

IX. HISTORIC PRESERVATION ELEMENT

INTRODUCTION

The historical importance of Princeton and the exceptional qualities of its historic architecture and setting have long been recognized both in New Jersey and throughout the country. The authors of *Mansions, Mills, and Main Streets*, a 1975 guide to history and architecture within a 50-mile radius of New York City wrote:

In 1910 Montgomery Schuyler, dean of American architectural critics, advised the “lover of good architecture” to “go to Princeton.” Good advice then; better still today, for few communities have inherited such an extraordinary legacy and guarded it more devotedly through the years. There are literally hundreds of structures of outstanding merit, from all periods, in the green valley between the Stony Brook and the Millstone River.

This wealth of historic and cultural resources creates the unique character that is Princeton. The Historic Preservation Element’s purpose is to enable the community to identify, promote, and encourage the preservation and use of these historic sites, buildings, structures, bridges, roads, and districts for the benefit of future generations.

1996 POLICY STATEMENT

The policy expressed in the Historic Preservation Element is to promote and encourage the preservation and enhancement of those buildings, structures and areas of historic and aesthetic value that reflect the cultural, social, economic, and architectural history of Princeton. Historic architecture is an essential element of Princeton’s physical image today. Historic preservation is undertaken in order to retain buildings and areas for the education, pleasure and welfare of the people of Princeton. The protection and enhancement of historic sites and districts also attracts visitors to Princeton providing an economic benefit to the community.

PRESERVING HISTORIC PROPERTIES THROUGH OFFICIAL DESIGNATION AT THE NATIONAL, STATE, AND LOCAL LEVELS

New Jersey and National Registers of Historic Places

The National Historic Preservation Act of 1966, as amended through 1992, promotes a federal/state/local partnership in historic preservation. Among other provisions, it established the National Register of Historic Places to recognize properties of state and local as well as national significance. It provides a measure of protection for properties listed on or determined eligible for the National Register from federally funded, licensed or assisted projects. The responsible federal agency is required to assess the impact of its proposed undertaking on listed or eligible properties and attempt to avoid or mitigate any adverse impact in consultation with the State Historic Preservation Office and a Federal Preservation entity, the Advisory Council on Historic Preservation.

New Jersey established a State Register in 1970 (N.J.S.A. 13:1B-15.128) with the same criteria for eligibility as the National Register, making listing on the New Jersey Register a pre-requisite for National Register listing. Listing on the New Jersey Register offers a degree of protection against state or publicly funded projects. State register encroachments are reviewed by the State Historic Sites Council in conjunction with the State Historic Preservation Office (SHPO). Appendix D contains the sites and districts in Princeton listed on the State and National Registers and properties which have received a SHPO Opinion of Eligibility or a Determination of Eligibility.

The relationship between these state and national register properties and locally designed historic sites and districts are discussed in the Existing Locally Designated Historic Districts section of this element.

Locally Designated Historic Districts

Locally, Princeton has a long history of public and private preservation efforts. In 1967, Princeton Borough and Township created by ordinance a Joint Historic Sites Commission to study historic preservation and propose a common preservation ordinance. The commission conducted a partial survey in 1968 and proposed an ordinance in 1977 which would have created a joint landmarks commission to designate and regulate historic sites and districts. This ordinance was not adopted. Instead, a more comprehensive survey, the Princeton Architectural Survey, was undertaken and completed in 1981.

In 1985, Princeton Borough passed Ordinance #85-12, amending Sections 17A-1, 17A-2, and 17A-203 of the Code of the Borough of Princeton, New Jersey, 1974, and adding Sections 17A-27.1 et. seq. The ordinance designated three historic districts as zoning overlays, the Central Historic Preservation District, the Jugtown Historic Preservation District, and the Mercer Hill Historic Preservation District.

The ordinance was amended in 1986 to add a fourth district, the Bank Street Historic Preservation District. The ordinance established a Historic Preservation Review Committee (HPRC) as an advisory body to the Princeton Regional Planning Board and the Princeton Borough Zoning Board of Adjustment to review and comment upon proposals for alteration and new construction within the historic districts. HPRC also assumed the review powers exercised by the Site Plan Review Advisory Board (SPRAB) in areas of Princeton Borough within the historic districts.

In 1987, Princeton Township also passed a local historic district ordinance. This established a Princeton Township Historic Preservation Commission, and set forth its powers and the standards to be used in exercising them. The ordinance provided that the commission would exercise powers previously delegated to SPRAB for minor applications within designated historic districts and would share such powers with SPRAB for major applications. In addition, the ordinance contained a new Subdivision XIII of Article XI, enabling the Township to designate Historic Buffer Zoning Districts. Fifteen sites and districts have been designated by ordinance. These and more recent additions are listed in this Element.

1996 - 2001 GOALS

- I. Identify and document historic buildings, structures, sites, roads and districts.**
- II. Promote appropriate utilization of historic properties.**
- III. Protect and enhance historic properties.**
- IV. Protect historic and scenic sites from governmental projects.**
- V. Promote appreciation of historic properties.**

1989-1996 CHANGES

Since 1989, there have been a number of actions to ensure that historically significant sites in the Princeton Community will be preserved. In Princeton Borough, the focus was on design review within the four locally-designated historic districts. In Princeton Township, there were ordinance changes to facilitate preservation efforts: a program for premapping sites was begun, several properties were listed on the State and National Registers, and one new local zoning overlay district was created.

Additions to the State and National Registers:

- In 1989, the Princeton Battlefield Historic District was enlarged to include the Stony Brook settlement and the White Farm.
- In 1990, Lake Carnegie was placed on State and National Registers.
- In 1992, the Donald Herring Estate was placed on State and National Registers. This District was enlarged for local designation as the Donald Herring Estate-Old Arreton Road Historic District.
- In 1995, the Mountain Avenue Historic District was placed on the State and National Registers.

Ordinance Changes

A number of technical changes have been made to the ordinances which control historic preservation in Princeton Township. Three notable amendments were adopted in 1992.

