



PREPARED FOR THE

| *Mercer County Planning Board*

| Adopted June 12, 2002 and readopted in  
its entirety September 8, 2010

**September 8, 2010**







**COUNTY OF MERCER**  
**MASTER PLAN**  
**HISTORIC PRESERVATION**

September 8, 2010

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The original of this plan has been signed and sealed in accordance with the New Jersey Professional Planners Licensing Act.

Adopted by the Mercer County Planning Board, September 8, 2010.



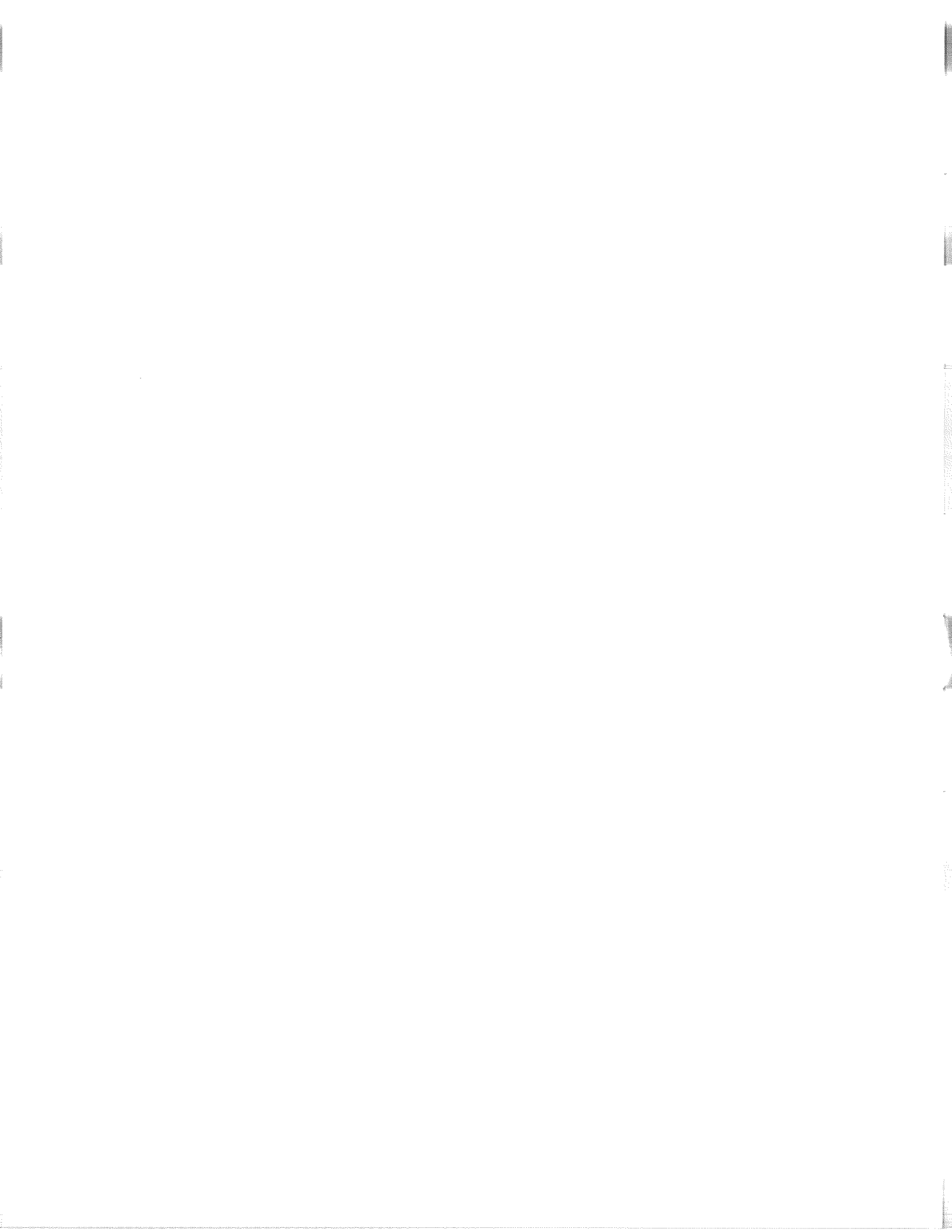
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## APPENDICES

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**Appendix A** – County-Owned Structures of Historic or Potential Historic Significance

**Appendix B** – Historic Sites on or Eligible for Listing on the State and/or National Registers of Historic Places

**SECTION 1- PLAN ELEMENT**

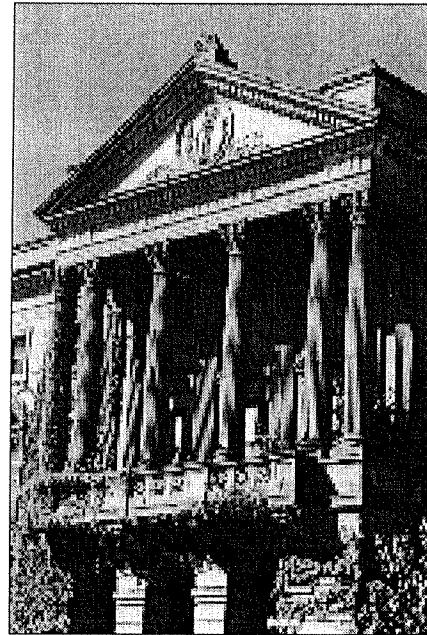
## INTRODUCTION

The County Master Plan/Growth Management Plan provides a guide for growth and preservation throughout the County and is used to direct the County's investments in regional infrastructure for the foreseeable future. Among its various purposes, the Master Plan identifies resources and opportunities for economic development and redevelopment within the County and provides a guide for investment of, and in, County resources.

The County's rich historic and architectural legacy provides a unique and significant, if often overlooked, cultural and economic resource. Historically and architecturally significant structures, sites and districts help define the unique, present-day character of the County and its individual municipalities. Historic resources offer a window to our cultural heritage. However, they also provide opportunities for future growth and investment in the County. The importance of protecting and enhancing these resources is recognized, not only for their value as links to the past, but as a necessary component of future economic development and revitalization.

Although most historic properties are privately owned and/or under the regulation of local governments the County may specifically address those historic resources directly under its control. It may also provide advisory assistance and support to municipal governments, non-profit agencies and individuals interested in protecting these resources.

As part of the process of updating the *County Growth Management / Comprehensive Plan*, this *Historic Preservation Plan Element* has, therefore, been added to address these issues.



*"Old" Mercer County Courthouse  
City of Trenton  
Original Construction - 1901*

### Historic Preservation - Link to the Future

Historic resources help to define both local community and regional character. They provide a present day reference to the County's unique place in history. Maintenance and enhancement of these resources promotes an improved "quality of life," and "sense of place," terms often associated with efforts to preserve a community's valuable cultural and visual assets. These resources, however, do not have to be confined to museums or monuments to the past. An additional, but until recently less acknowledged value of these resources is the foundation they provide for future investment in the County.

Historic preservation is important to regional and local economies as an engine in the revitalization of urban, town and village centers. Rehabilitation

and restoration generates significant new job creation, increases in local, regional and State tax revenue, and provides a foundation for downtown revitalization and consequently a reversal to the deterioration that plagues our urban areas and downtowns. Historic preservation helps to enhance property values, not only for the historic property, but for properties in the immediately surrounding area, which benefit from the stabilization and improvement of nearby properties. Redevelopment of these resources provides new opportunities for small and start-up businesses, a major force behind new job creation, and helps to retain existing businesses in urban or downtown areas.

Preservation also engenders “heritage tourism,” which has various multiplier effects on local businesses, such as restaurants and lodging establishments, resulting in further opportunities for economic growth and revitalization of downtown areas.

There is a definitive link between historic preservation, the containment of sprawl development patterns and the economic revitalization of our towns and cities. As Stated in the recently approved Garden State Preservation Trust Act:

*“The Legislature further finds and declares that there is an urgent need to preserve the State's historic heritage to enable present and future generations to experience, understand, and enjoy the landmarks of New Jersey's role in the birth and development of this nation; that the restoration and preservation of properties of historic character and importance in the State is central to meeting this need;*

*properties are located in urban centers, where their restoration and preservation will advance urban revitalization efforts of the State and local governments.”<sup>1</sup>*



*Isaac Watson House – Roebling Park, Hamilton Township  
Headquarters – Daughters of the American Revolution.  
Original construction - 1708*

*and that a significant number of these historic*

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<sup>1</sup>Title 13. Chapter 8C (New) Garden State Preservation Trust  
§§§§1-42 C.13:8C-1 to 13:8C-42 §§43 Apron., Section 1.

## PURPOSE AND ORGANIZATION

### Purpose

The purpose of this document is to identify historic resources located within Mercer County that are listed, or have been determined to be eligible or potentially eligible for listing on the State and National Registers of Historic Places and further to provide a plan for the further study and treatment of County-owned historic resources. This Plan will also provide information on the state of historic preservation in the County; identify local resources currently considered eligible for register listing by each municipality (but not currently listed), provide a resource for use by municipalities, nonprofit organizations and private individuals interested in the preservation and protection of these resources and make recommendations related to future County preservation efforts.

It is the intent of the current Historic Preservation Plan to concentrate on identifying and making recommendations for the preservation and treatment of County-owned properties. Although concentrating on County-owned structures, the Plan is also designed to encourage, support and assist municipal officials, private property owners, developers and all those interested in preservation, in their efforts to preserve such properties by identifying known sites on or eligible for inclusion on the State and National Registers. The Plan also assists other groups by identifying various means and methods that may be used to preserve these historic resources.

### Plan Organization

The Historic Preservation Plan is organized in two sections. Section One is the controlling plan document, and includes the basis for plan development, an inventory of historic resources, plan goals and recommendations and options for preservation which may be employed by Mercer County, local governments, nonprofits and private individual. It also includes information in various appendices regarding resource organizations, potential funding sources, local contacts, and other information that can be useful to local governments, preservation organizations and individuals interested in preserving resources on a local level.

Section Two includes an overview of County history, with emphasis on local histories and historic resources. This information is based on excerpts from the 1989 Mercer County Division of Cultural and Heritage "Historic Preservation Plan."



*Upper Bellemont Farm "Bank Barn"- Hopewell Township, c. 1760*

## GOALS, POLICIES AND RECOMMENDATIONS

### Primary Goals

The primary goals promoted by this Plan are summarized as follows:

- ***To support preservation and to promote the rehabilitation and adaptive reuse of County-owned historic resources.***
- ***To encourage historic preservation and rehabilitation of historic resources throughout Mercer County by government, nonprofit organizations, private property owners and all those interested in maintaining and protecting Mercer County's significant heritage.***
- ***To provide a basis for current and future County historic preservation efforts.***

The various policies and recommendations expressed below support the implementation of these primary goals. While expressing the intent of the County to protect and preserve historic resources, this Plan recognizes that the ability of the County to carry out these proposals may in some cases depend on future funding availability.

### General Policies/Recommendations of the Plan:

- Support historic preservation, rehabilitation and adaptive reuse of County-owned and non-County owned historic properties, sites, and structures.
- Support State and federal historic preservation programs and initiatives within the County, for example, the Crossroads of the Revolution National Heritage Area.

- Through the County Cultural and Heritage Division, in cooperation with other County agencies, increase County-wide awareness and appreciation of Mercer County's rich heritage through publications, other media and education / outreach programs.
- Support economic redevelopment opportunities inherent in the rehabilitation of historic properties and promote heritage tourism within Mercer County.

### Policies/Recommendations Directly Related to County-owned Properties:

- Identify County-owned structures that are on or eligible for listing on the State and National Register of Historic Places. Periodically update this list as new information becomes available.
- Examine County-owned properties likely to be potentially eligible for register listing. Where properties are found to be potentially eligible, review to determine desirability for certification by the NJHPO as eligible or for nomination to the State and National Registers.
- Create a prioritized list of the most significant County-owned historic properties. Develop criteria for determining most likely candidates for rehabilitation or adaptive reuse and, where warranted, develop a plan for rehabilitation, restoration and/or reuse.
- Explore opportunities to provide a stable source of funding to contribute to the restoration, rehabilitation and enhancement of County-owned historic structures and to continue preservation activities and planning. Examples of potential sources include annual capital appropriations and utilization of a portion of the open space tax.

- Identify and apply for available and applicable State, federal and other grants for historic preservation, including capital improvements and plan development. Pursue other financing options where possible.
- Review properties purchased by the County for open space and those purchased in fee simple as farmland as part of the County's farmland preservation program for potential historic significance. Preserve associated historic or architecturally significant resources.
- Encourage coordinated historic preservation and historic property redevelopment and review efforts among the County Parks Commission, County Planning Division, County Engineering Division, Mercer County Improvement Authority, County Cultural and Heritage Commission and County Division of Economic Development.
- Maintain an open dialogue and exchange of historic preservation information with local governments, the State Historic Preservation Office and other agencies involved in historic preservation. Also maintain contact with the NJ Office of Green Acres pertaining to their land purchases and potential for preservation of Mercer County open space properties that may have historic resource value.
- As required, employ historic preservation and related professionals to assess, evaluate and make recommendations pertaining to County-owned properties with potential historic significance.
- Where County-owned structures have been identified for preservation or adaptive reuse, make stabilizing these properties against deterioration a priority.
- Explore opportunities for entering into joint public/private partnerships with preservation organizations to facilitate the full restoration and adaptive reuse of historic structures. Where historic structures have been purchased as part of open space acquisitions and have little potential reuse as a County facility, consider sale or lease of structures to such groups for preservation purposes with preservation covenants or easements.
- Review County-owned bridges, identifying examples of the various historic and architecturally significant types. Prioritize the most important examples based on type and historic significance.
- Where bridges of historic or architectural significance must be replaced due to circulation and safety requirements, explore options for using salvageable portions in new locations where possible and practical. Explore adaptive reuse for such bridges such as pedestrian or bicycle bridges.
- Encourage links between open space and historic sites and structures. The "Crossroads of the Revolution" revolutionary war trail provides one example of how historic sites and open space and farmland may be linked to create a cohesive preservation area.

□

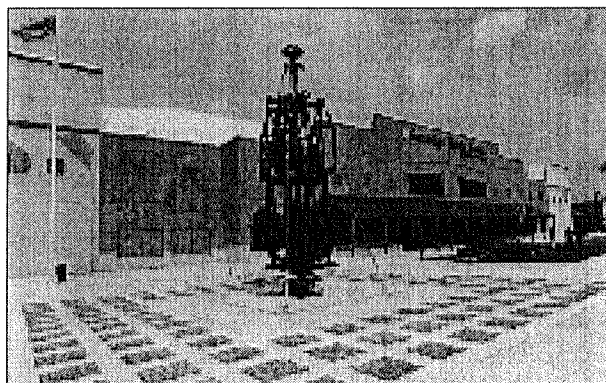


### **Policies/Recommendations Pertaining to Non-County-owned Properties.**

- Maintain a listing of significant historic sites and properties throughout the County and periodically update as new information becomes available.
- Encourage municipalities to complete and/or periodically update surveys of historic and potentially historic sites.
- Encourage local governments to support historic preservation through the use of their Master Plan and zoning powers, through the creation of local Historic Preservation Commissions and through participation in State and Federal preservation programs, such as the Certified Local Government Program and the Main Street New Jersey Program.
- Identify funding opportunities and resource organizations that may assist local governments, nonprofits and private individuals in historic preservation efforts.
- Maintain a dialogue with local historic commissions and historic advisory committees regarding preservation activities and the identification of potentially eligible sites and districts.
- Encourage local identification of sites potentially eligible for placement on the National and State Registers of Historic Places.
- Support local smart growth and growth management policies that promote reinvestment in existing centers and the rehabilitation of existing historic and non-historic structures where possible.
- Encourage local economic activity by promoting local rehabilitation and preservation efforts.

