

MASTER PLAN
HISTORIC PRESERVATION
PLAN ELEMENT

LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY



Brearley House, Lawrence Township

PLANNING BOARD
TOWNSHIP OF LAWRENCE
AUGUST 17, 2020

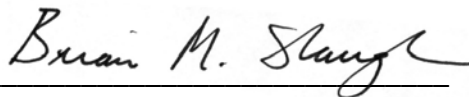
HISTORIC PRESERVATION PLAN ELEMENT

TOWNSHIP OF LAWRENCE COUNTY OF MERCER

ADOPTED
AUGUST 17, 2020

Pursuant to N.J.S.A. 40:55D-28b(10)
An Element of the Master Plan

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Historic Preservation Plan Element

EXECUTIVE SUMMARY

The Historic Preservation Element is part of the municipal Master Plan and is intended to establish and maintain policies for the conservation of the history of Lawrence as it relates to its people and land. This document updates the 1995 Master Plan Historic Preservation Plan Element to address designation changes and amendments recommended in the intervening time period. It includes a new map, separate from the Community Facilities Map, that is specific to the Historic Preservation Plan.

The Township was founded in 1697 and was known as Maidenhead. It was renamed Lawrence in 1816. Though located along the first turnpike road in the area and along the Delaware and Raritan Canal, the Township remained largely rural with a crossroads village (Lawrenceville) and several hamlets until the advent of suburbanization and widespread use of the automobile.

Regulations for historic preservation in Lawrence are set forth in its Land Use Ordinance and the Township has established an Historic Preservation Advisory Committee (HPAC) to review development and advise the Planning Board on issues pertaining to historic preservation. The HPAC also identifies and records historic sites, buildings, potential new historic districts, and other cultural resources. The Township has been designated as a Certified Local Government (CLG) for historic preservation by the State Historic Preservation Office.

There are three historic districts within Lawrence Township and 29 individual sites designated as historic landmarks. All three districts and five of the individual sites are listed on the State and Federal Registers. The historic campus of the Lawrenceville School is separately listed as a National Historic Landmark on the Federal Register. The HPAC has recommended that the Township add the Princessville Cemetery as a locally designated historic site.

The Historic Preservation Plan Element provides recommendations and an action plan that are intended to advance the Township's historic preservation goals and objectives. The recommendations/actions include local designation of the Kings Highway District and the Princessville Cemetery, encouraging nomination of additional sites to the State and National Register, investigating the potential for other historic district registrations, revising the Historic Preservation Ordinance design standards and guidelines, developing informational materials, identifying possible sources of funding /financial assistance for rehabilitation of historic buildings, improving public engagement and outreach, and support of regional, County, State-wide programs and non-profit organizations focusing on historic preservation.

INTRODUCTION

The Historic Preservation Element is intended to establish and maintain policies for the conservation of the history of Lawrence as it relates to its people and land. It generally concerns itself with buildings and sites more than 50 years old. Local efforts in historic preservation fit into a framework developed by the state and federal governments that have created programs designed to coordinate and promote conservation activities. Historic preservation has extended beyond the initial desire to protect buildings where significant persons lived or events occurred to a broader emphasis on preserving the cultural heritage of a community as it has developed over time.

This document updates the 1995 Master Plan Historic Preservation Plan Element to address designation changes and amendments recommended in the intervening time period. It includes a new map to geographically locate historic districts and individual local and registered historic resources in the Township. The Plan contains the required content of the New Jersey Municipal Land Use Law governing such Elements and is also intended to meet Sustainable Jersey guidelines for Historic Preservation Elements. The Historic Preservation Plan update is funded by a Certified Local Government (CLG) grant from the New Jersey Historic Preservation Office (NJHPO).

HISTORIC AND ARCHITECTURAL BACKGROUND

The European settlement of the Lawrence area began in the late 1600's, generally after the establishment of the Province Line (aka Keith Line) in 1687 which divided the state into East and West New Jersey. This area of West Jersey was part of Burlington County with its county seat established at Burlington City. Once the Province Line was established, it enabled land to be more easily surveyed and sold to early settlers, many of whom were Quakers. The Quakers had originally settled further south on the Delaware River and moved north in search of more and better land. Scotch-Irish Presbyterian, Dutch Reformed, and French Huguenot immigrants and internal migrants from New England arrived overland from New Brunswick along the old Assunpink Trail, now known as Rt. 206 (Lawrenceville-Princeton Road). Many of these early settlers had first arrived in Newtown (Brooklyn) a part of Long Island and moved on to New Jersey.