- Premapping definitions for properties in historic districts were enhanced.
- Archaeological studies and surveys for major development projects are required to be registered in the New Jersey Museum Site Registration Program.
- Permitted the board of jurisdiction to require, when appropriate, a stabilization plan of historic properties for major development projects.

1996-2001 Strategies

I. Identify and document historic buildings, structures, sites, roads and districts

- A. Expand, maintain, and update the Princeton Architectural Survey.
- B. Focus additional surveys on historic and scenic roads, bridges, streamscapes, landscapes, especially those which may be endangered.

II. Promote appropriate utilization of historic properties

- A. Promote original and/or present use of historic properties in their original location whenever feasible and encourage sympathetic adaptive use when original or present use is no longer feasible.
- B. Review zoning ordinances to ensure they encourage the preservation of historic properties and revise zoning ordinances to make them compatible with preservation goals.
- C. Encourage cluster zoning, utilization of transfer of development rights for non-contiguous planned development as allowed by MLUL, and other mechanisms to utilize historic properties and protect their historic landscape features.
- D. Require local officials to consider preservation goals in interpreting regulations and building codes; train local officials quickly in the new New Jersey Rehabilitation Code if and when it takes effect
- E. Work with landowners, public and private agencies to encourage the preservation, acquisition and maintenance of endangered historic properties.

III. Protect and enhance historic properties

- A. List by importance those historic properties, sites, buildings, structures, and districts that require protection and recommend appropriate local ordinances to effect that protection.
- B. Review boundaries of locally designated districts and revise boundaries as appropriate in accordance with standards set forth in this Element.
- C. Encourage state legislation permitting Transfer of Development Rights for historic properties.
- D. Revise Borough Ordinances as needed to enable the designation of individual properties.
- E. Intervening or surrounding properties that significantly affect the quality and character of an existing or potential historic site (or sites) should be reviewed for inclusion in a historic buffer district. A historic buffer district ordinance should be studied as a means to protect historic preservation districts.

- F. Review and develop new design standards as needed for historic districts.
 - G. Encourage parking design for historic districts that is unobtrusive, minimizing the effect on the historic character of the setting. Parking should be limited to that necessary to serve the proposed use.
 - H. Accept donations of property, grants of easements, and other forms of less than fee-simple ownership of historic properties.
 - I. Encourage utility companies to plan, schedule, and design infrastructure improvements in a manner that is sensitive to the scale and character of historic and scenic roads and bridges. Develop design standards and other preservation tools for historic bridges and roads
- IV. Protect historic and scenic sites from governmental projects**
- A. Nominate additional sites and districts to the State and National Registers. Investigate other types of designation or legislation that might be available for historic roads and bridges and to protect the mature landscape and historic streetscape elements along these corridors.
 - B. Encourage governmental officials to plan, schedule, and design infrastructure improvements in a manner that is sensitive to the scale and character of historic and scenic roads and bridges. Develop design standards and other preservation tools for historic bridges and roads.
 - C. Promote public awareness of government projects which conflict with community preservation goals.
- V. Promote appreciation of historic properties**
- A. Make available to local officials and the general public the Princeton Architectural Survey and all designation surveys, photographs, and maps. Prepare and disseminate brochures and/or guides to historic architecture and preservation in Princeton.
 - B. Work with homeowners and the business community to develop a comprehensive signage system to inform the public of historically significant sites throughout the community.

CRITERIA AND STANDARDS FOR DESIGNATING LOCAL HISTORIC SITES AND DISTRICTS

Eligibility for local designation of sites and historic preservation districts is the same as for the State and National Registers. The designated area must be historically or architecturally significant on the national, state, or local level, possess integrity (i.e. a high degree of character-defining features) from the period during which it earned its significance. Criteria: The quality of significance in American history, architecture, archeology, culture, and engineering is present in districts, sites, buildings, structure, and objects that possess integrity of location, design, setting, materials workmanship, feeling, and association, and :

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

Principles to be used in delineating the boundaries of historic districts are listed in Appendix D.

CRITERIA AND STANDARDS FOR DESIGNATING HISTORIC BUFFER DISTRICTS

Historic buffer districts should include intervening or surrounding property significantly affecting by the quality and character of existing or potential historic site or sites. A historic buffer district serves as a buffer zone to historic preservation districts. By virtue of their location, historic buffer districts serve as a gateway or transition to existing or proposed historic preservation district and changes to its streetscape, landscape, or buildings visually affect the historic preservation district to which it connects.

Prior to the designation of a historic buffer district, a brief report which includes a statement of significance, building descriptions, photographs, boundary description/justification, map, statement of what is subject to review, relation to adjacent historic district and design standards or guidelines must be prepared.

EXISTING LOCALLY DESIGNATED HISTORIC DISTRICTS

Princeton Borough:

1. Bank Street Historic District (c. 1890) - The wood framed buildings which line Bank Street represent a highly cohesive and well-preserved district of vernacular Queen Anne style houses built between 1897 and 1906. These houses feature a variety of Victorian decorations. Wood shingle in diamond and fish-scale patterns cover them, decorative brackets adorn the buildings' two-story cutaway bay windows, and wood porches with turned wood posts and spindle valances welcome visitors. This district is also part of the

Princeton Historic District (“PHD”) which is listed on the State and National Registers of Historic Places.

NR 06/27/1975, No. 75001143; SR 10/29/1973; NJSHPO ID No. 1741; BSHD Designation Report 03/03/86

Representative Historic Sites:

11-13 Bank Street (late 1890s) - The first house built on Bank Street. A double house by Benjamin R. Warren in the Queen Anne style.

Block 19.02/Lot 25.02-03; BSHD DR, p. 4

15-17 Bank Street (late 1890s) - Boarding house with fine Queen Anne details.