### **Achieving a Balanced Policy Toward Historic Preservation**

While acknowledging the importance of historic resources and the commitment to protecting them where possible, the County recognizes that with the limited amount of financial resources available, it may not be capable of rehabilitating or adaptively reusing all historic resources. The County also recognizes that there will be competing interests for available funding and potential competing uses for County properties and resources. When this occurs, reasonable efforts should be taken to protect and avoid conflicts with historic resources. This Plan therefore recognizes that, as part of the County's overall growth management planning, the value of individual structures and the desire to protect them must be weighed and balanced against competing public interests. In all instances, the County should seek to mitigate adverse impacts wherever they cannot be fully avoided.



*Sovereign Bank Arena – located on former Roebling Industrial Site, represents new construction that incorporates historically compatible architectural elements.*

## WHAT IS HISTORIC PRESERVATION AND WHY IS IT IMPORTANT?

### What is Historic Preservation?

Historic buildings, sites, objects, districts, streetscapes, and archeological sites are cultural resources which convey our past, instill a sense of heritage, and add to a community's character. Like other physical elements of a community, such as natural resources, historic resources must be identified, evaluated and protected for future generations. In general, historic preservation involves the identification, evaluation, and protection of historic and archaeological resources.



*New Jersey Housing and Mortgage Finance Agency, -  
City of Trenton  
Former Roebling Complex "Physical Testing House - 1928)*

The term "historic preservation" is used as a general term throughout this document and may refer to any number or combination of activities, including identification, evaluation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and/or reconstruction. The Secretary of the Interior standards define four distinct but interrelated approaches to the treatment of historic properties - Preservation, Rehabilitation, Restoration and Reconstruction<sup>2</sup>. In summary:

*Preservation* focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. It includes measures to protect and stabilize a property, focusing on maintenance and repair rather than replacement or new construction.

*Rehabilitation* acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

*Restoration* is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.

*Reconstruction* re-creates vanished or non-surviving portions of a property for interpretive purposes.

How a property is ultimately treated depends on a variety of factors, including but not limited to: its unique character or place in history, existing condition, intended use and availability of funds. As used in this document, the term *historic preservation* is focused on preservation and rehabilitation. This has been and will continue to be the emphasis as related to County-owned properties.

Rehabilitation is also the most closely tied to the modern reuse of properties as sources of economic development. It is essentially the process of returning a property to a *state of utility* through repair or alteration which makes possible an *efficient contemporary use* while preserving those portions or features of the property which are significant to its historic values.

All too often, historic properties fall into disrepair or become otherwise unsuitable for their original

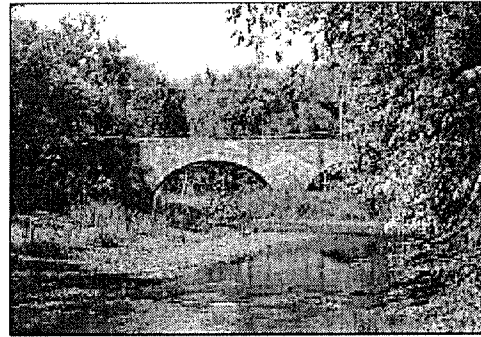
<sup>2</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, U.S. Department of the Interior National Park Service Cultural Resources - 36 CFR Part 68, National Historic Preservation Act of 1966, as amended.

use. One of the greatest challenges facing those that would bring these buildings back into utility is finding a viable modern use that can be made to fit within the historic context of the structure. An even greater challenge is to find a sponsor with the financial ability to complete the anticipated rehabilitation and ensure its continued use and maintenance.

One recent legislative change made to assist in this effort and reduce the associated costs is the *New Jersey Rehabilitation Subcode* or “rehab code” that was adopted in 1998,<sup>3</sup> which has made rehabilitation a more acceptable economic option for some builders. The code contains a set of technical requirements written specifically for existing buildings, making rehabilitation of existing structures less expensive and easier than under the previous building code requirements, which were oriented to new construction. The new Subcode includes provisions for buildings that meet the standards for historic buildings established by the relevant State or Federal agencies. The result is that many historic structures can be brought back into utility more cost effectively, while retaining more of their original character.

### **Why is it Important to the County?**

Historic preservation is important for many reasons. Traditionally, supporters of historic preservation have concentrated on the value of such resources as the embodiment of our collective heritage. These resources help to provide a sense of identity and connect past with present and, when maintained or restored, add value to our built environment. While most often connected with enhancement of our quality of life, only recently has the role of historic preservation within the larger context of land development, sprawl and economic revitalization been widely realized.



Stone Arch Bridge over Stony Brook in Princeton  
County ID 330.3. - Constructed 1809

### Relationship to Growth Management

As an engine of growth and renewal, particularly in existing centers and urban areas, the maintenance and reuse of historic resources supports the central goal of the County’s past and present Growth Management efforts for future development, i.e.,

The County *Growth Management Plan* stresses the importance of economic development and redevelopment in centers and other identified growth areas, and seeks to funnel County funding and infrastructure improvements into these areas. The underlying goal of the plan is to promote efficient and logical patterns of development by encouraging development and redevelopment where infrastructure already exists and to thereby reduce development pressures outside of these areas, which results in sprawl and its associated negative impacts. Reinvestment in centers and other areas where infrastructure exists or is planned has long been a foundation of the County’s planning policy and represents the most desirable form of future growth and development. Reinvestment and redevelopment of historic resources is typically synonymous with reinvestment in centers, where most historic resources are located.

<sup>3</sup>N.J.A.C.5:23-6.

<sup>4</sup>1986 Mercer County Growth Management Plan- Part 1, page 1-3

### Relationship to State Planning

Preservation and reuse of historic structures is consistent with the planning policies of the *New Jersey State Development and Redevelopment Plan (SDRP)*. The SDRP provides a basis for guiding future development and redevelopment throughout the State. It emphasizes reinvestment in centers such as cities and towns as a basic economic development policy and consequently discourages sprawl and its negative consequences. As part of its strategy in guiding development, it makes the protection of historic, cultural and scenic resources one of its nineteen substantive Statewide policies:

*Statewide Policy 9: "Protect, enhance and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects, and sites, and ensuring that new growth and development is compatible with historic, cultural and scenic values."<sup>5</sup>*

The SDRP seeks to coordinate the identification of historic areas, historic sites, landscapes, archeological sites and scenic corridors in local planning through their designation as "Critical Environmental/Historic Sites" (CEHS) on local plans and the State Plan Resource Planning and Management Map. Adaptive reuse of existing historic and non-historic structures is also supported by the SDRP as a method of promoting economic development and revitalizing centers.

### Compatibility with Smart Growth Initiatives

Historic Preservation is consistent with "Smart Growth" policies, which mirror the intent of the County Growth Management Plan and the State Development and Redevelopment Plan.

Smart Growth may be defined simply as:

*"Well-planned, well-managed growth. It means adding new homes, new offices and businesses, and new jobs to New Jersey's economy in a way that enhances and even rebuilds communities where we already live – without requiring higher taxes, adding to our road and traffic woes, and without erasing or polluting our remaining farmland, beachfronts, woodlands and open space."<sup>6</sup>*

By its nature, historic preservation emphasizes redevelopment of centers, where the majority of existing infrastructure typically exists. Rehabilitation makes centers more attractive for new investment and subsequently helps to lessen demand in undeveloped areas, reducing sprawl pressures. Rehabilitation does not require the development of undeveloped lands; it is an anti-sprawl activity. This reduction and reversal of sprawl development patterns is the essence of smart growth programs and the basis for both the County Growth Management and State Development and Redevelopment Plans.

### Open Space and Farmland Preservation

Historic Preservation is also indirectly linked to the County's efforts to preserve farmland and open space. Farms and County parkland often contain residences, barns and other structures with historic and cultural value. Where a site is being preserved for farming or open space, the historic landscape and scenic view of that property is preserved. Where open space is being preserved, increased benefits can be realized from the retention of historic structures on site. The Howell Living History Farm provides a perfect example of a County facility with historic, recreational, open space and cultural significance. The preservation of this site, its associated structures and farm activity provides a unique educational resource for County residents.

<sup>5</sup> New Jersey State Development Plan and Redevelopment Plan, Executive Summary, adopted March 1, 2001, page 23.

<sup>6</sup> New Jersey Future, What is Smart Growth" 1999

Another example of the link between open space and historic preservation is the recent State preservation initiative “Crossroads of the Revolution.” Congress is currently studying the feasibility of linking various New Jersey revolutionary war sites via a interbattlefield trail system connecting parks, open space and waterways, into a single National Heritage Area. In Mercer County, this historic/greenway initiative would link Washington Crossing State Park, Princeton Battlefield State Park, Trenton Battle Monument Park and other historic sites to other sites north, east and south of the County.

#### Historic Preservation as a Catalyst for Economic Development

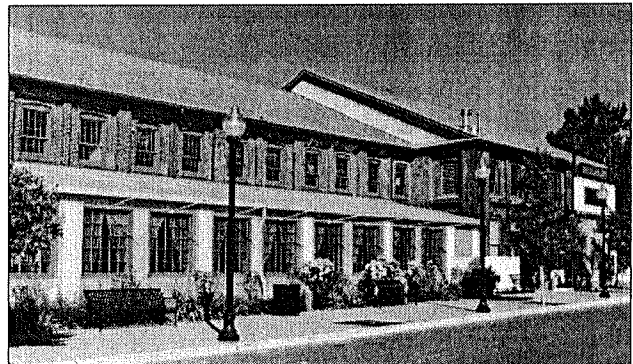
Historic properties are most often characterized in terms of the role they play in maintaining the local aesthetic and sense of place. But historic properties also have important *economic* values and their preservation and rehabilitation can have substantial positive economic impacts on future development, reinforcing the economic development initiatives emphasized in the County Growth Management Plan.

A recent Rutgers University study<sup>7</sup> examined in detail the positive economic effects of historic preservation and identified the quantifiable economic values associated with preservation in terms of dollars and cents. In summary, the conclusion of the study is that preservation is a powerful tool for creating new jobs, generating income, stimulating tax revenue, nurturing tourism and revitalizing our urban areas and downtowns, even surpassing investment in new housing and commercial construction in its overall positive economic impacts.

<sup>7</sup> Partners in Prosperity, The Economic Benefits of Historic Preservation in New Jersey, The New Jersey Historic Trust, 1998, pages 1-2 reporting information from “Economic Impacts of Historic Preservation”, prepared by the Center for Urban Policy Research, Rutgers University

#### *Rehabilitation*

For each one million dollars spent on non-residential historic rehabilitation, two more jobs are created than would be if the same money was spent on new construction. It also generates \$79,000 more in income, \$13,000 more in taxes, and \$111,000 more in wealth. Overall, preservation efforts in New Jersey creates 10,140 jobs within the State. These efforts generate \$263 million in income for New Jerseyans and stimulates \$298 million in taxes annually, of which \$144 million is local<sup>8</sup>. New Jersey historic properties contribute \$120 million annually in property taxes, an amount that increases when historic rehabilitation enhances property values.<sup>9</sup> Rehabilitation is particularly important as a job source in urban communities, as most labor devoted to this work is from local sources, providing quality job opportunities in areas where quality jobs are often lacking.



*Katmandu Restaurant – City of Trenton  
(former New Jersey Steel and Iron Co. / Trenton Iron Works)  
c. 1874*

<sup>8</sup>Economic Impacts of Historic Preservation, prepared by the Center for Urban Policy Research, Rutgers University, 1997, page 169.

<sup>9</sup>Ibid., pages 2-3

### *Travel and Tourism*

Travel and tourism is already one of the largest components of New Jersey's economy and is playing an increasingly important role in the economy of Mercer County, particularly in and around the State Capital. Recent redevelopment and restoration efforts (e.g. Waterfront Park, Sovereign Bank Arena, Invention Factory Science Center, Trenton War Memorial) stress redevelopment of the capital as an entertainment and tourist destination. Historic properties are already a top tourist destination in the State, and their rehabilitation and adaptive reuse in Mercer County, in combination with other redevelopment efforts, can add significantly to the area's economy. Unlike traditional industry, historic tourism generates no additional demand on schools, housing or related services.



*Trenton War Memorial – City of Trenton  
Constructed 1932 – Restored 1999*



*Battle of Trenton Re-enactment – City of Trenton*

*\* In New Jersey, heritage travelers spend \$432 million dollars annually.*

*\* Historic tourism alone generates 7,085 jobs in New Jersey of which half are in the restaurant and lodging industries, a key component in the capitol redevelopment plan.*

*\* Slightly more than \$383 million in income is created from visits to historic sites in New Jersey, with \$168 million staying in New Jersey. Of this, more than half is in retail and services, particularly lodging, restaurants and bars. Overall, heritage travelers spend more generously than the average traveler. They will generally spend more on an overnight trip, (60% more), stay longer in New Jersey (4.7 nights) and spend 78% more in restaurants than other travelers.*

*\* Federal, State and local governments gain \$216 million in tax revenue from historic tourism.<sup>10</sup>*

### *Economic Incubators and Downtown Renewal*

Preservation, rehabilitation and adaptive reuse of older building provides additional incentives to work and shop in a community, and generates continued interest in downtown renewal. The reuse of older buildings is particularly important in the new economy, in which most new jobs are being created through the development of new, smaller businesses. With the high cost of new construction, start-up businesses often seek buildings in the "secondary" office/retail market; that is existing older buildings in existing downtowns, which can often be economically adapted to new business and significantly less expensive to lease than new office or retail structures, often located in more suburban areas. These new-economy businesses are often technology oriented, which require less space and so can better adapt to smaller buildings.

Depending on the level of rehabilitation and/or restoration needed or desired for a older building, there may be instances where new construction is less expensive. However, renovation and adoption of existing buildings for new business

<sup>10</sup> Ibid, pages 5-8.

becomes increasingly important as the costs associated with new construction and demolition rise. The reuse of older buildings can keep costs down for many new and smaller businesses.

### RECENT PRESERVATION EFFORTS BY THE COUNTY OF MERCER

The County has played an active part in efforts to preserve and rehabilitate historic properties wherever possible and practical, within its statutory powers to do so. There are many examples of this commitment.