As noted, the Township was founded in 1697 and was known as Maidenhead, named by the early Quaker settlers after a Thames village later incorporated into the City of London. In 1714, the Township became part of the newly constituted Hunterdon County. The area was legally incorporated as a township through an act of the State legislature in 1798 (along with many other local governments. In 1816, the Township was renamed Lawrence, after Captain James Lawrence, commander of the frigate Chesapeake and one of the naval heroes of the War of 1812. In 1838, Mercer County was formed from parts of Hunterdon, Middlesex, and Burlington Counties.

The settlement of Maidenhead grew as commerce between New York and Philadelphia developed. Goods would be shipped from Philadelphia to Trenton by water and then overland to New Brunswick, passing through the village. Goods were then moved again by water to New York. A stagecoach line was established in 1738 between Trenton and New Brunswick. Efforts to improve transportation after the Revolutionary War led to the establishment of turnpike roads, the first in the area being the Trenton and New Brunswick Straight Turnpike, now known as U.S. Route 1. The traffic on the turnpike led directly to the founding of the hamlets of Franklin Corners and Clarksville. The completion of the Delaware and Raritan Canal from New Brunswick to Bordentown in 1834 reinforced the turnpike hamlets since the two transportation routes closely paralleled each other in Lawrence Township. The Township suburbanized rapidly following World War II.

The Lawrenceville Historic District provides an example of the diversity of architectural periods extant in the Township. The architectural styles represented include both high style and vernacular examples from the late colonial era to the 1920s. Representative examples are:

- Georgian - 2481 Main Street; Henry Phillips House, 4101 Princeton Pike; John Feaster Phillips House, 3850 Princeton Pike
- Federal - Joannah Brearley House, 2431 Main Street; Rosehill House, 2834 Main Street
- Greek Revival - Romney House, 2579 Main Street; Van Dyke House, 2800 Main Street
- Gothic Revival- Brown Cottage, 2810 Main Street
- Second Empire - 2805 Main Street
- Italianate - 2659/2661 Main Street
- Queen Anne - 2617 Main Street; 2735 Main Street
- Tudor Revival - 2535 Main Street

HISTORIC PRESERVATION REGULATIONS

Historic Preservation Ordinance

Article XI of the Township's Land Use Ordinance (LUO) sets forth the regulations for historic preservation in the Township. The purpose of these regulations as described in Section 1100 are:

- A. Safeguard the heritage of the Township of Lawrence by preserving the integrity of the historic centers of Lawrenceville, Port Mercer, and the Delaware and Raritan Canal which are listed on the State and Federal Registers of Historic Places, and other local landmarks which reflect elements of its cultural, social, economic, and architectural history;
- B. Preserve the integrity of the design of buildings, streetscapes and landscapes within the Main Street Historic District and on those landmarks located outside of the districts;
- C. Promote the Main Street Historic District, Delaware and Raritan Canal Historic District and other landmarks as an essential element of municipal character and identity;
- D. Foster civic beauty, and
- E. Promote the use of the Historic Districts and on those landmarks located outside of the districts for the education, pleasure, and general welfare of the citizens of the municipality and visitors thereto.

The ordinance establishes the criteria and process for designation of historic landmarks and districts. As set forth in Section 1102.B of the ordinance, there are seven criteria, any one of which may be conclusive, that are to be used in the designation of an historic site or for inclusion in an historic district within Lawrence Township as follows:

- 1. It is of particular historic significance to the Township of Lawrence by reflecting or exemplifying the broad cultural, political, economic, or social history of the Nation, State, or community; or
- 2. Associated with historic personages important in National, State, or local history; or
- 3. The site of a historic event which had a significant effect on the development of the Nation, State, or Lawrence Township; or
- 4. An embodiment of the distinctive characteristics of a type, period, or method of architecture or engineering; or
- 5. Representative of the work of an important builder, designer, artist, or architect; or
- 6. Significant for containing elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- 7. Able or likely to yield information important in pre-history or history.