Block 19.02/Lot 25.04-05; PAS: SA-9/1109-9-I1; BS: 07/67

2. Central Historic District - This district encompasses the core of the central business district and several Princeton University buildings that front onto Nassau Street. Its buildings represent diverse periods and architectural styles from the eighteenth through the twentieth centuries. Located amid the district's eighteenth-century Nassau Hall, Bainbridge House and Maclean House are the Greek Revival Nassau Presbyterian Church, the Tudor Revival Lower Pyne, Latrobe’s Stanhope Hall, the Richardsonian Romanesque Alexander Hall, the Victorian Gothic Chancellor Green and the Collegiate Gothic Madison and Holder Halls. The commercial buildings along Nassau Street demonstrate an array of historical styles, including Federal, Second Empire, Renaissance Revival and the Colonial Revival of Palmer Square. The list of individual landmarks for this core district is extensive. This district is also part of the Princeton Historic District (“PHD”) which is listed on the State and National Registers of Historic Places.

NR 06/27/1975, No. 75001143; SR 10/29/1973; NJSHPO ID No. 1741

Representative Historic Sites:

Joseph Henry House, Princeton University Campus, set back from Nassau Street. Designed c. 1838 by Joseph Henry, physics professor and reknowned scientist who in 1846 was appointed to be the first Secretary of the Smithsonian Institution. Moved to its present location in 1947.

Block 45.01/Lot 1; NHL 01/12/65; NR: 10/15/1966, No. 66000464; SR: 05/27/1971; PAS: SA-6/1109-6-I26

Maclean House, Princeton University Campus, fronting Nassau Street. Designed in 1756 by the architect Robert Smith as the residence for the presidents of the College of New Jersey. The two story brick residence, known as “President’s House” from 1756-1879, was home to Aaron Burr Sr. and Jonathan Edwards. It was later known as “Dean’s House” and now is home to the Alumni Council.

Block 45.01/Lot 1.46; NHL 07/17/71; NR: 07/17/1971, No. 71000504; SR: 07/17/1971; PHD No. 7-12; PAS: SA-6/1109-6-I45

Nassau Hall, Princeton University Campus, fronting Nassau Street. Completed in 1756, designed by Philadelphia architect Robert Smith in collaboration with William Shippen, this was the first building to house the fledgling College of New Jersey and, in 1783, was briefly home to the Continental Congress. The prominent architect Benjamin Latrobe restored the building after a fire in 1802, and after a second fire in 1855, the Philadelphia architect John Notman oversaw its renovation.

Block 45.01/Lot 1.38; NHL 10/09/60; NR: 05/27/1971, No. 66000465; SR: 10/15/1966; PAS:SA-6/1109-6-I39; HABS NJ-249

3. Jugtown Historic District - Located at the intersection of Nassau and Harrison Streets, this area was originally settled in 1695. By the end of the eighteenth century, Jugtown had become a thriving hamlet of houses, stores, a tavern, and a pottery works from which the neighborhood derives its name. The district's beginnings are visible in the modest brick dwellings of the eighteenth century, which were joined later by elegant wood-framed Federal-style dwellings with delicate carved wood details and fanlights. During the nineteenth century, the neighborhood came to include houses built in a wider variety of architectural styles. Queen Anne and Colonial Revival dwellings of the late nineteenth and early twentieth century completed the district.

NR 01/22/1987, No. 86003670; SR 12/16/1986; NJSHPO ID No. 1737

Representative Historic Sites:

7-8 Evelyn Place - (1881) - Also known as the Red House. One of the most expansive examples of Queen Anne/Shingle Style architecture in Princeton. Housed Evelyn College from 1887-1897, an all women's college intended to be a sister school to Princeton University.

Block 34.01 /Lot 9; PAS: SA-11/1109-11-I3; BS: 07/67

298 Nassau Street - (c. 1830) - Federal/Greek Revival wood frame residence. Notable entry, with pediment and semi-circular transom. West wing possibly dating to the 18th century.

Block 34.01/Lot 1; PAS: SA-11/1109-11- I6

306 Nassau Street - (Late 18th century) - One of the early brick houses of Princeton, with late 19th century three-story portico addition. Known as the Wynkoop House or the Captain's House.

Block 34.01/Lot 4; PAS: SA-11/1109-11-I9; BS: 07/67

342 Nassau Street - (c. 1730) - Stuccoed stone house with wood frame wing (moved from east side to west side when Harrison was widened). Occupies a pivotal corner of the district.

Block 34.01/Lot 14; PAS: SA-11/1109-11-I15

344 Nassau Street - (c. 1760 with c. 1824 alterations) - Stands on part of the

original Horner family tract bought from Dr. John Gordon in the late 17th century. Described as the most pivotal and important building at the Jugtown crossroads.

Block 32.01/Lot 214; PAS: SA-11/1109-11-I16

4. Mercer Hill Historic District – Primarily residential in character, this elegant district includes two National Historic Landmarks, clusters of Victorian houses and a number of homes designed by Princeton’s noted architect/builder, Charles Steadman. Between 1830 and 1865 Steadman designed and built some the interesting residences around the top of Alexander Street where it meets Mercer Street. Key historic buildings include Palmer House, Trinity Church, Ivy Hall, the Sheldon House on Mercer Street and Breckenridge House on Library Place. Many historic sites are located on the Princeton Theological Seminary’s campus: Alexander Hall, Miller Chapel, Stuart Hall and Springdale. Several architectural periods are represented in the district, with houses executed in the Federal, Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne and Colonial Revival styles. This district is also part of the Princeton Historic District (“PHD”) which is listed on the State and National Registers of Historic Places.

NR 06/27/1975, No. 75001143; SR 10/29/1973; NJSHPO ID No. 1741

Representative Historic Sites:

The Barracks (c. 1685-96) - 32 Edgehill Street - This Colonial Vernacular house is one of the oldest houses in Princeton and was once home to Richard Stockton, the grandfather of Richard the Signer of the Declaration of Independence. Possibly used as barracks for soldiers during the French and Indian War. Now a private residence.

Block 36.01/Lot 13; PAS: SA-2/1109-2-I15; BS: 06/09/67

Einstein House (c. 1840) – 112 Mercer Street - Greek Revival style house with Victorian porch, moved here from Alexander Street in the 1870s. Home of Albert Einstein from 1936-1955, now a private residence.