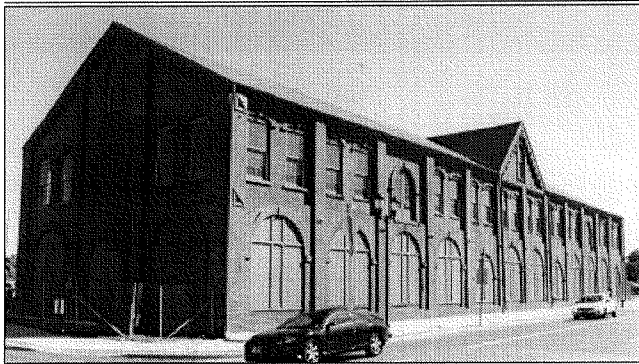
- One of the most prominent examples of historic rehabilitation can be seen in the adaptive reuse of many of the *John A. Roebling and Sons Company* buildings in downtown Trenton, an effort that began in 1985. This factory complex is where steel cables were developed for such landmarks as the Brooklyn Bridge and the Golden Gate Bridge and is listed on the State and National Registers of Historic Places. Once abandoned and seemingly destined for demolition, many of the industrial structures remaining on this 45-acre site have been and are in the process of being converted to various retail, office, housing, education, entertainment and governmental facilities, due to the joint preservation efforts and cooperation between the City of Trenton, Mercer County and local private business interests. The Roebling Market Shopping Center, offices of the NJ Housing and Mortgage Financing Agency and the Pellettieri Homes Senior Citizen Residential Complex and the Invention Factory Science Museum (currently under construction) all make use of former Roebling Steel buildings.



*Roebling Market (Retail) – Trenton  
Redeveloped from Roebling and Sons Steel Co.*

- As part of the reuse of this complex, the structure once used as the corporate offices for Roebling Steel has been renovated to house County administrative offices. In addition, the County has obtained Green Acres funding for the redevelopment of urban open space and outdoor exhibits other County-owned land within the complex that will benefit State and city redevelopment projects that will further enhance the overall site.
- The County is also currently involved in securing the adaptive reuse of “Building #4”, the former American Steel and Wire Company factory structure located across from the newly completed Sovereign Bank Arena. This 20,000 square foot building has recently undergone substantial exterior renovation and is now planned for use as a sports restaurant and entertainment complex called the “Trenton Foundary” as part of the entertainment district centered on the new arena. Facade easements secured by the County will maintain the historic exterior of the structure. The ongoing revitalization of the Roebling complex and the surrounding area is a major component in the revitalization of South Trenton.





*“Building 4” – Roebling / American Wire Rope Building to be converted to a sports hall of fame and entertainment center as part of the Mercer County Arena Improvement District. c. 1875*

- The *Howell Living History Farm/Museum* provides another example of the County’s preservation efforts, combining both open space and historic preservation. The 130 acre farm parcel is located at the foot of Baldpate Mountain in Hopewell Township. The property is maintained by the County as a demonstration farm, depicting typical farming practices circa 1900. The original farmhouse, barns and other outbuildings are preserved and used to educate residents as to the County’s rural past.



*Howell Farm Living History Museum  
Hopewell Township  
19th Century Farm Complex*

- In 1998, adjacent *Baldpate Mountain*, including 1,250+ acres, was purchased by the County. This scenic parcel contains several

residential and farm related structures and some may be refurbished for use as nature center, visitor center and/or for utility structures associated with the new park.

- In 1989, the County Cultural and Heritage Commission commissioned a County-wide summary of historic resources and developed a historic preservation advisory plan.<sup>11</sup> The document discussed the history of the County in abundant detail, and portions of this plan have been used in the development of this current document.
- In 1998, recognizing that historic structures play a significant role in defining the character of the County, and that there was no single County-wide body charged with the advancement of historic preservation, the County moved to organize efforts to preserve historic structures and buildings through the creation of a County Historic Preservation Commission. Working with the County Planning Division, this Commission has been directly involved in the formation of this document and in the process of identifying County structures of historic significance for study and for possible rehabilitation and reuse.

In conjunction with its duty to identify and support the preservation of County-owned properties, the newly created County Historic Commission, with the support of the County Planning Division, initiated examination of two historic structures on County parkland to determine their potential for preservation and reuse. Architectural consultants were hired to examine and prepare preservation plans for the Noah Hunt House in Rosedale Park and the Rogers House in Mercer County Park, both structures being on the State and National

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<sup>11</sup>Mercer County Historic Preservation Plan, prepared by Hintz Associates, Inc., December 1989.



Registers of Historic Places. Discussions for future protection and use of these structures is ongoing. Most recently, the County received a grant from the New Jersey Historic Trust to conduct a detailed Historic Structure Report for the Noah Hunt House to help in assessing its architectural history and provide guidance as to its most appropriate future use.



Noah Hunt House – Rosedale Park- Hopewell and Lawrence Townships  
Original Construction c. 1750  
Currently undergoing stabilization by Mercer County. The County recently received a grant from the New Jersey Historic Trust to analyze this structure which was built in three main sections between 1750 and 1850

**MERCER COUNTY HISTORIC PRESERVATION COMMISSION**

The Mercer County Historic Preservation Commission (hereafter, Commission) was created by County ordinance on June 24, 1998.<sup>12</sup> The Commission is composed of fifteen (15) members as follows:

- a. The County Executive or his/her designee;
- b. One member of the Mercer County Board of Chosen Freeholders;
- c. The Director of the Mercer County Cultural and Heritage Division;
- d. The Director of the Mercer County Planning Division;
- e. Eleven (11) citizen representatives, which shall include representatives of organized historic preservation association as well as individuals versed in the technical aspects of historic preservation.

As established by County ordinance, the powers and duties of the Commission include the following:

- \* Compiling a list of buildings and structures which have been designated for inclusion in the historic register.
- \* Identifying buildings and structures which maybe eligible for inclusion in the historic register.
- \* Preparation of a County Historic Preservation Plan for County-owned as well as privately owned buildings and structures.
- \* Identifying and applying for applicable grants for historic preservation.



Rogers House – Mercer County Park, West Windsor and Hamilton Townships  
Original Construction c. 1761  
This structure is currently being stabilized by Mercer County to prepare a foundation for future improvements

<sup>12</sup> County of Mercer Ordinance 98-7, adopted June 24, 1998.

## LANDMARK DESIGNATION IN MERCER COUNTY

Historic preservation is a recognized public policy and activity supported and implemented by individuals, organizations, and government. In New Jersey, the public commitment to implement historic preservation is defined primarily by three distinct designation types: the National Register of Historic Places, the New Jersey Register of Historic Places, and designation by a municipality pursuant to the authority of the New Jersey Municipal Land Use Law. Other advocates for preservation include local conservancy and nonprofit groups and State and County government.

### National Register and State Registers of Historic Places

The *National Register of Historic Places* was established in 1966 as a result of the National Historic Preservation Act (80 Stat. 915, as amended) and is the official list of the nation's historic resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. The register includes significant districts, sites, structures, buildings, and objects of local, State and national interest. The 1966 Act instructed the governor of each State to appoint a State Historic Preservation Officer (SHPO) to work in partnership with the U.S. Department of the Interior's National Register Office, which is administered by the National Park Service. In New Jersey, the State Historic Preservation Officer is the Commissioner of the New Jersey Department of Environmental Protection (NJDEP). The Historic Preservation Office, which is in the NJDEP Division of Parks and Forestry, constitutes the professional staff of the SHPO.

The *New Jersey Register of Historic Places* is the official list of New Jersey's historic resources of local, County, State and national interest. This was created by the New Jersey Register of Historic

Places Act of 1970.<sup>13</sup> The New Jersey Register is closely modeled after the National Register Program. Unlike the federal program, however, the State Register only applies to properties that have been officially listed on the Register. The federal program applies to all properties listed on or found to be eligible for listing on the National Register.

### Benefits

#### *Protection from Public Encroachment*

Inclusion on the New Jersey and National Registers provides a degree of protection from public encroachment on historic properties through a formal review process. Section 106 of the National Historic Preservation Act of 1966 provides for review of any federally licensed, financed or assisted undertaking for properties listed on, or eligible<sup>14</sup> for listing on the National Register. This review is designed to prevent destruction or damage of historic resources by federal agencies. The New Jersey Register law extends this same type of protection to any State, County or municipally funded or licensed projects involving properties listed on the New Jersey Register.

While initiating a review of federal, State, or local public projects, *listing on the New Jersey and National Registers does not place restrictions on private property owner rights. It is only public actions which may be directly constrained by listing on the National or State Registers.* Private property owners remain free to alter, manage or dispose of their property as they see fit, *within the confines of local zoning laws, provided no federal or State license, permit, or funding is involved.* It

<sup>13</sup> N.J.S.A. 13:1B-15.128 et. seq.

<sup>14</sup>The National Register affords protection to properties that have been listed and those that have been determined to be eligible for listing on the Register. The New Jersey Register does not have an "eligible for" provision, and only affords this protection to sites actually listed.

should be noted, however, that while the State may not regulate private property based on register status, local municipal zoning may include provisions applying special treatment to such properties and may be more restrictive.

### *Financial Benefits*

In addition to requiring review and consideration in the planning of federal or federally assisted projects that may impact historic properties, inclusion on the *National Register* enables the owner of a property to take advantage of certain financial benefits.

First, it qualifies projects for federal assistance for historic preservation, when funding is available. Second, inclusion on the National Register makes federal investment tax credits available for rehabilitation of income-producing properties.

Properties listed on the National Register of Historic Places are eligible for an *investment tax credit*. The Tax Reform Act of 1986 permits owners and some lessees of certified historic buildings to take up to a 20% *income tax credit* for rehabilitation of a certified historic commercial structure (including rental housing). For example, if \$100,000 was used in the substantial rehabilitation of an income producing property listed on the National Register of Historic Places, tax credits in the amount of \$20,000 would be available. This credit is applied directly to federal income tax owed, e.g., if an individual owed \$10,000 in taxes but had a \$10,000 tax credit, there would be no taxes payable. A 10% tax credit is available for rehabilitation of non-historic structures built prior to 1936.

A *certified historic structure* is a building that is listed individually in the National Register of Historic Places or a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The "structure" must be a building. A *registered historic district* is any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a registered historic district if the district and the enabling statute are certified by the Secretary of the Interior.<sup>15</sup>

### Eligibility Standards

Both Registers have the same criteria for eligibility, nomination form, and review process. To be eligible for the New Jersey and National Registers of Historic Places, a building, structure, object, site or district must be significant in American history, architecture, archaeology, engineering or culture at the national, state or local level and possess integrity of location, design, setting, materials, workmanship, feeling and association. Significance is evaluated using four basic criteria<sup>16</sup>:

- \* Association with events that have made a significant contribution to the broad patterns of our history;
- \* Association with the lives of persons significant in our past;
- \* Embodiment of the distinctive characteristics of a type, period, or method of construction, or representing the work of a master or possess high artistic values, or representing a significant or distinguishable entity whose components may lack individual distinction;
- \* Have yielded or may be likely to yield information important in prehistory or history.

<sup>15</sup> "Preservation Tax Incentive for Historic Buildings, U.S. Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services, 1996, page 5.

<sup>16</sup> See Appendix D for additional information

Nomination for Register Status

Anyone can prepare a nomination application. Applications are typically prepared by individual, cultural/historical organizations, governmental agencies, professional consultants, and historic site surveys. These are submitted to the Historic Preservation Office, where they are reviewed for eligibility, documentation and prioritized for processing. Property owners and County and local officials are noticed and given an opportunity to comment, and a public meeting is held for historic districts. Applications are reviewed by the State Review Board for Historic Sites. Once passed and signed by the SHPO, the property is listed on the New Jersey Register and simultaneously recommended for the National Register. Since private property development is not restricted by listing, private owner objection does not prevent a site from being listed in the New Jersey Register. It does, however, preclude inclusion in the National Register.

**National Historic Landmarks**

In addition to being on the National Register, the Office of the Secretary of the Interior may designate buildings, sites, districts, structures and objects to be *National Historic Landmarks* (NHLs). These are sites that possess national significance and have exceptional value in representing or illustrating an important item in the history of the nation. Primarily, these are identified by studies undertaken by the National Park Service and National Park System Advisory Board which provide a comparative analysis of properties associated with a specific area of American history. As of this writing, New Jersey has about 50 NHLs, of which 13 are located in Mercer County.<sup>17</sup>

**City of Trenton:**

- \* Abbot Farm Historic District
  - \* Old Barracks
  - \* William Trent House

**Princeton Borough:**

- \* Grover Cleveland House (Westland)
  - \* Albert Einstein House
    - \* Morven
    - \* Nassau Hall,
- \* Presidents House (Maclean House),
  - \* Prospect
  - \* Joseph Henry House

**Princeton Township:**

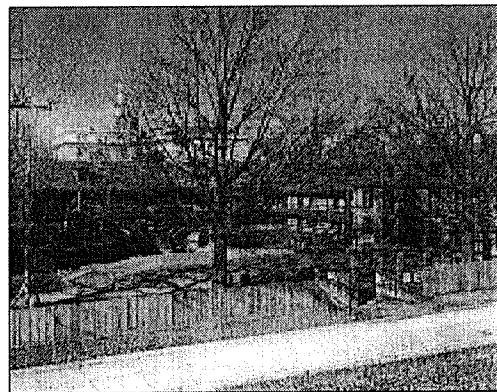
- \* Princeton Battlefield
- \* Maybury Hill (Joseph Hewes House)

**Hopewell Township:**

- \* Washington's Crossing

**Lawrence Township:**

- \* Lawrenceville School



*Old Barracks – City of Trenton  
Constructed 1758*

<sup>17</sup>New Jersey's National Historic Landmarks, publication of the NJ Historic Preservation Office, 2000.

**Local Historic Landmark Designation**

The New Jersey Municipal Land Use Law (MLUL) allows local municipalities to identify, designate and regulate historic resources.<sup>18</sup> Unlike the National and State Registers, which have no control over the actions of private individuals in relation to historic properties, municipalities are free to regulate identified historic sites and districts through its zoning powers provided several provisions of the MLUL, including the preparation of a Historic Preservation Plan Element to the Master Plan, are met. Based on a locally established criteria, these listings often include properties that, while locally significant, have not been determined to be eligible for listing on the State or National Registers. Consequently, such lists may include a wider variety of properties, sites and structures.

**The Crossroads of the American Revolution National Heritage Area**

Congress recently authorized the United States Secretary of the Interior to conduct a Special Resource Study and National Heritage Area Feasibility Study for Central New Jersey. Called the Crossroads of the American Revolution National Heritage Area, this new preservation initiative recognizes New Jersey’s pivotal role in the American Revolution, in which Mercer County figures prominently. The proposed Corridor will provide connecting trails between Revolutionary War sites including the major sites at Morristown’s Jockey Hollow National Historic Park, Washington Crossing State Park, the Old Barracks in Trenton, Princeton Battlefield State Park and Monmouth Battlefied State Park. The trail system will include linkages from Jockey Hollow to Washington Crossing State Park, linkages from Washington Crossing to Princeton Battlefield (including one to the Trenton Barracks) and linkages from Princeton Battlefield to Monmouth Battlefield.

The Heritage Area seeks to link Revolutionary War historic sites and preserve major open space areas, stream and river corridors and farmland along the trail. These corridors will connect residential areas along the trails with open space and will help to preserve biodiversity within these natural areas. Farmland will be preserved along the trail to maintain and enhance the aesthetic/historic landscape that was present during the Revolutionary War.

The proposed heritage area is divided into seven geographical areas. Sites in Mercer County are characterized by their role in marking the turning point of the War. Under the category heading of “Ten Crucial Days,” specific Mercer County sites on the Heritage Trail that are indicated include: Washington Crossing State Park, the Old Barracks Museum, Trent House, Trenton Battle Monument, Princeton Battlefield State Park, Morven, Bainbridge House, the New Jersey State Museum, Stony Brook Friends Meeting House, The Princeton Battle Monument and Nassau Hall at Princeton University.