As discussed below, the ordinance also requires review by the Historic Preservation Advisory Committee of all building permits and development applications that affect a

historic landmark or an improvement within a historic district, with the exception of the Delaware and Raritan Canal district (since the state preempts local review). Specific criteria and guiding principles are established in the ordinance to apply in reviewing proposed actions and development as follows:

- Historic Criteria (Section IIII)
- Standards for Rehabilitation and Adaptive Reuse (Section IIII2)
- Design Elements and Additional Criteria (Section IIII3), including guidelines for buildings and structures, and for the building site.

Historic Preservation Advisory Committee

The Lawrence Township Historic Preservation Advisory Committee, as established under Sections 604 – 606 of the Land Use Ordinance, provides review of development and building plans for the appropriate Board, and advises the Planning Board on issues pertaining to historic preservation. The Committee also advises the administrative officer on plans that do not require development approval. Review by the Committee is required for seven types of action, including:

1. Demolition of a building or site within the Historic District or individual site outside the district.
2. Relocation of any improvement within a historic district or landmark.
3. Change in the exterior appearance of a historic building or structure
4. Any new construction in a historic district.
5. Changes in signage or exterior lighting in the historic district or landmark.
6. Application for site plan or subdivision approval within a district or including a historic property.
7. Application for a zoning variance that may affect the historic district or landmark.

This is a broader remit than required under the state and national register requirements since it also reviews building facades and property not viewed by the general public. The Historic Preservation Advisory Committee is also charged with identifying and recording historic sites, buildings, potential new historic districts, and other significant aspects of the cultural resources of the Township and reporting these findings to the Township governing body.

Township Historian

Pursuant to the New Jersey Municipal Historians Act (N.J.S.A. 40:10A-7), Lawrence has appointed a Township Historian to provide the HPAC or Township governmental personnel with assistance in identifying historical resources or sites, research of

historic sites, and grant opportunities to fund the purchase or upkeep of sites, and to facilitate educational efforts regarding the Township's history and historic sites. The Historian has promoted the Township history through education endeavors such as research articles and working with students and professional historians on research projects and lectures, and has also contributed to creating signage, participating in events such as Diversity Day, and preparing grant applications for the Township. An archive is also maintained at the Lawrence Headquarters Branch of the Mercer County Library that is staffed by the volunteer Historian and a paid archivist. The archive is a resource that is available to the public, and the Township Historian has recommended that information and studies on all potential historic sites and districts be forwarded to the archive as this is a valuable resource for future researchers and citizens of the Township.

Federal and State Historic Registers

The National Historic Preservation Act of 1966 established a federal policy of preserving the country's cultural heritage. This marked the first time that funding had been made available throughout the country to identify, map, and preserve historic and pre-European structures and sites. Much of the identification and organizing work was delegated to the state level through the establishment of State Historic Preservation Officers (SHPOs). The State Historic Preservation Officer is the official liaison between local officials or groups and the federal Department of the Interior, the agency responsible for administering federal historic preservation efforts. The federal program became the impetus for the New Jersey Legislature's passage of historic preservation legislation in 1970.

The federal and state legislation established the National and State Registers of Historic Places, respectively. In New Jersey, the State Historic Preservation Officer and staff are part of the state Department of Environmental Protection. The SHPO is responsible for maintaining the State Register and evaluating petitions for inclusion on the list, as well as submitting requests for inclusion on the National Register.

Sites and districts listed on the Registers are afforded a certain level of protection. Projects involving federal money that may have an impact on National Register sites must undergo a comprehensive evaluation process of that impact. The State requires a similar evaluation of State Registered sites, but also requires of its political subdivisions the same oversight and review whenever public money is used. Oversight of construction or demolition involving only private funds, however, is retained solely at the local level.

Certified Local Government in Historic Preservation

Lawrence Township has been designated as a Certified Local Government (CLG) for historic preservation by the State Historic Preservation Office. The Certified Local Government Program was authorized by the National Historic Preservation Act

Amendments of 1980 and is designed to provide more formal participation by communities in federal and state historic preservation programs for local bodies that have met certain criteria in preserving their historic and cultural resources. These criteria include establishment of a local historic preservation review commission, initiation and/or continued progress towards completion of a comprehensive survey and inventory of local historic resources, designation and protection of local landmarks and historic districts, and development of a process which ensures public participation in the local historic preservation program.