Block 39.01/Lot 14; NHL: 01/07/76; NR: 01/01/76, No. 76002297 ; SR: 01/01/76 ; PHD No. 7-24; PAS: SA-2/1109-2-I38

Morven (c. 1750-1800) - 55 Stockton Street - Georgian in style, the original house was built for Richard Stockton, a signer of the Declaration of Independence, and remained in the Stockton family until the 20th century. The house later became the New Jersey Governor’s mansion and is currently a state museum.

Block 12.01/Lot 4; NHL: 07/17/71; NR: 01/25/1971, No. 71000503; SR: 09/11/1970; HABS: NJ-408 and NJ-408A

Princeton Township:

1. Kingston Mill Historic District - (Settled in 1683) - A rural industrial early settlement area centered on a grist mill located on the Millstone River. This district includes the Mill, Gulick Farm, and several 18th century buildings. The boundaries of the local district coincide with those of the National and New Jersey Registers.
2. Princeton Battlefield-Stony Brook Settlement Historic District - (Settled c. 1686-1777) - This district was placed on the National Register in 1966, and enlarged in 1972 and again in 1989. It contains the site of the Battle of Princeton, Quaker Meeting House, Mercer Street bridge over the Stony Brook and the Stony Brook bridge on Route 206 which are National Historic Landmarks. In 1989, the district was enlarged to encompass the area of the Stony Brook settlement established by the first Quaker settlers in the community. The enlarged district is also on the National and New Jersey Registers.
3. Olden Manor (c. 1720) - Olden Lane - This site was owned by the Oldens, one of Princeton's pioneering families, from the 1690's to the 1920's. It has served as the residence of the director of the Institute for Advanced Study; its most famous resident has been Robert Oppenheimer.
4. Mansgrove (c. 1725) - Terhune Road - John N. Simpson built the main block of this house in the 1800's. Mansgrove has strong associations with one of Princeton's pioneering landowners, Judge Thomas Leonard.
5. Maybury Hill (c. 1725) - 346 Snowden Lane - Maybury Hill was designated as a National Historic Landmark in 1971. The older portion of the house dates back to the middle of the 18th century with an expansion in the 19th century. Joseph Hewes, a signer of the Declaration of Independence for North Carolina, spent his boyhood here.
6. Castle Howard (c.1760) - Castle Howard Court - It is thought that this building was constructed by Richard Stockton, an uncle of the signer of the Declaration of Independence. There have been many prominent owners which included members of the Stockton family, John Witherspoon, and Captain Howard, a British military officer.
7. Tusculum (c. 1773) - Cherry Hill Road - Tusculum was the summer home and farm of John Witherspoon, a signer of the Declaration of Independence and President of the College of New Jersey (now Princeton University). The National and New Jersey Register boundaries are confined to 20 acres surrounding the house.
8. Joline-Gulick House (c. 1830-57) - Princeton-Kingston Road - This house consisted originally of one structure, a Greek Revival house with a Victorian Wing. The two houses were separated and the Victorian wing was placed on the adjacent lot to the north. The older, main portion is one of the best examples of a vernacular Greek Revival domestic building. Its addition is a distinctly Victorian house, rare in Princeton Township.
9. Delaware and Raritan Canal Historic District - (c. 1832) - The canal was completed in the early 1830's and the Princeton Basin became a shipping terminus. The State of New Jersey

- owns the canal and it presently serves as a canal state park. The canal is listed on the National and New Jersey Registers of Historic Places.
10. Princeton Basin - (Settled 1834) - This district was significant in regional transportation and commerce from 1834 until 1932. Located along the banks of the Delaware and Raritan Canal, the area developed as a small industrial and shipping center. Seven nineteenth century frame structures survive on the north and west sides of Basin Street.
 11. Drumthwacket (c. 1835) 344 Stockton Road - This building on Route 206 is owned by the State of New Jersey and is the official residence of the Governor. The property is on the National and State Register of Historic places. The center block is the original Greek Revival mansion of Charles Smith Olden, who served as Governor during the Civil War.
 12. Drumthwacket Outbuildings (c. 1896-99) - The estate's six outbuildings, on Lover's Lane, Greenhouse Drive and Parkside Drive, are designated locally as individual sites.
 13. Constitution Hill (c.1896-97) - Constitution Hill East - Constitution Hill is an outstanding example of the work of the Philadelphia firm of Cope & Stewardson in the Tudor Revival Style. A 1979 residential cluster, which echoes the Tudor Revival architecture, surrounds the two original buildings but still retains the ambiance of Princeton's turn of the century estates.
 14. Edgerstoune (1903) - Winant Road - This house, built for Archibald D. Russell and designed by William Russell of the firm Clinton and Russell of New York City, was the centerpiece of a 273.7 acre estate. It is a good example of the English Tudor Revival. It now serves as the administration building of the Hun School.
 15. Donald G. Herring Estate-Old Arretton Road (c. 1919) - This estate is on the National and New Jersey Registers. The local district is larger and includes two buildings which comprised part of the original Princeton Hospital buildings. These buildings were moved to Arretton Road in 1952.

The location of these districts is shown on the Historic Districts of Princeton map found at the end of this Element.

Two National Register Historic Districts are not locally designated:

The **Mountain Avenue Historic District** is on the north side of Mountain Avenue between the west side of the Mountain Lakes Preserve and Quarry Lane. It forms a unique enclave of middle-class suburban development of the late 19th and early 20th centuries and is associated with the shift of a long-established local family from agriculture to other pursuits.

The **Lake Carnegie Historic District** includes the first artificially made lake in the United States created for crew racing. Since its construction in 1905-06, it has been the site of Olympic trials in 1936 and 1948, and several national major intercollegiate rowing events.

SUGGESTED HISTORIC SITES AND DISTRICTS

The following listings compiled by the Borough's Historic Preservation Review Committee and the Township's Historic Preservation Committee should be evaluated for nomination on the New Jersey and National Registers. Based upon the results of these evaluations designation as local historic sites, districts or buffer districts should be considered.