<sup>18</sup> C.40:55D-109 -117

## MERCER COUNTY HISTORIC RESOURCES

Attached as an appendix to this document is a list of County-owned structures and sites that are either on, eligible for, or potentially eligible for inclusion on the State or National Register, pending further review. Also included is a listing of all Mercer County sites, structures and districts that are either on the State and/or National Register of Historic Places, or have been determined to be eligible for inclusion on the Registers by the New Jersey Office of Historic Preservation (HPO).<sup>19</sup> As such, they may be considered some of the most significant historic properties in the County. This list includes all County, local and State government and privately-owned sites and districts.

These lists should not be interpreted as the final word on sites which may be eligible for inclusion on the State and National register, as there are many sites existing which have simply not been evaluated by the State as to eligibility potential. For example, while many of the sites listed as significant in the 1989 Historic Preservation Plan are included on the State's listing, there are many others that were identified in this plan that are not on the State's listing. This does not mean they are not eligible, but that they have not been further reviewed by the State Historic Preservation Office.

In addition, most Mercer County municipalities have an identified list of "historic," "culturally significant," or "landmark" properties and districts which may or may not have been adopted as part of a local Master Plan. These may have been put together by a government Commission or nongovernment Landmarks or Historic Society, and the criteria for inclusion in local lists will vary by municipality. Invariably, these local lists will include many of the sites identified in the State and National Register listing, but will also include

others for which no official determination of eligibility has been made. It is not within the scope of this plan to assess all of these properties, however, these sites, as available from the municipalities, are also referenced in the appendix to this document.

### Appendix A. County-owned structures –

At present there are nine County-owned<sup>20</sup> properties with structures known to be on or eligible for listing on the State and National Historic Registers. In addition, there are 14 bridges that have been found to date to be eligible for listing or found to be a contributing element to an existing historic district. These are listed in Appendix A. Also included in this list are other County-owned structures that may have potential historic value, some of which may also be eligible for Register listing.

This Plan envisions continued review of these and other County-owned structures as identified, including review of any new structures purchased by the County as part of its open space program. These will be the subject of ongoing historic review to determine eligibility and appropriate preservation actions.

### Appendix B. Historic Sites on or Eligible for listing on the State and/or National Registers of Historic Places -

Appendix B includes a listing of all known historic sites on or eligible for listing on the State and National Registers, broken down by municipality and source. This is a "global listing" including known sites and districts throughout the County. This listing includes sites identified as on or eligible for listing on the State and National Register of Historic Places per the State Historic Preservation Office. It also includes sites or districts identified as eligible for listing in the 1989 Cultural and

<sup>19</sup>New Jersey Historic Preservation Office List of Properties, updated 6/25/01

<sup>20</sup> Owned by the County of Mercer or the Mercer County Improvement Authority.

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Heritage Historic Preservation Document and sites recently identified by municipal historic commissions as potentially eligible.<sup>21</sup>

Both Appendix A and B are based on information available as of this writing and may not be exhaustive. They are subject to update as new information is obtained from local or state sources, or where new historic sites are obtained by the County of Mercer.

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<sup>21</sup> Several districts like the D&R Canal and Camden and Amboy Railroad Line occur multiple times as they run through several municipalities.

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## **GENERAL THREATS TO HISTORIC RESOURCES**

### **Incompatible Development**

New development is one of the primary causes of the destruction of historic resources. This is particularly true when an older residential neighborhood is rezoned to permit commercial and/or mixed use. Unless protected via local historic districting, historic commission review and careful site plan analysis, intensifying allowable development in an area may lead to the removal of architecturally significant and sometimes historic structures. For example, where major redevelopment projects are undertaken in urban centers, this is often a consequence of renewal, particularly where structures are isolated from cohesive areas with significant architectural and/or historic features. Where these cohesive areas do exist, they can be *protected via zoning* which recognizes the unique characteristics of the area, and in the application of special design review criteria when modifications to structures are proposed. It is less likely that isolated structures can be preserved in areas zoned for major redevelopment unless they have significant historic or cultural importance.

### **Transportation Improvements**

Changes in the transportation network, such as new roads or road widenings, can also threaten historic resources. The effect of a new road that requires the razing of historic structures is obvious. However, even bringing a new or expanded road within close proximity to a historic structure can be detrimental. Not only can the site's character and historic context be degraded by the presence of a roadway, but bringing roadways too close to historic structures can increase the chance of damage from auto accidents, expose fragile exterior materials to harmful auto exhaust, and cause structural damage from traffic vibrations.

It should be noted that, while changes in the transportation network can have negative impacts to some historic structures or sites, they can also serve to protect other resources by directing traffic away from large and established residential and sometimes historic neighborhoods or villages, protecting them from the ill effects of excessive traffic and possible demolition and/or incremental deterioration of structures within these villages. One such example is the ongoing Penns Neck Environmental Impact Statement Roundtable, a cooperative project seeking to find ways to divert traffic away from the residential and historic enclave of Penns Neck in West Windsor Township.

### **Demolition by Neglect**

Perhaps the most common threat to older structures is demolition by neglect. This form of threat is difficult to address, because it does not involve trying to prevent one of the more tangible actions from occurring, such as the razing of a building. Demolition by neglect often occurs when a structure falls into inutility, when a property fails to generate enough income to allow proper maintenance, and/or where the property deteriorates enough to economically justify demolition so that a more profitable use can replace the existing use. This situation is aggravated in an environment of rising property values, as is the case presently in Mercer County. Building neglect by absentee landlords can further aggravate this problem.



## METHODS OF PRESERVATION

The following are some of the most common preservation methods available to County Government, local municipalities, nonprofit groups and individuals.

### **Preservation Methods Available to the County of Mercer**

#### The Master Plan Process:

Under State Law, the County Planning Board is required to make and adopt a Master Plan for the physical development of the County, including recommendations for the development of the territory covered by the plan.<sup>22</sup> In New Jersey, counties have limited direct authority to regulate general land use and environmental resources except in the review of projects impacting County roads and drainage systems and the development of programs and budgets for capital expenditures related to these infrastructure systems. The County's influence on land use (including historic preservation), is largely advisory and nonbinding, although the development of County roads and participation in approval of new infrastructure expansion can have significant impacts on local development plans. Counties can, however, address properties that are under its control, and the County Historic Preservation Plan can be adopted as part of this overall Plan. The County Historic Preservation Plan can also provide guidance for municipalities in developing their planning programs. It is in this advisory capacity that the County can influence locally oriented historic preservation efforts. Additionally, where a County proposes to use a portion of its Open Space Trust Fund for the preservation of historic resources, it is required that this be done in accordance with an adopted Historic Preservation Plan and through a referendum providing for the

expenditure.

#### Direct Control of County-owned Properties

The County can directly determine the disposition of the properties it has under its control, including those which may have historic significance. As these are under County control, they may be reviewed and assigned priorities for preservation and/or rehabilitation as part of the County's capital improvement program.

#### Working with Local and Regional Preservation Organizations

*The County may also work with local preservation organizations to restore or rehabilitate County-owned properties.* Depending on the type of structure, intended use and location, historic structures may be leased or sold to nonprofit historic conservancies or similar organizations with restrictions on use and alteration. In this way, the historic integrity of a property may be protected, and compatible and appropriate use may be employed. For leased properties, rents collected may be used to rehabilitate or maintain the structure in question, and/or to maintain or improve other similar County structures.

#### Farmland and Open Space Preservation

Historic structures and scenic landscapes may be acquired in conjunction with County farmland preservation and open space protection programs. While the main intent of these programs may not be to preserve historic resources, often, a preserved site may contain historic structures, scenic views and/or historic landscapes which may be protected as part of the property's preservation.

In addition, protection of environmentally sensitive greenway and/or blue way corridors may also have historic significance. For example, the County Open Space Plan supports preservation of the Delaware and Raritan Canal, which has both environmental and historic significance. In

<sup>22</sup>C:40:27-2

another example, protected greenways, stream corridors, farms and historic sites are all proposed to be linked as part of the *Crossroads of the Revolution* historic/natural trail system proposed by the National Parks Service.

Site Identification and Register Nomination

After identifying County-owned sites with potential historic significance, the County may initiate assessment for use and have eligibility assessments performed for possible listing on the State or National Registers of Historic Places. The County may also nominate, or provide assistance in the nomination of eligible properties for inclusion in the Registers.

Education

The County may sponsor further education regarding the importance of historic preservation and suggest methodologies for accomplishing preservation through the development of its Master Plan, through development of other advisory and resource documents, by sponsoring educational events and by disseminating technical information or pertinent information links to interested parties.

Participation in State and Federal Funding Programs and Open Space Trust Funds

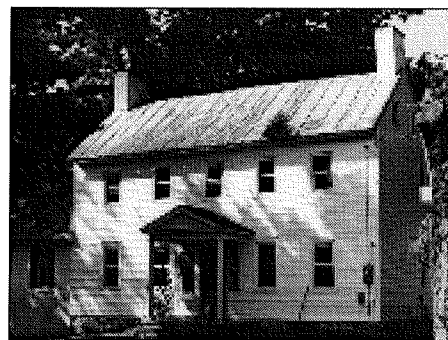
The County can identify possible funding sources associated with the restoration and rehabilitation of historic resources and apply for this funding as a means to finance preservation activities. One such funding source was recently created by the Garden State Preservation Trust Act signed into law in 1999. This act establishes a Historic Preservation Trust Fund which will receive \$6 million annually for ten years to fund historic preservation projects including matching grant awards.

Also, where approved, counties may use a portion of their Open Space Trust Funds for preservation purposes, which may include provisions to use a portion of the funding for historic preservation

purposes. The current Mercer County Open Space Trust Fund does not include reference to historic preservation, therefore it cannot be used directly for this purpose.

Creation of a County Historic Commission/Support for Cultural and Heritage Activities

Counties may create special bodies such as County Historic Commissions or Cultural and Heritage Divisions to promote historic preservation agendas. As indicated earlier in this report, Mercer County created the Mercer County Historic Commission to help identify County-owned historic properties and address historic preservation issues from a regional basis. The County also has a Cultural and Heritage Division that may promote historic information throughout Mercer County by providing information to the public pertaining to historic resources, promoting historic tourism opportunities.



*Adams House, a.k.a Fish Farmstead – Mercer County  
Equestrian Center – Hopewell Township  
Original Construction c. 1825-1850*

## **Preservation Methods Available to Local Government, Private Organizations and Individuals**

The County has no direct jurisdiction over the use of historic resources not owned by the County. The majority of these resources, however, are controlled by municipalities, private individuals and/or nonprofit organizations, who in turn have the greatest ability to protect them. A wide variety of tools are available for consideration by local government and private individual/organizations for historic preservation and rehabilitation.

### **Local Government**

#### Municipal Land Use Law

Municipalities in New Jersey obtain their authority to identify, evaluate, designate and regulate historic resources (individual sites and districts) from the Municipal Land Use Law, the enabling legislation for municipal land use and development, planning, zoning and since 1986, historic preservation zoning. The Law contains various provisions for local protection of historic resources, including the development of a Historic Preservation Plan Element to the Master Plan, the designation and regulation of historic sites and districts by ordinance, and the adoption of a Local Historic Preservation Commission.<sup>23</sup>

#### Historic Preservation Plan Element

The Municipal Land Use Law allows a municipality to prepare and adopt a historic preservation plan element as part of its comprehensive master plan. A historic preservation plan may include: the location and significance of historic sites and historic districts; standards used to assess worthiness of historic sites or districts; and an analysis of each component and element of the master plan on the

preservation of historic sites and districts. If a municipality seeks to use special zoning as a tool to protect historic resources, they must first be identified in an adopted Historic Preservation Plan Element.

#### Historic Preservation Ordinances and Historic Preservation Commissions

A zoning ordinance may designate and regulate historic sites and/or historic districts and provide design criteria and guidelines for development related to these sites or districts.<sup>24</sup> All historic sites and districts designated in the zoning ordinance must be based on identification in the historic preservation plan element to the Master Plan. Ordinances may take the form of “overlay zoning,” that is a set of criteria that must be applied to identified sites or districts in addition to the underlying general zoning regulations. These often include a set of general design criteria that can be used to assess the visual compatibility of new construction and proposed additions. Height, scale, building massing, directional expression, setbacks, sense of entry, roof shapes and similar characteristics are examples of design criteria often noted.

Preservation ordinances may be tailored to fit the needs and conditions of individual communities and can be very specific or more general, depending on the nature of the historic districts or sites and the level of regulation desired. Where used, historic preservation ordinances should include:

- \* a statement of purpose and intent.
- \* definitions of terms, such as alteration, improvement, etc.
- \* criteria and procedures for the designation of historic sites and districts.

<sup>23</sup>C.40:55D-28B(10), C.40:55D-65.1, C.40:55D-107

<sup>24</sup>C.40:55D-65.1

\* procedures for the review of alterations, new construction, and demolition affecting designated historic properties.

\* standards and guidelines for historically appropriate and compatible alterations and new construction (design guidelines).

The designation of sites and districts serves to alert the municipality, developers and property owners to the presence of historic structures, enabling more informed site plan review of development proposals in the area. The incorporation of historic district overlay zoning can help insure that development taking place within a district addresses general design considerations to promote compatibility between old and new structures and protect these areas from inappropriate development.

If a municipality desires to regulate historic districts and/or sites via zoning, the governing body must also create a *Historic Preservation Commission*. The powers delegated to the Historic Preservation Commission are as follows<sup>25</sup>:

- Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;
- Make recommendations to the Planning Board on the Historic Preservation Plan Element of the Master Plan and on the implications for preservation of historic sites of any other Master Plan Elements;
- Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
- Advise the Planning Board and Board of Adjustment on applications for development in

historic zoning districts or on historic sites designated on the zoning or official map or in any component element of the Master Plan.

- Provide written reports for the issuance of permits on the application of the zoning ordinance provisions concerning historic preservation;
- Carry out such other advisory, educational, and informational functions as will promote historic preservation in the municipality.<sup>26</sup>

At present, seven Mercer municipalities have Historic Commissions formed under the Municipal Land Use Law regulations. These are: East Windsor Township, Ewing Township, Hamilton Township, Hopewell Borough, Hopewell Township, Princeton Township, and the City of Trenton. Lawrence Township, Princeton Borough and Washington Township have *historic preservation advisory committees*. These are not Commissions formed under the MLUL, but they do provide for review of projects impacting historic sites and districts which can be passed on to the local Planning or Zoning Boards. Hightstown Borough, Pennington Borough and West Windsor Township do not presently have any official government bodies directly related to historic preservation.

#### Site Identification and Register Nomination

Government bodies, can nominate properties for inclusion in the State and National Registers of Historic Places, and thereby make these properties eligible for associated planning consideration and protection, and eligible for funding and/or tax credits through programs which may condition funding on Register eligibility or listing on the State and/or National Registers.

<sup>25</sup>C: 40:55D-107

<sup>26</sup>C: 40:55D-109

### Zoning, Subdivision and Site Plan Review

Local zoning is often blamed for hastening the demise of historic structures as it generally promotes new construction without regard for existing historic structures or landscapes. However, it can also be used to support historic preservation. In combination with basic subdivision and site plan review procedures, a municipality may use zoning to protect identified historic resources, even where specific historic site or historic district zoning are not applied. Site plan review requirements can be used to influence the location of structures, and provide screening and landscaping to mitigate negative impacts to existing historic resources.

