten and Crossfields Purchase at the north west corner of lot number seventy one as allotted from surveys of Duncan McMartin Jr. in 1816 thence south fifty eight degrees and thirty minutes west one

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hundred and eighty five chains thence north thirty one degrees and thirty minutes west sixty six and one third chains; thence north fifty eight degrees and thirty minutes East - one hundred and thirty five chains; thence north thirty one degrees and thirty minutes West sixty four and two third chains thence north fifty eight degrees and thirty minutes East fifty chains to westerly line of said Township number six and thence south thirty one degrees and thirty minutes East along said Township line one-hundred and thirty one chains to the place of beginning and on which is situated "Uncas" and Mohegan Lake.

**William West Durant as Trustee of the City, County and State of New York to John Pierpont Morgan
February 20, 1897, \$5, Hamilton County Book 30, Pages 432-433**

All that tract or parcel of land situate in the county of Hamilton and State of New York in Totten and Crossfield Purchase Township number five (5) one thousand five hundred and fifty and one half (1550 ½) acres more or less in the South East one quarter (1/4) – of Township bounded beginning on the westerly line - of Township six (6) at the north west corner of Lot seventy one (71) as allotted from surveys of Duncan McMartin Jr. in 1816 thence south fifty eight (58) degrees and thirty (30) minutes west one hundred and eighty five (185) chains thence north thirty one (31) degrees and thirty (30) minutes west sixty six and one third (66 1/3) chains thence north fifty eight (58) degree and thirty (30) minutes East one hundred and thirty five (135) chains thence north thirty one (31) degrees and thirty one (31) minutes west sixty four and two-thirds (64 2/3) chains thence north fifty eight (58) degrees and thirty (30) minutes East fifty (50) chains to the westerly line of said Township six (6) and thence south thirty one (31) degree and thirty (30) minutes East along said Township line one hundred and thirty one (131) chains to the place of beginning being the same piece of parcel of land conveyed on the seventeenth day of February one thousand eight hundred and ninety seven by James A. Roberts comptroller of the State of New York to W. West Durant, Trustee.

**Forest Park and Land Company to John Pierpont Morgan
July 30, 1897, \$10, Hamilton County Book 30, Pages 426-427**

All that tract or parcel of land situate in the county of Hamilton State of New York in Township number five Totten and Crossfields Purchase in the south east quarter of said Township bounded beginning on westerly line of Township six at northwest corner of lot number seventy-one as allotted from survey's of Duncan McMartin Jr. in 1816: thence south 58 degrees 30 minutes west one hundred and eighty five chains; thence north 31 degrees 30 minutes west sixty-six and one-third chains; thence north 58 degrees 30 minutes east one hundred and thirty-five chains; thence north 31 degrees 30 minutes west sixty-four and two-thirds chains; thence north 58 degrees 30 minutes east fifty chains to westerly line of said Township six; and thence South 31 degrees 30 minutes East along said Township line, one hundred and thirty one chains to the place of beginning containing 1550 ½ acres.

**William West Durant and Janet L. Durant to James Pierpont Morgan
February 1, 1898, \$1, Hamilton County Book 31, Page 505**

This Indenture, made the first day of February in the year eighteen hundred and ninety eight, Between William West Durant and Janet L. Durant his wife parties of the first part and J. Pierpont Morgan party of the second part; Witnesseth, That the said parties of the first part, forward in consideration of the sum of one dollar lawful money of the United States, paid by the said party of this second part do hereby grant remise, release, confirm and forever quit claim unto the said party of the second part, his heirs and assigns forever.

All lands wheresoever situated at any time heretofore conveyed by the parties of the first part or either of them to the party of the second part and all lands of which the party of the second part is now or at any time heretofore have been or at any time hereafter shall be seized or possessed, the title to which lands have been is, or shall be devised through any conveyance made by the parties of the first part or either of them.

CAMP UNCAS

Boundary Justification: The boundary takes in the original boundary of the Uncas Preserve property as transferred from William West Durant and the Forest Park Land Company to John Pierpont Morgan in four transactions between 1896 and 1898.

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11. FORM PREPARED BY

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NATIONAL HISTORIC LANDMARKS SURVEY
May 1, 2008