Princeton Borough

1. Club Row Historic District – Buildings and structures on both sides of Prospect Avenue and a portion Washington Road. A collection of grand houses built as private dining clubs between the 1890s and the 1920s for upperclassmen at Princeton University. The clubs are considered to be private organizations, not a part of the University. About half of the buildings are still dining clubs while the remaining buildings are owned by the University.

Representative Historic Sites:

Cap and Gown (1907) - 61 Prospect Avenue - Designed by Raleigh C.

Gildersleeve in the Gothic Revival style.

Block 49.01/Lot 7; PAS: SA-12/1109-12-I42

Cottage Club (1906) - 51 Prospect Avenue - Designed by McKim, Mead & White in the Georgian Revival style.

Block 49.01/Lot 6; NR: 11/19/99, No. 99001315; SR: 09/14/99; NJSHPO ID No.175; PHD: No. 7-38; PAS: SA-12/1109-12-I40

Ivy Club (1896) - 43 Prospect Avenue - Designed by Cope & Stewardson in the Tudor Gothic style.

Block 49.01/Lot 1; PAS: SA-12/1109-12-I38

2. Andersonstown District - Including properties on Nassau Street east of the Central Historic District. This proposed district, which derives its name from the 18th century landowner Isaac Anderson, blends remnants of its 19th century residential past with its more recent 20th century service and commercial development. Also once referred to as Gasoline Alley in recognition of the many auto dealerships and service stations that typified this stretch of Nassau Street.

Representative Historic Site:

Isaac Anderson House (c. 1760) - 203-05 Nassau Street - Although much altered, this brick former residence is a rare survival from the 18th century. Built by local chair and coach maker Isaac Anderson, after whom the proposed district derives its name.

Block 47.02/Lot 19; PAS: SA-12/1109-12-I22

3. Extension of boundaries of the Mercer Hill Historic District –Mercer Street, Hibben Road, portions of College Road and College Road West, Alexander Street, and

University Place. This area is rich with 19th and early to mid-20th century architecture that supports and contributes to the Mercer Hill Historic District.

Representative Historic Sites:

Princeton Inn (1924-25) - 115 Alexander Street - Designed by Andrew Jackson Thomas in the Dutch Colonial Revival style. In 1970 the hotel was acquired by the University, becoming Princeton Inn College to house the newly admitted women students. In 1984 it became Forbes College – a residential college for freshman and sophomore students. The property straddles the Borough/Township line.

Block 43.01/Lot 6; PAS: SA-5/1109-5-I1

Brown Hall (c. 1865) - College Road at Alexander Street - Georgian Revival dormitory designed by J. B. Huber of Newark for the Princeton Theological Seminary.

Block 40.01/Lot 2; PAS: SA-4/1109-4-I5

Springdale Faculty Houses (c. 1953) – Fronting College Road and College Road West - “The Bachelors” - Colonial Revival faculty housing designed by Robert W. McLaughlin of Holden, McLaughlin & Associates and for many years the Director of the School of Architecture. A gift by Dean Mathey, Class of '12, in memory of his first wife, Gertrude Winans Mathey. The grouping is architecturally reminiscent of the Trenton Barracks.

Block 42.01/Lot 1.01; PAS: SA-5/1109-5-I2

200 Mercer Street (c. 1896-98) –Designed by William E. Stone in the Colonial Revival style. One of four imposing homes on Mercer Street that constituted the original Mercer Heights subdivision.

Block 38.01/Lot 3; PAS: SA-3/1109-3-I3

71 University Place (1918-1919) - Stone building once used as the Trenton-Mercer Trolley Station Re-uses stone of the 1895 railroad station building.

Block 41.01/Lot 7; BS: 07/25/67

4. Central Residential Historic District – Residential district adjacent to the north side of the Central Historic District, Part of this proposed district is in the Princeton Historic District which is listed on the State and National Registers of Historic Places.

Representative Historic Sites:

2 Hamilton Avenue (c. 1900) - Queen Anne Shingle Style house prominently sited on corner lot.

Block 26.02/Lot 16; PAS: SA-8/1109-8-I2

Beatty House (c. 1780) - 19 Vandeventer Avenue - Fine example of the Federal style. Moved from Nassau Street opposite Bainbridge House in 1875.

Block 28.02/Lot 26; NJSHPO ID No. 70, COE: 06/04/1997; PAS: SA-10/1109-10-I19; HABS: NJ-789

27-29 Vandeventer Avenue (late 19th century) - Vernacular Italianate/Queen Anne double house, a fine example of the prevailing house style on this street. Block 28.02/Lot 28; PAS: SA-10/1109-10-I20; BS: 07/67

32 Wiggins Street (c. 1880) - "Fine example of Carpenter's Queen Anne style architecture ... typical of commodious Victorian houses of the neighborhood."* Block 25.01/Lot 7; PHD No.7-45*; PAS: SA-8/1109-8-I7; BS: 07/67

5. Tree Streets Historic District - Properties on both sides of Linden Lane, Chestnut, Pine, Maple, and Spruce Streets between Nassau Street and Hamilton Avenue. Laid out in the 19th century, the streets were given or eventually given names of trees: Chestnut, Pine, Maple, Linden and Spruce Streets. Chestnut Street was originally called Manning Street, Spruce Street was once Catherine Street and Pine Street was called Murphy Street and then possibly Pig Alley before settling down with the more charming Pine Street.

Representative Historic Sites:

29 Chestnut Street (1830-40) - Federal/Greek Revival house attributed to Charles Steadman, architect and builder. Moved here after 1875 from Nassau or Alexander Street.

Block 30.02/Lot 46; PAS: SA-10/1109-10-I2

19 Linden Lane (c. 1830-40) - Greek Revival with later Italianate addition. Moved from 294 Nassau Street c. 1901-1905.

Block 33.03/Lot 63.01; PAS: SA-10/1109-10-I3; BS: 10/67

28 Pine Street (c. 1800) - Federal style house shown on the 1852 map approximately where Pine Street is today.

Block 30.02/Lot 74; PAS: SA-10/1109-10-I16

40 Pine Street (Mid-19th C.) - Federal/Greek Revival clapboard house also shown on the 1852 map along a short lane approximately where Pine Street is today.