Zoning ordinances which permit the concentration, shifting or transfer of new development away from historic features may also be used. *Clustering* allows new development to be concentrated on a portion of a site with the least impact historic or culturally significant resources. As recently adopted by the Borough of Princeton, buffer / transition areas may be required around historic properties to protect their integrity.

*Incentive zoning* can also be used to provide a developer an economic incentive for preservation of existing historic structures. For example, in return for the protection of an existing historic farmhouse, the house could be excluded from the calculation of permitted units on the parcel that is the subject of development. Essentially, the developer receives a bonus of one additional dwelling as an incentive to retain and possibly rehabilitate a historic or culturally significant structure.

### Participation in the Certified Local Government Program

The Certified Local Government Program (CLG) was authorized by the National Historic Preservation Act Amendment of 1980 and is designed to provide more formal participation by

communities in federal and State historic preservation programs. Under the program, governments are considered for certification by New Jersey's State Historic Preservation Office. The Certified Local Government program offers many benefits, including:

\* Eligibility to apply for a portion of the State's grant funding for historic sites survey and historic preservation planning projects. In accordance with the 1980 amendments to the National Historic Preservation Act, the State is required to set aside for certified local governments at least 10% of its Historic Preservation funding (HPF) from the National Park Service. Historic Preservation Fund matching grants are also available to municipalities with CLG designation for historic resources survey, preservation planning and pre-development projects.

\* An opportunity to become more involved in New Jersey and federal historic preservation programs. Certified local governments are afforded the opportunity to comment on all New Jersey and National Register nominations in their jurisdiction.

\* Better coordination and cooperation with the NJ State Historic Preservation Office (SHPO).

Participation in the CLG program requires that a municipality have a historic preservation ordinance and a historic preservation commission conforming to the specifications of both the New Jersey enabling legislation, the Municipal Land Use Law, and the National Park Service approved New Jersey Certified Local Government Guidelines. At present, four Mercer County municipalities are CLG certified. These include Hopewell Township, Lawrence Township, Princeton Township and Princeton Borough.

### Municipal Building Code Enforcement

One of the most basic actions a municipality can take to prevent the deterioration of historic and other structures is to vigorously enforce existing building codes. Historic properties are often lost to neglect, which, over time, gradually raises the cost of rehabilitation and increases the likelihood that

irreparable damage will be done. Diligence in basic code enforcement can prevent or slow the gradual but certain impacts of neglect.

### Local Open Space Trust Funding

Like Counties, municipalities also have the option of adopting, by referendum, local Open Space Trust Funds, which may include a historic preservation component. At present, eight Mercer municipalities have Open Space Trust Funds.<sup>27</sup> Even if not specifically designated for this use, the use of the Open Space Trust Fund sometimes results in the protection of historic structures that may be located on the open space in question.

### Private Organizations/Individuals Engaged in Historic Preservation

#### Historic Societies / Landmark Organizations/Nonprofit Conservation Organizations

Local Historic and Preservation Societies are grass-roots organizations which, unlike Historic Commissions, are not directly associated with local government. They may exist where there is no local Historic Commission or official Township review committee or may exist in addition to a local historic commission. These organizations may concern themselves with historic resources located throughout a municipality, or with a more discrete area of concern. In any event, they characteristically collect and disseminate information regarding local resources, and often provide the foundation for the historic resource information available in a municipality. Often, these are formed as 501 (c)(3) nonprofit organizations, providing tax exempt status and allowing the organization to apply for various

funding only available to nonprofit organizations.

Beyond local historic societies and landmark organizations, other nonprofit organizations may be formed for the purpose of promoting regional historic preservation. Regional nonprofit “trusts” may be formed to provide funding and/or provide technical assistance, lobbying and other resources for historic preservation. Nonprofits may also be formed for the purpose of acquiring property or easements. Properties may be held and/or resold with restrictive covenants and/or easements attached to protect historic site, facade, landscape or other feature. Nonprofit organizations may also provide educational and lobbying resources for local, regional or even Statewide historic preservation. For example, *Preservation New Jersey* is a State-wide nonprofit preservation organization that provides education and advocacy resources for historic preservation

#### Easements/Restrictive Covenants

*Preservation easements* are private legal agreements which can be tailored to protect the unique features of individual properties. Easement agreements may limit exterior alterations of buildings, limit changes in use, provide agreement on the manner of future subdivision or development. The most commonly used preservation easement is the facade or exterior easement which controls alterations to a building's exterior, thereby protecting a historically or architecturally significant facade.

Easements may be purchased, or an easement may be donated to a non-profit organization by a property owner, and the value of the easement may be deductible for income tax purposes. An easement which relinquishes development rights may also qualify the property for a reduction in assessed value for property taxes.

Easements offer long-term protection of privately held historic resources and are often more effective than local ordinances which are subject to

<sup>27</sup>Hopewell Township, Hopewell Borough, Lawrence Township, Pennington Borough, Princeton Borough, Princeton Township, Washington Township, West Windsor Township. Source: DVRPC “Locally Funded Open Space Programs, update to Nov. 2000 elections.

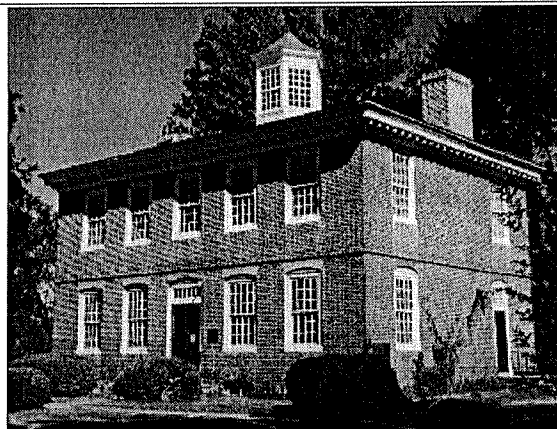
change and variability in enforcement. Easements can also assure long term preservation since they are recorded in the property deed. Easements are particularly suitable in situations where historic district zoning is inappropriate.<sup>28</sup> Easements can also be used to protect open space, scenic views and the surroundings of historic or culturally significant sites.

#### Sale / Leaseback with Restrictive Covenant

A variation of the direct easement purchase is use of a restrictive covenant. In this situation, a property is purchased, renovated (if necessary) and sold back or leased to the original owner or another party with a restrictive covenant recorded in the deed or lease which prevents the significant alteration or demolition of the property.

#### Site Identification and Register Nomination

Historic Societies, nonprofit conservation organizations and individuals can also nominate properties for inclusion in the State and National Registers of Historic Places, and thereby provide increased recognition and protection.



*Trent House – City of Trenton*

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<sup>28</sup>The enabling legislation for these programs can be found in the NJ Conservation Restriction and Historic Preservation Restriction Act of 1979 which regulates the acquisition, enforcement and deposition of conservation and historic preservation restrictions by governmental bodies and by nonprofit corporations and trusts. Easements may be held / managed by local preservation organizations or may be dedicated to organizations such as the New Jersey Historic Trust.

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## **FUNDING SOURCES AND RESOURCE ORGANIZATIONS**

There are a significant number of public and nonprofit organizations and programs that can provide assistance to municipalities, nonprofit conservation organizations and individuals interested in historic preservation. Assistance can be in the form of funding (grants or loans), technical assistance, or other guidance in the preservation of historic properties. Participation in these programs can greatly enhance the ability of municipalities, nonprofit conservation organizations or individuals to preserve historic resources.

Following is a sampling of major New Jersey based sources for funding and other historic preservation assistance. A substantially expanded list of Federal, State and other organizations providing funding and/or technical assistance for historic preservation in Mercer County and throughout the State is included Appendix F of this report.



**New Jersey Department of Environmental Protection:  
Historic Preservation Office** Division of Parks and  
Forestry CN 404 Trenton, New Jersey 08625-0404

*Historic Preservation Fund Matching Grant Program* This fund provides grants for historic resource survey, and preservation planning and pre-development projects undertaken by Certified Local Governments, County and municipal agencies, academic institutions, and nonprofit organizations. The source for funding is 60% federal/State and 40% local match. The federal funding comes from the Department of the Interior, National Park Service.

**New Jersey Historic Trust**

P.O. Box 457 Trenton, New Jersey 08625

The New Jersey Historic Trust<sup>29</sup> is a nonprofit historic preservation organization that is affiliated with the NJ Department of State. The Trust promotes preservation of the State's historic resources by encouraging cooperative efforts between public and private agencies. The Trust administers two State bond-funded capital historic preservation programs and one privately funded emergency grant program.

\* *Historic Preservation Revolving Loan Fund.* Nonprofit organizations and units of local government are eligible to apply for low-interest loans for the preservation, improvement, restoration, rehabilitation and acquisition of historic properties. Properties must be listed or certified eligible for listing on the New Jersey Register of historic places.

\* *Historic Preservation Matching Grants Program.* This program is funded by the *Garden State Preservation Trust Fund* and is open to non-profit organizations, local and County governments. Funding is available in three categories: Historic Site Management Grants, which will provide funds for site management, planning and research on a site specific basis; Level 1 and Level 2 Capital Preservation Grants, both of which finance "bricks and mortar" activities.

\* *Emergency Grant and Loan Program.* Nonprofit agencies or agencies or entities of County or municipal government are eligible to apply for emergency funding for the emergency repair or stabilization, limited rehabilitation, restoration or improvement of a historic property, the acquisition of a historic property, or planning or research necessary to preserve an endangered property.

**New Jersey Historical Commission**

P.O. Box 305 Trenton NJ 08625

The New Jersey Historical Commission offers various special

project grants to support individuals and organizations doing a wide variety of projects on all aspects of the history of New Jersey. The Commission accepts grant applications from historians, teachers, local and County historical organizations, museums, libraries, social service organizations and agencies of local and County government for projects dealing with New Jersey history.

**Department of Community Affairs, State of New Jersey** P.O. Box 800 Trenton, NJ 08625

Local Planning Assistance grants are available to counties and local governments through the Office of State Planning within the DCA for the purpose of developing plans that lead to "smart growth" and more livable and sustainable communities. Although this funding may not be used for the physical preservation of structures or sites, it can be used to fund historic preservation *planning* projects, particularly where these plans promote downtown and urban redevelopment. The DCA's Main Street Program also provides technical assistance to communities that desire to implement historic preservation-based activities. Lawrence Township and the City of Trenton both have Main Street Programs.

**Department of Transportation, State of New Jersey.**  
1035 Parkway Avenue, P.O. Box 600 Trenton, NJ 08625

The Transportation Enhancement Program (TEA-21) provides federal funding for transportation related capital projects which enhance transportation and the quality of life. Historic Preservation projects, which are linked by function or impact to transportation corridors or systems may be eligible for funding as part of this program. Transportation museums, and tourist and welcome centers that have a clear link to scenic or historic sites may be eligible for funding.

**New Jersey Green Acres Program, Department of Environmental Protection.** 501 East State Street  
P.O. Box 412 Trenton, New Jersey 08625-0412

The Green Trust Program makes low interest loans and grants available to counties and municipalities for the acquisition or development of land for public outdoor recreation or conservation purposes. Grants must be matched by the applicant. Eligible projects include the purchase of natural areas, unique land types, historic sites, conservation areas, water bodies, and areas to be used for active or passive outdoor recreation purposes.

<sup>29</sup> This should not be confused with the National Trust for Historic Preservation, which is a separate entity.

**APPENDIX A**

**COUNTY-OWNED STRUCTURES  
OF HISTORIC OR POTENTIAL HISTORIC  
SIGNIFICANCE**

## Appendix A – County-Owned Structures

### List of County-Owned Structures of Historic or Potential Historic Value

Over the years, the government of Mercer County has obtained a number of properties for various public purposes. These range in use from traffic islands, to the County Courthouse Complex, to the Mercer County Airport to various County Parklands. Development of the Historic Preservation Plan included a review of these properties to determine which might contain structures on or eligible for inclusion on the State and National Registers of Historic Places or potentially eligible, pending further study. This review resulted in the following list of properties containing such structures. Several County-owned structures were identified as being on or eligible for listing by the New Jersey Office of Historic Preservation. Others listed below as “eligibility unknown” may have historic significance and require further study and review to determine eligibility. It should be noted that this list based on available information. Other structures/sites may be added as new properties are obtained by the County and as future study warrants.

<b>Municipality</b>	<b>Structure / Site</b>	<b>Listed on Register</b>	<b>Eligible for Register<sup>1</sup></b>	<b>Eligibility Unknown</b>	<b>Within Historic District<sup>2</sup></b>
East Windsor	Farmhouse and Barn – East Windsor Park			x	
East Windsor	Lennox Gun and Rod Club			x	
Ewing	Alfred Reed School			x	
Ewing	Mountain View Golf Course - Clubhouse			x	
Hamilton	Isaac Watson House – Roebling Park	x			x
Hamilton	Edward A. Thorne Memorial Cemetery <sup>3</sup>			x	
Hamilton	Mercer County Cemetery			x	

<sup>1</sup> As determined by the NJ Historic Preservation Office, listing of “Known Historic Sites”

<sup>2</sup> State or locally designated.

<sup>3</sup> Of both county-owned cemeteries, only the Edward A Thorne memorial contains a structure. These are both listed as due to the potential significance they place in local history and possible association with the Trenton Municipal Colony.

<b>Municipality</b>	<b>Structure / Site</b>	<b>Listed on Register</b>	<b>Eligible for Register</b>	<b>Eligibility Unknown</b>	<b>Within Historic District</b>
Hopewell Township	Adams House/Fish Farmstead (within Curlis Lake Park)		x		
Hopewell Township	Noah Hunt Farmstead	x			
Hopewell Township	Philips Farm a.k.a. Howell Living History Museum – Farmhouse, barns and outbuildings	x			
Hopewell Township	Upper Bellemont Farm – barn and outbuildings	x			x
Hopewell Township	Mercer County Correction Center and Wildlife Center -various “workhouse” structures, farmhouse and barn.			x	x
Hopewell Township	Bald Pate Mountain – various residential structures, barns and outbuildings			x	x
Hopewell Township	Harbourt House – Bald Pate Mountain / Rt. 29			x	x
Hopewell Township	Pole Farm – Rosedale Park addition			x	x
Hopewell Township	Holcombe/Ely Farmstead (sale pending) Farmhouse and outbuildings			x	x
Princeton Township	Veblen House and Cottage – Herrontown Woods		x		
City of Trenton	Roebbling and Sons Co. – County Administration Building, Millyard and Building 4		x		

<b>Municipality</b>	<b>Structure / Site</b>	<b>Listed on Register</b>	<b>Eligible for Register</b>	<b>Eligibility Unknown</b>	<b>Within Historic District</b>
City of Trenton	New Jersey Steel and Iron Co. / Trenton Iron Works / Katmandu		x		x
City of Trenton	Mercer County Courthouse – 1901 Greek Revival and 1938 Addition			x	
City of Trenton	Mercer County Community College 102-120 S. Broad (façade only –Haveson building)			x	
City of Trenton	SBA Parking Lot 1 – 3 residential structures			x	
City of Trenton	SBA Parking Lot 3 – 3 Residential structures			x	
City of Trenton	Mercer County Social Services Building – South Clinton Ave.			x	x
West Windsor Township	Rogers House – Mercer County Park	x			

Note: Not included = Mercer County Properties without structures but within historic districts.