Block 30.02/Lot 71; PAS: SA-10/1109-10-I17

6. Guernsey Hall and Marquand Park – A grand villa and arboretum built in the 1850s for Judge Richard Stockton Field.

Representative Historic Sites:

Guernsey Hall (1855) – 68 Lovers Lane - Italianate style, designed by John Notman. The house was originally called Woodlawn but renamed Guernsey Hall after Professor Allan Marquand bought the house in the 1880s.

Block 35.01/Lot 3; PHD No. 7-26; PAS: SA-2/1109-2-S8n; HABS: NJ-792; BS: 07/67

Marquand Park – 17 acres of land adjacent to Guernsey Hall. Designed in 1846

by John Notman as a romantic landscape incorporating numerous exotic trees and shrubs. The park was given to the Borough by the Marquand family in the 1950s and is currently a public park and arboretum.

Block 35.01/Lot 4; PHD No. 7-46; PAS: SA-2/1109-2-S13d; BS: 07/67

7. Morven Tract Historic District - The Morven tract derives its name from the Stockton family's original ownership of the land as part of the Morven estate. Parcels of the land were sold and subdivided in several stages. The area contains a remarkable array of nineteenth and early twentieth century residences in a wide variety of architectural styles unified by their setting on large lots and mature landscaping along tree-lined streets. Consideration should be given to dividing this district into a series of historical districts that reflect development patterns.

Representative Historic Sites:

56 Bayard Lane/6 Hodge Road (c. 1887-88) - Shingle Style residence designed by the architect A. Page Brown. A pivotal building that anchors the Hodge Road and Bayard Lane streetscapes. Property has been divided into two dwelling units.
Block 11.02/Lot 18; PHD No. 7-47; PAS: SA-1/1109-1-I10; BS 07/67

16 Boudinot Street (c. 1830) - Designed and built by Charles Steadman. Side-hall Federal home moved from 38 Washington Road in 1930.
Block 12.01/Lot 18; PAS: SA-1/1109-1-I19

75 Cleveland Lane (late 1920s) - Designed by prominent architect Ernest Flagg. Stone, random coursed ashlar residence in the Tudor Revival style facing away from the street. Flagg was also the architect of the Princeton University Press building in Princeton.
Block 4.01/Lot 5; PAS: SA-1/1109-1-I23

Westland (1854) - 15 Hodge Road - Designed by architects Nicholson and Wadskier for the Stockton/Dod family. Residence of Grover Cleveland 1896-1908.
Block 7.01/Lot 3; NHL 06/23/65; NR: 10/15/66, No. 66000463; SR: 05/27/71; NJSHPO ID No.1731; PAS: SA-1/1109-1-I26

32 Hodge Road (c. 1905) - Imposing Tudor Gothic stone residence, possibly designed by William E. Stone. Also known as the Isaac S. Wheaton House. A strong element in the Hodge Road streetscape.
Block 11.02/Lot 17; PAS: SA-1/1109-1-I27; BS: 11/67

73 Library Place (1897-98) - Professor Fine House. Designed by the Philadelphia firm of Cope and Stewardson, also responsible for several important Collegiate Gothic buildings on campus, including Blair Hall. Excellent example of the Tudor Revival style.
Block 12.01/Lot 6; PAS: SA-1/1109-1-I30; BS: 07/67

82 Library Place (1896) - Designed by architect Edward S. Child in the Tudor Revival style. Residence of Woodrow Wilson, Princeton University and later U.S. President.

Block 10.02/Lot 14; PAS: SA-1/1109-1-I29n; HSP HS

12 Morven Place (c. 1830) - Samuel Ladd Howell House. Federal/Greek Revival center hall residence designed and built by Charles Steadman. Moved from Nassau Street adjacent to First (Nassau) Presbyterian Church in 1905. Cast iron fence surrounding property originally stood in front of Nassau Hall.

Block 11.01/Lot 7; PHD No. 7-19; PAS: SA-1/1109-1-I35; BS: 07/67

8. Greenholm - (c. 1910-20) This cul-de-sac residential subdivision was developed by Colonel William Libbey of Thanet Lodge. The subdivision consisted of 8 properties built in a variety of styles or moved to this private lane that was formerly a playing field used by undergraduate students and the site of the first home intercollegiate football game (Princeton University vs Rutgers) in 1869.

Representative Historic Sites:

53 Bayard Lane (c. 1901) - Grand Dutch Colonial style stone house, once known as Thanet Lodge when the home of Mary Libbey. Currently the Lewis School.

Block 18.01/Lot 2; PAS: SA-1/1109-1-I9

6 Greenholm (c. 1910-20) - Tudor Revival residence.

Block 18.01/Lot 8; PAS: SA-9/1109-9-I3

8 Greenholm (c. 1830-40) - Greek Revival/Federal style house attributed to Charles Steadman, architect and builder. Moved here from Nassau Street.

Block 18.01/Lot 7; PAS: SA-9/1109-9-S3n

9. Prospect (1851-52) - Princeton University Campus. Designed by John Notman for Thomas Potter in the Italianate style. Given to the University in 1879, it was the University President's home until 1968 and the residence of Woodrow Wilson when he was the university president from 1902–1910. Currently used by the University as the Faculty Club. Surrounded by lovely grounds and a flower garden with a planting plan by Mrs. Woodrow Wilson later modified by Beatrix Farrand.

Block 45.01/Lot 1; NHL: 02/04/85; NR: 06/27/1975, No. 75001143; SR 10/29/1973; PHD: No. 7-25; PAS: SA-6/1109-6-I46; HABS: NJ-865

10. "Sesquicentennial/1896" Campus – The College of New Jersey, on the 150th anniversary of its founding, became Princeton University and embraced the Collegiate Gothic style. The campus expansion included Blair Tower and Blair Hall (1897), Stafford Little Hall (1899), Campbell Hall (1909) and many other Collegiate Gothic buildings. A possible thematic nomination.