## **Bridges and Culverts**

### Bridges

Bridges are structures that provide an important but often overlooked window to the County's past. Their construction at different periods in the County's history mark the progress of local community development and regional expansion. Over the years, the construction of each new bridge helped shape future patterns of land use and development throughout the County and fueled new economic growth. The different bridge designs evident throughout the County, (e.g.: stone arch, concrete/brick arch, steel truss, encased beam) reflect the changes in industrial technologies which helped shape the County's industrial and economic character.

While built as functional components of an evolving economy, bridges have also long been recognized for their aesthetic impact. With time, these also become associated with their communities, helping to define the local sense of place. Although not on a scale with the Brooklyn Bridge or Golden Gate, the stone arch Princeton Pike bridge over the Stony Brook in Princeton Township and the "Trenton Makes, The World Takes" steel truss bridge spanning the Delaware from Trenton are indicative of the County character and are no less recognizable to those who live and work within the County.

The preservation of bridges presents special challenges that are not easily overcome. Designed and built before the advent of the automobile or in the automobiles earliest days, the County's oldest bridges are often hard pressed to accommodate modern traffic volumes and heavier vehicles, while meeting current safety demands. Yet they continue to provide key connections in the present day transportation system. As demands on this system grow, it is often found that these bridges cannot be upgraded to accommodate modern requirements. Where upgrades may be possible, these may have the effect of destroying historic integrity. Also, it can sometimes be more costly to retrofit these structures than to construct entirely new bridges. In the expenditure of public funds, these costs and issues must be weighed against competing projects and shrinking budgets. Inevitably, some bridges must be replaced in this balancing process.

Unlike dwelling or business structures, bridges have limited adaptability for other uses. However, in some instances, a bridge may be removed and reused in other locations. For example, the Grovetown-Allentown Road steel truss and timber bridge over Doctors Creek was recently removed, however, it will be reconstructed as a footbridge within the Princeton Battlefield / Stony Brook Historic District in Princeton Township. While there are limited opportunities for such use, this demonstrates one method the County has pursued to preserve significant bridge structures.

Several Mercer County Bridges have been identified over the years as eligible for inclusion on the State and National Register of Historic Places and these have been placed on the State Historic Preservation Office's list of known historic sites. Below is a listing of county owned bridges found (to date) to be eligible for register listing or found to be a contributing element to a Historic District.<sup>4</sup> This listing is based on current information in the State Historic Preservation Office and information made available by the NJDOT from their draft historic bridge survey, which is still under development. It should be noted that since the NJDOT survey is limited to bridges 20 feet in length and greater, bridges under 20 feet in length are not being examined for eligibility. For example, the second oldest County-owned bridge is the stone arch bridge (#250.4) located at old Hopewell-Princeton Road (Route 569) over the Benen's Brook, constructed in 1825. This is not included in the DOT survey as its span is only 12 feet. Most County-owned bridges are under 20 feet in length.

**IDENTIFIED COUNTY-OWNED BRIDGES 20 FEET IN LENGTH OR GREATER IDENTIFIED AS ELIGIBLE FOR REGISTER INCLUSION OR CONTRIBUTING TO A HISTORIC DISTRICT**

**Ewing Township**

Bear Tavern Road Bridge over Jacobs Creek  
Route 579. ID 214.2. Steel Truss and Timber, originally constructed 1882.  
**Individually eligible** (also identified in Hopewell Township, where designated locally as a historic landmark)

**Hamilton Township**

Groveville – Allentown Road Bridge over Doctors Creek. Formerly on Route 524. ID 672.7. Steel Truss and Timber. Original structure constructed 1871, moved to Doctors Creek 1930. **Individually eligible**. Has been removed but will be reconstructed as a pedestrian footbridge within the Princeton Battlefield / Stony Brook Historic District.

Iron Bridge Road Bridge over Crosswicks Creek. ID 670.4 Warren Pony Truss Bridge constructed in 1905. Moved to present location 1984. **Individually eligible**.

**Hightstown Borough**

East Ward Avenue Bridge over Peddie Lake. County ID 863.4. Steel Grid Deck. Originally 1896, updated 1968. **DOT eligibility** assessment pending SHPO review.

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<sup>4</sup> At present, none have been placed on the State or National Registers.

**Hopewell Township**

Bear Tavern Road Bridge over Jacobs Creek  
(See Ewing)

Hunters Road Bridge over Moores Creek  
ID 211.13. Steel Truss and Timber.  
Constructed 1889. Closed 1983.  
**Individually Eligible.** Collapsed.

Mine Road Bridge over Stony Brook  
ID 230.3. Steel Truss Grid Deck.  
Constructed 1885. **Individually Eligible.**

**Lawrence Township**

Carter Road Bridge over Shipentaukin Creek.  
Route 569 ID 543.7. Concrete Arch bridge  
constructed 1921. **Individually eligible.**

Province Line Road Bridge over the Stony Brook. ID 530.2. Steel Truss and Timber  
construction 1903. Closed 1981  
**Individually eligible.**

Fackler Road Bridge over Shipentaukin Creek. ID 543.19. Steel Truss and Timber,  
constructed 1896. **Individually Eligible.**  
Closed in 1999. SHPO permitting  
replacement with a new structure. Old  
structure is not salvageable.

**Princeton Township**

Princeton Pike Bridge over Stony Brook.  
Route 583. ID 330.3. Stone Arch Bridge  
originally constructed in 1809. Modifications  
noted 1979. **Identified as individually  
eligible and as a contributing element  
to the Princeton Battlefield / Stony  
Brook Historic District.**

Washington Road Bridge over Carnegie Lake.  
Route 571. ID 360.1. Stone Arch bridge  
constructed 1905, widened in 1938. DOT  
assessment indicates bridge not individually  
eligible, but a **contributing element to the  
Lake Carnegie Historic District**



## City of Trenton

South Broad Street Bridge over the Assunpink Creek. ID 140.2. Stone Arch bridge constructed 1843. **Individually eligible.**

Montgomery Street Bridge over Assunpink Creek. ID 140.4. Stone Arch bridge constructed 1873. **Individually eligible and a contributing element to the Mill Hill Historic District.**

South Clinton Avenue Bridge over Assunpink Creek. ID 140.6. Stone Arch bridge (barrel design) constructed 1869. **Individually eligible**

Wall Street Bridge over Assunpink Creek. ID 140.14. Encased Beam bridge, constructed 1930, widened 1941. Not individually eligible, however, DOT reports bridge as a **contributing element to a potential historic district.**

North Olden Avenue Bridge over US Route 1 and Conrail . Route 622. ID 120.3. Constructed 1994. Bridge is within the D&R Canal District but is not individually eligible or a contributing element to the district.

Southard Street Bridge over Conrail and US Route 1. ID 120.2. Half Through Girder Bridge constructed 1921. Bridge is within the D&R Canal District but is not individually eligible or a contributing element to the district.

## West Windsor Township

Clarksville Road Bridge over Bear Brook. Route 638. ID 762.2. Encased Beam bridge constructed 1931. Not individually eligible, but a **contributing element of the Grovers Mill Historic District.**

At present there are 231 bridges owned and maintained by the County of Mercer. A complete study of County-owned bridges is beyond the scope of this study, however, some review of bridges is generally inherent in the system of funding and approval for bridge replacement, repair or modification. Nearly all such ventures will include the expenditure of State and/or Federal funds. Where Federal Funds are involved, a Section 106 review will take place. When State or County funds are involved, a bridge will be reviewed by the NJHPO when it is on the state or national register or when it is eligible for the State Register. It will also be reviewed if it is in a registered historic district, even when it is not individually eligible. A lesser level of review is afforded when a Freshwater Wetland Permit is requested from the NJDEP. When a bridge is involved in the permit process, the NJHPO will review for historic potential before the permit is awarded. Unfortunately, at this stage, the design and approval process is usually too far along to result in substantial modification of plans for historic preservation purposes.

Future study will be needed to determine the historic value and register eligibility of all County-owned bridges, to determine historic district applicability and to determine their realistic potential for preservation while still meeting current and anticipated 21<sup>st</sup> century traffic and safety demands.

Culverts

Bridges are identified as any structure that provides access over a railroad, natural watercourse or other obstacle. Where the bed of the watercourse is no longer natural or is man-made, the spanning structure is considered a culvert. For example, where the streambed under a small bridge has been piped or surfaced with concrete or other material, the county would consider this a culvert.

Of the hundreds of culverts listed in the county's inventory, almost all are pipes of some fashion, constructed of poured concrete, iron pipe or some other material and have little visual presence or significance. Stone culverts, however, are often visible and resemble stone bridges and may, therefore, have some visual value. Following is a listing of stone culverts that are over 100 years old which require further investigation. Newer culverts tend to be pipes of some type with little or no visual presence.

	<b>ID#</b>	<b>Location</b>	<b>Year</b>
<b>Stone Arch Culverts</b>	254.6	Model Ave. Hopewell Township	1870
	332.2	Quaker Road Princeton Township	1840
	413.3	Bear Tavern Road Ewing Township	1870
<b>Stone Culverts</b>			
	215.9	Jacobs Creek Road Hopewell Township	1890

233.7	Federal City Road Hopewell Township	1890
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235.7	Moores Mill – Mount Rose Road Hopewell Township	1890
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**Stone Wall Culvert**

411.2	Jacobs Creek Road Ewing Township	1890
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## APPENDIX B

**HISTORIC SITES ON, ELIGIBLE OR POTENTIALLY  
ELIGIBLE FOR LISTING ON THE STATE AND/OR  
NATIONAL REGISTERS OF HISTORIC PLACES**

**Appendix B**  
**Historic Sites On, Eligible or Determined to be Potentially Eligible for Listing on the State and/or National Registers of Historic Places.**

The following data is meant to illustrate currently identified sites that are on the State and/or National Registers of Historic Places, eligible or potentially eligible for listing on the Registers. It is generally broken down into three sources. For each municipality, the first source is the NJ Historic Preservation Office (NJHPO) listing of "Known Historic Sites," last updated June 25, 2001. Sites on this list are either on the State and/or National Registers of Historic Places or have been determined by the State or Federal Government to be eligible for listing on these Registers.

The second source comes from the unadopted Mercer County 1989 Cultural and Heritage Plan list of "Significant" historic sites. These are sites for which a local determination of eligibility for the State and National Register was made, but for which an opinion of eligibility from the New Jersey Historic Preservation Office was not sought or granted. Sites listed here are those that have not already been included on the NJ Historic Preservation Office list of "Known Historic Sites."

The final source comes from recent surveys of local historic commissions or other similarly appointed government body, which includes sites more recently determined to be eligible for inclusion on the Registers that have not been previously listed, but for which there has also been no opinion of eligibility granted from the New Jersey Historic Preservation Office.

Note the following:

1. These lists are based on **information available at the time of this writing and may not be exhaustive**. Only sites that have a local, State or Federal determination of eligibility are listed below, therefore, sites listed on local municipal surveys, but not examined as to potential eligibility are not included herein. For expanded lists of locally significant sites, the reader should consult the subject municipality(s). Also note that sites listed in the 1989 Survey or provided by municipalities as potentially eligible may, upon further examination be found to be ineligible in some instances. Only those sites listed by the State Historic Preservation Office may be considered fully eligible.
2. Due to the age and variation in the preparation of information and files related to these sites, specific locational data is not available in all instances. Also, as these lists are based on information obtained and recorded over a period of several decades, there may be structures noted that no longer exist, changes in address or changes in block and lot identification numbers not accounted for herein. Inquires as to specific properties and specific locations of historic districts should be made to the NJ Historic Preservation Office or to the local municipal Historic Commission or local historic advisory body.
3. The term "Multi" signifies that the Site, Structure or District occurs within multiple jurisdictions, for example, the D&R Canal, which runs through portions of Hopewell Township, Ewing Township, Lawrence Township, Princeton Township, West Windsor Township, Hamilton Township and the City of Trenton within Mercer County.
4. The term "Location (where known)" indicates locational information as available at the time of this writing, as given by the State Historic Preservation Office, the 1989 Survey or by the local municipality. Archeological Site and District locations are intentionally omitted from all other lists due to the potential for unintended site disturbance. For additional information, contact the New Jersey Historic Preservation Office or the local municipal historic commission or historic advisory body.
5. *Italics* signifies partial or full ownership of land by the County of Mercer, with explanation in brackets. Some sites listed in Appendix A are not listed in Appendix B since the Registry eligibility of Appendix A sites has not been fully established. This will be amended with annual updates to Appendix B.
6. Where information is not available at the time of this writing or not applicable, as in the case of the location of archaeological sites, this is indicated with "n/a." Also, municipalities that responded to a County survey requesting additionally "Locally Designated" sites have had these sites included below. Municipalities that did not respond ("None Provided") may request this appendix to be revised at a future Plan revision date.

EAST WINDSOR TOWNSHIP

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
3251		Jesse Anderson House / Holland House	107 Old Cranbury Road	x		
1642		Robert Ayres Farm	261 Dutch Neck Road	x		
2970	x	Camden & Amboy Railroad Main Line Historic District	Camden and Amboy right-of-way			
1643		Ely-Mount House	108 One Mile Rd.	x		
3252		James Wilson House	428 Old Trenton Rd.	x		

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
Applegate Homestead	260 Ward Street
Edward T.R. Applegate House	333 Etra Road
Black House	866 Old York Road
Chamberlin House	112 Whitcomb Road
Dey House	550 Etra Road
441 Dutch Neck Road	same
Ely-Norton Homestead	75 Imilaystown Road
Etra Historic District	n/a
Lee's Turkey Farm	201 Hickory Corner Rd.
740 Old York Road	same
Rescarrick Moor House	440 Princeton-Hightstown Road
107 Old Cranbury Rd.	same
Village Nurseries	818 Old York Rd.

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

None provided

**EWING TOWNSHIP**

**NJHPO "KNOWN HISTORIC SITES"**

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
3253		Aeronautical Turbine Laboratory Complex Historic District	Parkway Avenue	x		
1644	x	Bear Tavern Road Bridge - (See also Ewing)	Bear Tavern Road over Jacobs Creek - County ID 214-2 (county owned)	x		
3750		Burt/Hendricson/Atchley Farmstead	2281 Pennington Road (Route 31)	x	x	
1600	x	Delaware & Raritan Canal District	300 feet on either side of centerline of D&R canal - 107 Wilburtha Road		x	
86		Reading - Knight Farm (previously listed as the Green-Reading House, a.k.a State Hog Farm)			x	
1645		William Green House	College of New Jersey Campus		x	
3254		Odd Fellows Home	1001 Pennington Avenue	x		
1646		Temple-Ryan House (a.k.a. Benjamin Temple House)	27 Federal City Road		x	
1647		Traction RR Bridge	West Branch of Shabakunk Creek	x		
1648		Trenton Bath House	999 Lower Ferry Road		x	
1649		Trenton Psychiatric Hospital Historic District	7717 Stuyvesant Ave	x		
1650		West Trenton Railroad Station	400 Sullivan Way		x	

**SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST**

Site / Structure / District	Location (if known)
First Presbyterian Church	100 Scotch Road
Fisk Mansion a.k.a Villa Victoria	312 West Upper Ferry Road
Grand Avenue Historic District	n/a
David Hills Hollow	26 Wilburtha Road
David Howell Hose	2 Peck Avenue
Tindall -Lanning House	2071 Pennington Road
Pearson House	818 Lower Ferry Road

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

Site / Structure / District	Location (if known)
"Constance Realty" building	609 Bear Tavern Road
"Birmingham"	613 Bear Tavern Road
Al's Airport Inn	636 Bear Tavern Road
Abner Reeder Farmhouse	located on grounds of Jones Farm
Reed Homestead ca. 1740	98 Carlton Ave.
Bella Vista	60 Old Ewingville Rd.
William Reed House, ca 1700-1720	115 Ewingville Rd. (part of 60 Old Ewingville Road)
495 Ewingville Rd.	same
Coleman-Lanning House. ca. 1826	499 Ewingville Rd.
Walker house	569 Grand Avenue
Anthony Cook Farmhouse, 1746	1189 Parkside Avenue
498-500 Parkway Avenue	same
1460 Pennington Road	same
1476 Pennington Road	same
1530 Pennington Road	same
Hendrickson-Hellings House, ca.1800	1651 Pennington Road
1821 Pennington Road	same
1963 Pennington Road	same
Nathaniel Lanning House, ca.1812	2051 Pennington Road
Spafford Bergen House, ca. 1890	2061 Pennington Road
Cornell-Brophy Spinghouse, ca. 1750	at 1260 Pennington Road
2205 Pennington Road	same
11 Ravine Road	same
702 River Road	same
716 River Road	same
740 River Road	same
822 River Road	same
1026 River Road	same
1044 River Road	same
1070 River Road	same
1084 River Road	same
1102 River Road	same
1142 River Road	same
1162 River Road	same
1180 River Road	same
Atchley Farm	24 Rockleigh Drive
Presbyterian Manse (John Hough	100 Scotch Road



House) and Cemetery (See also Presbyterian Church listed in 1989 Report (above))	2286 Spruce Street
Wallace House	2450/2452 Stuyvesant
Early 19 <sup>th</sup> Century Farmhouse	Sullivan Way (on grounds of Trenton Psychiatric Hospital)
St. Michael's Cemetery	310 Sullivan Way
Eli Cooley House, ca. 1830	400 Sullivan Way
West Trenton Railroad Station	14 Summit Ave.
Woodruff House, ca. 1897	Trooper Drive
State Police Log Cabin (re: Lindburgh)	
Silver House, ca. 1837	9 Upper Ferry
61 Upper Ferry Road	same
120 Upper Ferry Road	same
Blooming Grove (Lieggi's/Richard Green Farm/Fisk Estate)	234 W. Upper Ferry Road
Tenrell House, ca. 1739 (Fisk Estate)	248 Upper Ferry Road
Scudder-Reeder House, ca. 1780, 1850	295 W. Upper Ferry Road
Abner Scudder Farmhouse (Instituto-Pontificio)	376 W. Upper Ferry Road. (grounds of Villa Victoria)
Wilnot House, ca. 1830	5 Wilburtha Road
9 Wilburtha Road	same
11 Wilburtha Road	same
15 Wilburtha Road	same
Sherratt House, ca 1926	16 Wilburtha Road
Bridge Tender's House	36 Wilburtha Road
38 Wilburtha Road	same
Panaro House, ca. 1850	44 Wilburtha Road

HAMILTON TOWNSHIP

"NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1651		C.C. Abbott Farmstead (Vacant)	Bunting Avenue (County purchased land as part of Hamilton Marsh)	x		
1652		John Abbott II House	2200 Kuser Road (Veterans Park)		x	
1654	x	Abbott Farm Historic District (archeological)**	n/a		x	x
1656		Abbott-Decou Mansion	58 Soloff Drive		x	
1657		Abbotville (28-Me-37) **	n/a		x	
1815	x	Assumpink Historic District	n/a (Includes part of Mercer County Park in Hamilton)		x	
1658		Bordentown Waterworks / White Horse Circle Prehistoric Site (28-Me-37)**	n/a	x		
1659		Bow Hill (Bamt DeKlyn House)	Jeremiah Avenue		x	
1660		Brickyard Sites	?	x		
2969	x	Camden & Amboy Railroad Branch Line HD	Camden & Amboy RR right-of-way	x		
2970	x	Camden & Amboy Railroad Main Line HD	Camden & Amboy RR right-of-way	x		
1661		Crosswicks-Hamilton Square Rd. Bridge	County ID 672.8 Crosswicks-Hamilton Square Road over Doctors Creek (County owned - removed)	x		
3255	x	Crosswicks Creek Railroad Bridge	Camden and Amboy Railroad over Crosswicks Creek	x		
1662		Cubberly-Asey House Site	?	x		
1600	x	Delaware & Raritan Canal HD	300 feet on either side of centerline of D&R canal - (Portions of Roebling Park are in the Canal District area)		x	
1663		Groppe Lake Prehistoric Site (28-Me-100, Area G)**	n/a	x		
1664		Hutchinson's Mill Site (28-Me-102) **	n/a	x		
1665		"Intersection Area" Hamilton Square and Nottingham Way	n/a	x		
3256	x	Iron Bridge Road Bridge	County ID 530.2 over Crosswicks Creek (County Owned)	x		

1666	x	Mount House Complex	Intersection of Nottingham Way and Route 33	x	
1667		Isaac Pearson Mansion	?	x	
3274		Oliphant Steel and Iron Co. / National Radiator Co. Industrial Complex	Whitehead Road at East State Street	x	
1668		Robert Pearson House and Grounds (28-Me-104)**	n/a	x	
1669		Shady Brook District Site (28-Me-20)**	n/a	x	
1670		Site #1 - 18 <sup>th</sup> Century Vessel [site] (28-Me-106)**	n/a		x
1671		Tindall/Pearson Farmstead [site] (28-Me-106)**	n/a	x	
1672		Isaac Watson House	151 Westcott Avenue (Included with Mercer County Roebbling Park)		x

\*\* Archeological Site - No address or map location given

**SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST**

NONE

**ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS**

None Provided

HIGHTSTOWN BOROUGH

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
2970	x	Camden & Amboy Railroad Main Line HD	Camden & Amboy right-of-way	x		
3257		Samuel Sloan House	238 South Main Street		x	
3747		East Ward Avenue Bridge	East Ward Avenue over Peddie Lake - County ID 863.4 (County owned)			

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
Stockton Street Historic District	n/a

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

None Provided

**HOPEWELL BOROUGH**

**NJHPO "KNOWN HISTORIC SITES"**

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1673		Hopewell Railroad Station	Railroad Place		x	
362		Hopewell Historic District	Roughly bounded by the Borough Boundary, Hart Avenue, Lanning Avenue, and West Broad Street.	x		

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

NONE

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

None Provided

HOPEWELL TOWNSHIP

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1689		18/19 <sup>th</sup> Century House - (28-Me-150)**	n/a	x		
1674		Adams House / Fish Farmstead	Federal City Road - (House located in the Mercer County Equestrian Center at Curlis Lake)	x		
1644	x	Bear Tavern Road Bridge	Bear Tavern Road over Jacobs Creek - County ID 214.2 (County owned)	x		
1675		Enoch Blackwell House	Blackwell Road	x		
1676		Joseph P. Blackwell Farm	?	x		
1677		Thomas Blackwell House	24 Elm Ridge Road	x		
1678		Cider Mill	25-35 Pennington-Rocky Hill Rd.	x		
1679		Cool Meadows Farm	Route 546	x		
1600	x	Delaware & Raritan Canal HD	300 feet on either side of centerline of D&R Canal (Includes portions of Correction Center land and Baldpate purchase)		x	
1680		Nathaniel Drake House	Pennington-Rocky Hill Road	x		
1681		R.A. Drake House	Pennington-Rocky Hill Road	x		
1682		Gould House	Province Line Road	x		
1683		Harborton Historic District	Portions of Harborton/Rocktown and Harborton/Mt. Airy Roads		x	
1684		Hart/Hock House	147 Washington Crossing - Pennington Rd.		x	
1685		John D. Hart House	54 Curlis Avenue		x	
363		Hart/Winner Farmstead, Site 28-Me-246)**	n/a	x		
1686		Hens Foot Corner/Terhune House	Cleveland Road	x		
1585	x (also E. Amwell)	Highfields (Lindbergh County Home)	Lindbergh Road		x	
1687		House Site (28-Me-123)**	n/a	x		
1688		House Site (28-Me-140)**	n/a	x		
1690		Noah Hunt Farmstead	197 Blackwell Road (within Rosedale Park)		x	
1691		Kahn House	Lane off Rocky Hill Road	x		
1692		Ichabod Leigh House	Pennington-Rocky Hill road		x	
1693		McDougal Farm and Barn	Old Mill Road	x		

3258		Mount Rose Distillery Site (Wiskey House)	Pennington-Rocky Hill Road		x	
1694		Mount Rose Historic District	Portions of Route 569 and Pennington-Rocky Hill Road	x		
1695		Old Cleveland Farm	Cleveland Road	x		
1696		Old Voorhees Farm House and Tenant House	Rocky Hill Road	x		
1697		Phillips Farm (Howell Living Historical Farm)	101 Hunter Road (County owned Howell Farm)		x	
1698	x	Pleasant Valley HD	Wooden's Lane; Hunter, Pleasant Valley and Valley Roads vicinity (Includes Howell Living History Museum and parts of Bald Pate Mountain)		x	
1699		Somerset Roller Mills (Jacobs Creek Grist Mill)	State Route 29 at Jacobs Creek		x	
1700		Joseph Stout House (Hunt House)	595 Province Line Road		x	
1701		J. Thompson house and Barn (Site 142 - removed)	Pennington-Rocky Hill Road	x		
1702		Titusville Historic District	River Drive and vicinity		x	
1703		Upper Bellemont Farm	Route 29 and Pleasant Valley Rd. (Owned by Mercer County as part of the Correction Center property)		x	
1704		Colonel John Van Cleve Homestead	46 Poor Farm Road		x	
1705		Jeremiah Van Dyke House	87 Featherbed Road		x	
1706		Washington Crossing Park	State Route 29 and County Route 546		x	x
1707		John Welling House	Curllis Avenue at Birch Street		x	
1708		Jeremiah Woolsey House	Pennington-Washington Crossing Road		x	

\*\* Archeological Site -- No address or map location given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

NONE

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

None Provided



LAWRENCE TOWNSHIP

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1709		Anderson-Capner House	700 Trumbull Avenue		x	
1710		Arrowsmith-Marchesi House	4276 Province Line Road	x		
1711		Benjamin B. Baker House	208 Bakers Basin Rd.	x		
1712		Baker-Bready House	100 Meadow Road		x	
2969	x	Camden & Amboy Railroad Branch Line HD	Camden & Amboy right of way	x		
1600	x	Delaware & Raritan Canal HD	300 feet on either side of centerline of D&R Canal		x	
1713		Cornelius Ferril House	335 Cold Soil Road	x		
3721		Giordano Diner	2944 Brunswick Pike (Rt.1)	x		
1714		Lewis Gordon House	4240 Province Line Road	x		
1715		House Site	Federal City Road	x		
1716		Joseph Inslee House	Cold Soil Road	x		
333	x	Kings Highway HD	US Route 206 and NJ Route 27, between Lawrenceville and Kingston		x	
1717		Lawrence Township HD	Lawrenceville, Area includes both sites of US Route 206 and Lawrenceville School NHL		x	
65		The Presbyterian Church of Lawrenceville		x		
1718		Lawrenceville School	Main Street		x	x
1719		Nathan Moore House	256 Cold Soil Road	x		
1720		Joseph Pearson Farm	210 Cold Soil Road	x		
1721		Salathiel Pearson House	230 Cold Soil Road	x		
1722		Princessville Inn	3510 Princeton Pike		x	
1723		Noah Reed House	330 Cold Soil Road	x		
1724		Smith-Bibsam House	45 Pine Knoll Drive		x	
1725		Van Cleve House	Rider College	x		
1726		John White House	100 Cold Soil Road		x	

\*\* Archeological Site - No address or map location given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
John Brearley House	2 Lewisville Road
Brewer House	634 Rosedale Road
Clarksville Diner	Route 1 and Quakerbridge Road
Gullick House	3601 Lawrenceville-Princeton Rd
John Hill Farm	265 Cold Soil Road
Mershon House	3801 Lawrenceville-Princeton Rd.
John Phillips House	3850 Princeton Pike
Price-Lanning House	3461 Lawrenceville Princeton Rd
Rising Sun Tavern	2681 Princeton Pike
Scudder House	96 Denow Road
Site 151 House	Federal City Road
Israel Sevens House	2167 Brunswick Avenue

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

None Provided

PENNINGTON BOROUGH

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1727		Pennington Presbyterian Church	13 South Main Street	x		
1728		Pennington Railroad Station	Corner of Green Street and Franklin Ave.		x	
1729		Potential Subsurface Remains	Beneath Main Street	x		

\*\* Archeological Site - No address or map location given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
Bethel AME Church	246 Main Street
Pennington Historic District	n/a

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

Site / Structure / District	Location (if known)
African American Cemetery	unnamed access road off South Main St.

PRINCETON BOROUGH

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1730		94 Bayard Lane	same	x		
70		Erkuries Beatty House	19 Vandeventer Street	x		
1731		Grover Cleveland House (Westland)	15 Hodge Road		x	x
1732		5 Cleveland Lane	same	x		
1733		10 Cleveland Lane	same	x		
1734		Albert Einstein House	112 Mercer Street		x	x
1735		Joseph Henry House	Princeton University Campus		x	x
1736		John Street Historic District	n/a	x		
1737		Jugtown Historic District	n/a		x	
353		Kings Highway HD	n/a		x	
42		Miller Chapel	Princeton U. Theological Seminary	x		
1738		Morven	63 Stockton Street		x	x
1739		Nassau Hall	Princeton University Campus		x	x
1740		President's House (Maclean House)	Princeton University Campus		x	x
1741		Princeton Historic District	n/a		x	
1742		Princeton Railroad Station	University Place		x	
3578		Prospect	Princeton University Campus		x	x
175		University Cottage Club	51 Prospect Ave.		x	
3260		John and Witherspoon Streets Neighborhood	n/a	x		

\*\* Archeological Site - No address or map location given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
Bainbridge House	158 Nassau Street
Douglass Hall	184 Witherspoon Street
Mount-Pisgah AME Church	170 Witherspoon Street
Paul Robeson Birthplace	110 Witherspoon Street
Witherspoon St. Presbyterian Church	124 Witherspoon Street

**ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS**

None Provided

PRINCETON TOWNSHIP

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
3261		28-Me-199**	n/a	x		
3262		28-Me-201**	n/a	x		
1600	x	Delaware & Raritan Canal Historic District	300 feet on either side of centerline of D&R Canal (Includes a portion of the Princeton Country Club Golf Course)		x	
1744		Drumthwacket (Olden-Pyne Houses)	344 Stockton Road		x	
381		Edgerstoune	176 Edgerstoune Road (Hun School campus)	x		
3263		Amelia Gulick House		x		
1745		Donald Grant Herring Estate	52, 72, and 75 Arreton Road		x	
353	x	Kings Highway Historic District	US Route 206 and NJ route 27, between Lawrenceville and Kingston		x	
1746	x	Kingston Mill Historic District	Portions of River, Herrontown, and Princeton-Kinston Roads, and the Millstone River		x	
1747	x	Lake Carnegie Historic District	D&R Canal to westerly shore and NJ route 27: dam at north end to RR bridge		x	
1748		Maybury Hill (Joseph Hewes House)	346 Snowden Lane		x	x
1749		Mountain Lakes Preserve Rural Historic District	Mountain Avenue	x		
1750		Mountain Avenue Historic District		x		
1751		Princeton Battlefield /Stony Brook Village HD	73-143 Mountain Avenue Sections of Battlefield, White's Farm, Quaker Settlement and Route 206 (Includes a portion of the Princeton Country Club Golf Course)		x	
1752		Princeton Battlefield	Princeton Battlefield State Park		x	x
1753		Princeton Battlefield Addendum	Princeton Battlefield State Park		x	
1741	x	Princeton Historic District	Mostly in the Borough, includes parts of Mercer, Nassau, Prospect, Williams, Stockton, Wiggins, and Olden Streets; Alexander, Springdale and college Roads: Lovers Lane and Library Place		x	
1754		Upton Sinclair House	Province Line Road	x		