Representative Historic Site:

Blair Hall and Tower (1897 with 1906 extension) - Collegiate Gothic style tower and dormitory, designed by Cope & Stewardson. The Blair Tower arch, when built, was a ceremonial stair and gateway into the university campus from the train line that ended at Blair Arch. About 1918, the train line was moved south from the campus and the stairs now lead down to the University Store building and dormitories.

Block 45.01/Lot 1; PHD: No. 7-35; PAS: SA-6/1109-6-I4

11. Extension of the Central Historic District on the east side of University Place. The most notable feature of this streetscape is the strong edge to the Princeton University Campus created by a series of Collegiate Gothic residence halls. They are listed below:

Representative Historic Sites:

Foulke Hall (1922) - Designed by Zantzinger, Borie and Medary.
Block 45.01/Lot 1; PAS: SA-6/1109-6-I22

Henry Hall (1922) - Designed by Zantzinger, Borie and Medary.
Block 45.01/Lot 1; PAS: SA-6/1109-6-I25

Joline Hall (c. 1932) - Designed by Charles Z. Klauder.
Block 45.01/Lot 1; PAS: SA-6/1109-6-I28

Lockhart Hall (1927) - Designed by Charles Z. Klauder.
Block 45.01/Lot 1; PAS: SA-6/1109-6-I31

Princeton Railroad Station - University Place - *aka* NJ Transit “Dinky” Station - Thematic Nomination of Operating Passenger Railroad Stations. Designed in the Collegiate Gothic style by the office of Alexander C. Shand, Chief Engineer, Pennsylvania Rail Road.
Block 44.02/Lot 4; NR: 09/29/84; SR: 03/17/84; NJSHPO ID No.1742

Princeton Railroad Station - University Place - *aka* NJ Transit “Dinky” Station and the Baggage, Freight Train Crew Quarters building referred to as the “Freight House” in the Thematic Nomination of Operating Passenger Railroad Stations. Designed in the Collegiate Gothic style by the office of Alexander C. Shand, Chief Engineer, Broad Street Station.
Block 44.02/Lot 4; NR: 09/29/84; SR: 03/17/84; NJSHPO ID No.1742

12. Princeton University Graduate College located at the end of College Road and off of Springdale Road on land that was once Springdale Farm.

Representative Historic Sites:

Graduate College (1913) - College Road West - Designed by Cram, Goodhue & Ferguson in the Collegiate Gothic style. Includes Cleveland Tower, Thomson College, Thomson Court, Procter Dining Hall and Pyne Tower. Landscape plan

designed by Beatrix Farrand. This group of buildings was the first residential college in America built specifically for graduate studies. The Graduate College expansion, the North Court (1926-27) was designed by Ralph Adams Cram. Block 42.01/Lot 1.01; PHD: No. 7-41; PAS: SA-5/1109-5-I4

Wyman House (1913) - Springdale Road - Gothic/Tudor Revival, designed by Cram, Goodhue & Ferguson as the residence of the dean of the Graduate College. The garden at Wyman House was designed by Beatrix Farrand in 1916 and restored in the 1970s. The garden wall includes original stonework from Oxford and Cambridge Universities in England. Currently the residence of the dean of the Graduate College. The property straddles the Borough/Township line. Block 42.01/Lot 1.01; PAS: SA-5/1109-5-I5

13. Princeton Cemetery, 29 Greenview Avenue (Established 1757) - Located at the northeast corner of Witherspoon and Wiggins Streets, the cemetery is owned by the Nassau (formerly First) Presbyterian Church.

The oldest part of the cemetery, the Old Graveyard, is located close to the intersection of Wiggins and Witherspoon Streets. There can be found the graves of many of Princeton's early settlers as well as Aaron Burr, Sr. and Aaron Burr, Jr.; former President of the United States Grover Cleveland and Paul Tulane of Tulane University.

Block 24.01/Lot 1; PHD: No. 7-43

14. Witherspoon/John Street Historic District - This neighborhood is the center of Princeton's vital historic black community. African-Americans have worked and resided in Princeton since the 17th century both as slaves and free men and women. The growth and prosperity of the University and the town created a demand for service workers and laborers filled by this community. Shops and businesses, houses of worship and schools developed to meet the needs of Princeton's segregated population. The remarkable survival of this neighborhood is a testimony to the African-American community's perseverance in the face of subtle and overt forms of discrimination. The neighborhood has been identified by the New Jersey Historic Preservation Office as eligible for listing as a historic district on the State and National Registers of Historic Places. NJSHPO ID No.1736; SHPO Op. 08/09/94 and 02/22/90

Representative Historic Sites:

22 John Street (1913) - Dorothea's House. Stucco, stone and wood Mediterranean Revival style building built as an Italian Settlement House and named in memory of its benefactor Dorothea Van Dyke McLean.

Block 19.03/Lot 44; PAS: SA-7/1109-7-I2

35 Quarry Street (c. 1920) - Former Witherspoon Street School for Colored Children, Colonial Revival style.

Block 17.03/Lot 93; NR: 03/09/2005, No. 5000125; SR: 01/06/05; NJSHPO ID No. 4390, COE: 01/06/2005; PAS: SA-7/1109-7-I9

110 Witherspoon Street (c. 1870) - The former Witherspoon Street Church Manse. Birthplace of Paul Robeson in 1898.
Block 17.02/Lot 103; PAS: SA-7/1109-7-I10

124 Witherspoon Street (c. 1837) - Witherspoon Street Church. Vernacular Greek Revival style, constructed as the "First Presbyterian Church of Color of Princeton."
Block 17.02/Lot 52; PAS: SA-7/1109-7-I12

170 Witherspoon Street (1860) - A.M.E. Mt. Pisgah Church. Gothic Revival church named after a mountain ridge in ancient Palestine.
Block 17.03/Lot 112; PAS: SA-7/1109-7-I13; HSP HS

184 Witherspoon Street (c. 1860) - Douglas Hall. Once used as a segregated school, lecture hall and YMCA. Paul Robeson attended this school.
Block 15.01/Lot 28; PAS: SA-7/1109-7-I14

15. FitzRandolph and Broadmead Area. Properties fronting both sides of Broadmead Street and FitzRandolph Road. In 1905 Princeton University introduced a new method of instruction for undergraduates whereby students were directed in their studies outside the lecture hall by preceptors and other faculty members. University trustee and benefactor Moses Taylor Pyne purchased lands and built a series of stuccoed, half-timbered Tudor-style homes to provide much needed housing for the increased number of faculty members required as part of this new policy. Residents dubbed the new faculty housing development the *White City* because of the prevailing use of white stucco.

Representative Historic Site:

114 Broadmead Street (c. 1910) - Faculty residence.
Block 55.02/Lot 42; PAS: SA-12/1109-12-S2n; BS 07/67

Princeton Township:

1. Snowden Lane study area, including properties on Van Dyke and Herrontown Road, as well as the Veblen House and surrounding land in Herrontown Woods.
2. Institute for Advanced Study Historic District, including Fuld Hall and the visiting members' housing designed by Marcel Breuer.
3. Ledlie Laughlin House, 203 Drakes Corner Road approximately 2,400 feet from the Great Road.
4. Greenlands (Textile Research Institute), 601 Prospect Avenue, at the corner of Prospect Avenue and Riverside Drive East.
5. Toll House, southeast corner of Nassau Street and Riverside, as well as the Princeton Preparatory School gates on the northeast corner.

6. Colross, near The Great Road off the PDS main drive.
7. 919 Lawrenceville Road, 19th century farm house on Route 206 approximately 500 feet from the Lawrence Township border.
8. 940 Princeton-Kingston Road on the north side between Shady Brook and Dodds Lanes.
9. The Cedar Grove Community located on the west side of Old Great Road.
10. Mount Lucas Community from Ewing Street to Poor Farm Road.
11. Ridgeview Road Houses.
12. The two trolley rights of way: The Johnson Line (along University Place, Alexander Road and through the Institute for Advance Study) and Trenton Traction Company (Johnson Park Area).
13. The Old Princeton Water Co. buildings near the D & R Canal and the old water pumping station in the Rodgers Wildlife Preserve.
14. Cemeteries:
 - The Johnson Family Cemetery-Off Fairway Drive
 - The Heirs of William Updike - Pretty Brook Road
 - The Heirs of Emma Updike - Drakes Corner Road
 - The Dean Mathey Cemetery- Pretty Brook Road
15. All properties (not already in local districts) from the Princeton Architectural Survey of 1981 and in the Bassett Survey of 1967.
16. Rosedale House at Rosedale Road and Rosedale Lane.
17. Albemarle - Boy Choir School on Lambert Drive.
18. The Princeton Water Company, structure at Lower Harrison Street.
19. The Princeton Township Historic Districts - not already listed on the State and National Registers (designation and boundaries prepared by Heritage Studies and dated October 30, 1987).
20. Mountain Lakes Preserve.
21. North side of Mountain Avenue.

Inter-Municipal Properties

1. The Graduate College.
2. Alexander Street Historic District: consider connection to the existing Mercer Hill District.

Roads

1. "King's Highway" and "Lincoln Highway" - Princeton-Kingston Road, Nassau Street, Stockton Street, Stockton Road (Route 27 and Route 206).
2. "Kingston and Princeton Branch Turnpike" - Mercer Street, Mercer Road, Princeton Pike (Route 583).
3. Alexander Street - Formerly known as Canal Street when Commodore Robert Stockton opened the D & R Canal in 1834. Later, the street was re-named for the Rev. Dr. Archibald Alexander who was the first professor (President) of the Princeton Theological Seminary.
4. Quaker Road - The Quaker Meeting House, founded by the original Quaker settlers, was built on this road. Additionally, this road played an important part in the Battle of Princeton.
5. Harrison Street, from the Township border to Nassau Street - This street was laid out in 1749. John Harrison ran a store which supplied silks, velvets and other goods to the Continental Congress when it was in session here.
6. Washington Road - Originally called Penns Neck Road, it now honors George Washington (1732 - 1799) who won the pivotal Battle of Princeton during the Revolutionary War that reversed the tide flowing against the Americans.
7. Pretty Brook Road - This road is named after the Stony Brook.
8. Drakes Corner Road - Theodore Drake, for whom the road was named, owned a large farm near the corner where he had a large peach orchard and a great herd of cattle.
9. Snowden Lane - This lane led to the home of Samuel Finley Snowden who was pastor of the First (now Nassau) Presbyterian Church from 1795-1801. Joseph Hewes, a signer of the Declaration of Independence grew up on Snowden Lane in Maybury Hill.
10. Cherry Hill Road (sections adjacent to historic sites and significant scenic vistas) - One of the highest point in Princeton, is Ridge View Road and Cherry Hill Road, before the present growth of trees, it is said the view was spectacular. Also on this road is a classic Georgian stone mansion "Tusculum", built by John Witherspoon in 1773 while he was president of Princeton University.

Bridges

The following bridges should be studied to determine if they are eligible for designation as a local, state or national historic structures.

1. Washington Road Bridge (designated State and National Registers)
2. Harry's Brook Bridge (designated State and National Registers)
3. Kingston Bridge (designated State and National Registers)
4. "Dinky" railroad bridge over Stony Brook. In addition, older culverts should be identified and reviewed as potential protected structures
5. Remains of the bridge on Snowden Lane, northeast of Maybury Hill
6. John Pack Selnor bridge over the Stony Brook in the Institute Woods (the "swinging bridge")
7. Mercer Street Bridge over the Stony Brook (designated State and National Registers)
8. Route 206 Bridge over the Stony Brook (designated State and National Registers)
9. Trolley Line Bridge piers and abutments

GATEWAYS

Almost all of the entrances to Princeton are visually recognizable as marking a transition to an area with a distinctive character, conveying the sense of a place differentiated from its surroundings. These "gateways" do not necessarily coincide with municipal boundaries, but rather with geographical features and historical development related to the growth of Princeton's transportation network. Many of these gateways are associated with historic districts, sites and structures. Appendix D discusses the gateway in greater detail.

Historic preservation map