3264	Stony Brook Friend's Meeting House	204 Quaker Road (within Princeton Battlefield Park)	x	
3265	Roadbed of the Trenton and Mercer County Inter-Urban Trolley Line, aka Trenton Railway Company	University Place south along Alexander along southern edge of Springdale Golf Course	x	
1755	Tusculum	Cherry Hill Road		x

\*\* Archeological Site - No address or map location given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

NONE

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

Site / Structure / District	Location (if known)
Albemarle-Boy Choir School	Lamberton Drive
Castle Howard	30 Castle Howard Court
Cherry Hill Road	(Sections adjacent to historic sites)
Constitution Hill	75 Rosedale Road
Coventry Farm	n/a
Drumthwacket Outbuilding	505 Mercer Road (Farmer's House & Dairy)
Drumthwacket Outbuilding	87 Lovers Lane (Coach House & Stable)
Drumthwacket Outbuilding	19 Greenhouse Drive (Greenhouse & Potting Shed)
Drumthwacket Outbuilding	6 Greenhouse Drive ( Gardener's house)
Drumthwacket Outbuilding	176 Parkside Drive
Drumthwacket Outbuilding	20 Greenhouse Drive (Garden building)
Joine-Gulick House	696 and 706 Princeton - Kingstown Rd.
Kingston and Princeton Branch Turmpike	Mercer Street, Mercer Road and Princeton Pike (Route 583)
Mangrove	82 Terhune Road
NJ and PA Traction Company	n/a
Olden Manor (Institute for Advanced Study)	
Our Lady of Princeton	101 Drakes Comer Road
Princeton Basin Historic District	Basin and Alexander Streets
Quaker Road	Within Princeton Battlefield / Stony Brook Village Historic District

Rosedale House	Rosedale Road and Rosedale Lane
Barn Ruins	122 River road
Shirmer House	789 Lawrenceville Road
The Graduate College of Princeton University	n/a
Trolley Line Bridge piers and abutments	n/a



CITY OF TRENTON

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
1654	x	Abbott Farm Historic District**	n/a		x	x
1756		Academy Hanover Historic District	Post Office alley; Broad, Commerce, East Hanover, North Montgomery, North Stockton, Olive, Perry and Wood Streets (The Mercer County Community College - South Broad Street Campus - is in this district)	x		
1757		Adams and Sickles Pharmacy	1 West End Avenue		x	
3266		Bellevue Ave. Colored School / Public School #14	81 Bellevue Avenue		x	
3681		Benevolent Protective Order of Elks, Trenton Lodge 105	120 N. Warren Street	x		
1758		Berkeley Square Historic District	Portions of Parkside, Riverside, and Overbrook Avenues; and West State Street (both sides)		x	
2813		Charles Brearley House	73 North Clinton Avenue		x	
1759		Bridge and Ironworks Area	n/a	x		
1760		Cadwalader Heights Historic District	Portions of Bellevue Avenue, North Parkside Avenue, Whitaker Avenue, Belmont Circle, and Stuyvesant Avenue.	x		
1761		Calhoun Street Bridge	Calhoun Street over the Delaware River	n/a	x	
2969		Camden & Amboy Railroad Branch Line Historic District	Camden & Amboy Railroad right-of-way	x		
354		Carver Branch YMCA	40 Fowler Street	x		
3267		Central West / West End Historic District	n/a	x		
1762		Chambersburg Historic District	South Clinton, Mott, Hudson, Swan, Emory, Fulton, and Dye Streets	x		
1763		Champaie Brewing Company Office Building	1024 Lambertson Street	x		
3268		Clark Building	123-127 North Warren Street	x		
1764		Henry Clay and Bock and Company, Ltd. Cigar Factory	507 Grand Street		x	

1600	x	Delaware & Raritan Canal Historic District	300 feet on either side of centerline of D&R Canal			x
1765		General Dickenson House	46 Colonial Avenue			x
1766		Douglass House	Front and Montgomery Streets			x
3269		Downtown Commercial Historic District	n/a		x	
320		Early Trenton Transportation and Industrial Historic District	Trenton waterfront south of PA RR Bridge over Delaware River (Katmandu located within this district)		x	
1767		Elks Club - BPOE / Carver Center	40 Fowler Street			
2888		Enterprise Pottery Site	650 New York Avenue		x	
1768		Ewing-Carroll Historic District	Cootage Alley; Cross, Elizabeth, Ewing, and Southard Streets		x	
1769		Fitzgibbon & Crisp Factory (demolished)	20 Bank Street		x	
3270		Grant School	159 North Clinton Ave.		x	
3271		Greenwood-Hamilton Historic District	Roughly bounded by Hamilton Avenue, Clinton Street, Tyler Street, Greenwood Avenue, and Chestnut Street.		x	
1771		Har Sinai Temple	491 Bellevue Avenue		x	
2799		Higbee Street / John T. Nixon School	20 Bellevue Avenue			x
1772		Hog Island Cranes	Trenton Marine Terminal, Lambertson Street		?	x
3272		Home Rubber Company Factory	Route 129 and Cass Street		x	
1773		In and Out Social Club	714-716 South Clinton Avenue			x
3628		Jonathan Bartley Crucible Co. Factory	25-27 Oxford Street		x	
3627		John Maddock & Sons Pottery Historic District	15 and 21 Muirhead Street		x	
1774		Rudolph Kuser Mansion	315 West State Street			
1775		Lamberton Street Buildings	East Side of Lambertson Street		x	
1776		Lamberton Street Historic District	Both sides of Centre Street from Ferry Street to dead end south of Lalor Street, Lambertson Street from the Champlaine Factory to number 621 on the west side and number 504 on the east side.		x	
1777		Lamberton Street Interceptor	n/a		x	
1778		Maddock's China Company Dump Site	n/a		x	
1779		Mansion House (Ellarslie, McCall House)	Cadwalader Park			x

1780		Mercer Street Friends Center	151 Mercer Street			x	
1781		Mill Hill Historic District	East Front, Mercer, Jackson, Market, Livingston, Clay and Broad Streets; and Greenwood Avenue (Vacant Mill Hill Hotel site and Bridge 140.2 in this district)			x	
1782		J.L. Mott Company	n/a	x			
1783		Mott School	Center Street			x	
3629		National Porcelain Co. Building	500 Southard Street	x			
202		New Jersey Steel & Iron Company (Katmandu Dinner Club)	501 John Fitch Way (Route 29) – (owned by Mercer County)	x			
1784		Old Barracks	Barrack Street			x	x
1785		Old City Hall / Sentinel Office	2-8 North Broad Street			x	
1786		Old Eagle Tavern	429-431 South Broad Street			x	
1787		Packers Row	Brunswick Avenue, Southard Street	x			
3275		Parker Public School	117-125 Ferry Street	x			
1788		Pennsylvania Railroad Bridge at Trenton over the Delaware River	n/a			x	
1789		Philadelphia and Reading railroad Freight Station	260 North Willow Street			x	
3276		Prospect Street Presbyterian Church (Trinity)	22 Prospect Street	x			
3277		Archeological Remains of Block 4B **	Block 4B	x			
3536		Riverview Bluff Site (28-Me-265)	n/a	x			
3278		Riverview Cemetery	870 Center Street	x			
3534		Riverview Executive Park Archeological Complex (28-Me-267) **	n/a	x			
3279		Roebing Machine Shop (Building 7/Invention Factory)	675 South Clinton Avenue			x	
1790		John A. Roebing and Son's Co. (Colorado Fuel and Iron Co.)	640 South Broad Street and vicinity (County owned portion includes Roebing Administration Building, Millyard and Building 4)	x			
1791		Rosey Hill Residence Area (28-Me-107)	n/a	x			
1792		Saint Michael's Episcopal Church	140 North Warren Street			x	
1793		Second Street School	643-645 Second Street			x	
1794		South Broad Street Bridge	County Bridge 140.2	x			
3280		South Clinton Avenue Pratt Through Truss Bridge	South Clinton Avenue over Amtrak Northeast Corridor Line	x			

3281	South Clinton Avenue Stone Arch Bridge	South Clinton Avenue over Assumpink Creek	x		
1795	State House Historic District	West State and Barrack Streets		x	
1796	State House Historic District Extension	State House Annex – West State Street		x	
1797	Stokely-Van Camp Factory	Lalor Street at Stokely Ave.	x		
3282	Third Presbyterian Church	131-137 North Warren Street	x		
1798	William R. Thropp Son's Company	960 East State Street	x		
1799	William Trent House	15 Market Street		x	x
1800	Trenton Battle Monument	Intersection of Broad and Warren Streets; Brunswick, Pennington and Princeton Avenues		x	
3283	Trenton Central High School	Greenwood Avenue	x		
1801	Trenton China Company Dump Site and Associated Riverside Warehouses	n/a	x		
1802	Trenton City Hall	319 East State Street		x	
1803	Trenton and Mercer County War Memorial	West Lafayette Street		x	
1804	Trenton Office Complex Archaeological Site	n/a	x		
1805	Underground Remains	n/a	x		
1806	United States Courthouse and Federal Building	402 East State Street	x		
1807	Water Power Canal Site (28-Me-109) **	n/a	x		
3535	Waters Edge Archaeological Complex (28-Me-268) **	n/a	x		
1808	379 West State Street House	same			x
3284	Woman Space	204 West State Street	x		

\*\* Archeological Site – locations not given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
Mount Zion AME Church	135 Perry Street

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

Site / Structure / District	Location (if known)
Shaky Bridge	City Water Works, Vicinity of Calhoun Street
Kelsey Building	101 West State Street
Old Masonic Temple	Corner of South Willow and West Lafayette Street
The Hermitage	46 Colonial Avenue
Site of Hunterdon County Court House and Prison Walls	16 South Warren Street
Emlen House	312 West State Street
First Presbyterian Church	120 East State Street
Friends Meeting House	Montgomery and East Hanover Streets
Delaware and Raritan Canal House	1 Prospect Street
Trenton State Prison Administration Building	Third Street
Golden Swan	101-103 South Warren
N.J. Employees Association (demolished)	15 West State Street
Ackerman Building	210 East Hanover Street
Grinslade's Blacksmith	334 N. Olden Avenue
Mount Carmel Guild	73 North Clinton Ave.
Old Mill House	School Lane and Mill Road
Ladder Co. Number 2	1005 South Clinton Avenue
South Warren Street Historic District	n/a
NJ National State Bank	1 West State Street
Mercer Cemetery	
Trenton Public Library (interior)	
222 West State Street	same
48-52 Passaic Street	same
Fisher/Richey/Perdicaris Place Historic District	n/a

WASHINGTON TOWNSHIP

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
2970	x	Camden & Amboy Railroad Main Line Historic District	Camden & Amboy right-of-way	x		
1810		Hutchinson House	Perrineville Road	x		
1666	x	Mount House Complex (no longer existing)	Intersection of Nottingham Way and route 33	x		
1812		Windsor Historic District	Main and Church Street, School Drive		x	
1813		Windswept Prehistoric Site (28-Me-82)	n/a	x		

\*\* Archeological Site - locations not given

SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST

Site / Structure / District	Location (if known)
Allen-Vahising House	Robbinsville-Allentown Road
Crooked Billet Inn	Old York Road
Hulse House	Spring Garden Road
8 Old Sharon Road	same
Robbins House	Windsor Raod
24 Robbinsville Allentown Road	Robbinsville
Robbinsville First Baptist Church	Robbinsville
482 Route 130	same
Scheideler House	Robbinsville-Edinburg road

ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS

None Provided

WEST WINDSOR TOWNSHIP

NJHPO "KNOWN HISTORIC SITES"

State ID #	Multi	Site / Structure / District	Location (if known)	Eligible for State and/or National Register	On State and/or National Register (SR/NR)	National Historic Landmark
3678		Aqueduct Mills Historic District Extension	Harrison Street	x		
3285	x	Aqueduct Mills Historic District	Harrison Street and vicinity to the Millstone River	x		
1814		Archeological Site (28-Me-60)**	n/a	x		
1815	x	Assumpink Historic District	n/a (Includes most of Mercer County Park)	x		
3286		Bergen-Grover House	474 Cranbury Road	x		
1816		Ben Boss Archeological Site**	n/a	x		
2969	x	Camden & Amboy Railroad Branch Line Historic District	Camden & Amboy right-of-way	x		
3287		Clarksville Diner and Motel Units	diner moved out of state	x		
3676		Covenhoven-Silvers-Logan House	31 Logan Drive	x		
262	x	Delaware & Raritan Canal Historic District	300 feet on either side of centerline of D&R Canal		x	
1747	x	Lake Carnegie Historic District	D&R Canal to westerly shore and NJ route 27, dam at north end to RR bridge		x	
3288		9-Mile Marker	U.S Route 1	x		
1817		Old Railroad Building		x		
1818		Old Railroad Hotel	Demolished 1993	x		
1819		Penns Neck Baptist Church	U.S. Route 1 and Washington Road		x	
3289		Penns Neck Cemetery	North of Washington Road	x		
1820		Port Mercer Historic District		x		
1821		Prehistoric Site (28-Me-91)**	n/a	x		
3677		Princeton Operating Station, AT&T Building	US Route 1	x		
1822		RCA 1 Site (28-Me-55)**	n/a	x		
1823		RCA 2 Site (28-Me-2)**	n/a	x		
1824		RCA 3 Site (28-Me-86)**	n/a	x		

1825	RCA 3 Site (Enlargement of 28-Me-86)**	n/a	x	
1826	RCA Nursery Site	n/a	x	
3290	RCA Site (28-Me-23)	n/a	x	
1827	John Rogers House	South Post Road/Mercer County Park		x
3291	Washington Road Elm Allee	Washington Road between US route 1 and the Delaware & Raritan Canal		x
1828	Wastewater Facilities Archeological Site**	n/a	x	

\*\* Archeological Site - locations not given

**SITES IN THE 1989 SURVEY BUT NOT ON THE NJHPO "KNOWN HISTORIC SITES" LIST**

Site / Structure / District	Location (if known)
Fisher House	153 Old Trenton Road
400 Grovers Mill Road	same
404 Grovers Mill Road	same
51 Hamison Street	same
18 North Post Road	same
Schenck-Zaitz Farm	50 Southfield Road
Mathew Rue House	Village Road East (Demolished)
785 Village Road West	same (Demolished)
134 South Mill Road	same
408 Village Road East	same

**ADDITIONAL SITES DETERMINED LOCALLY TO BE ELIGIBLE FOR REGISTER STATUS**

Site / Structure / District	Location (if known)
Old Mill House	164 Cranbury Road