HISTORIC PRESERVATION PLANS AND POLICIES

Lawrence Township Master Plan

The Township's Master Plan adopted in 1995 with subsequent amendments, contains an Historic Preservation Plan Element (HPPE) that describes the Township's historic background and regulations, identifies historic districts and sites, reviews historic preservation criteria and techniques, and provides recommendations for historic preservation. This update of the Historic Preservation Plan Element builds upon the information, analysis and recommendations of the 1995 HPPE. The 1995 Master Plan includes a Goals and Objectives section that sets forth the following goal and objectives for historic preservation:

Historic Preservation

Protect the integrity of the historic centers of Lawrenceville, Port Mercer, and the Delaware and Raritan Canal as well as local landmarks outside of these districts which contribute to the heritage and positive image of the municipality.

Objectives:

- *Identify additional individual sites and districts in Lawrence of historical importance.*
- *Promote the redevelopment of the commercial core of the village of Lawrenceville through coordinated parking, streetscape, signage, lighting, etc. in a manner that promotes its historic character.*
- *Establish design standards to encourage new development in Lawrence to be compatible to the style and scale of existing buildings.*
- *Refine the standards for development to retain the integrity of historic districts and individual landmarks*

In a recent update of the Open Space and Recreation Element of the Master Plan adopted in 2018, the following additional objectives were added with regard to preservation of the Township's historic parks and places:

- *Encourage tourism at the Township's historic parks and open space sites.*
- *Recognize and preserve historic places and events in conjunction with open space preservation.*

This update of the Historic Preservation Plan Element incorporates and builds on these goals and objectives for historic preservation (See Goals and Objectives, p. 18).

Mercer County Master Plan

The Historic Preservation Plan Element of the Mercer County Master Plan was originally adopted in 2002 and then readopted in its entirety in 2010. The plan includes goals and recommendations to support preservation and rehabilitation of County-owned historic resources as well as other historic resources located throughout Mercer County. Hunt Farmstead, a historic site on the State and National Register, is located within Mercer County's Rosedale Park, just outside the Lawrence municipal border.

2013 - 2019 New Jersey Comprehensive Statewide Historic Preservation Plan

The Statewide Historic Preservation Plan, developed by the State Historic Preservation Office (SHPO) and Preservation New Jersey (PNJ), establishes six goals to help guide the actions of agencies and individuals involved in historic preservation efforts in New Jersey:

1. Use historic preservation as a tool to strengthen and revitalize New Jersey's state and local economies in a sustainable manner.
2. Demonstrate that historic places have economic value.
3. Expand understanding and appreciation of history and historic preservation among New Jersey citizens, elected officials, students, and organizations across the State.
4. Build a stronger, more cohesive and diverse preservation community.
5. Identify the authentic places that tell the stories of New Jersey's historically diverse populations.
6. Increase stewardship and support to protect the authentic places that tell the stories of New Jerseyans.

The Statewide Plan also provides a series of recommendations for federal and state agencies, community organizations, and individual actors, and includes a compilation of resources and action steps for stakeholders to become involved in historic preservation. Two of the key resources cited by the Statewide Plan, the 2010 New Jersey Heritage Tourism Master Plan, and the 2011 Crossroads of the American Revolution Heritage Area Management Plan suggest the importance of capitalizing on opportunities for heritage tourism at the regional level.

HISTORIC RESOURCES INVENTORY

Sources of Information

The 1992 guidebook produced by the Township's Historic Preservation Committee and its Cultural and Heritage Advisory Committee, A Guide to Lawrenceville's Historic Landmarks, served as the basis for the descriptions and mapping of historic resources in the 1995 Master Plan Historic Preservation Plan Element. The guidebook was updated in 2009 and continues to be a primary source of information regarding the Township's historic resources. The 2009 edition of the Guide includes a listing of major reference materials, with three reference materials as key written sources of information. These are noted below:

- Tyler, Donald. *Old Lawrenceville (Formerly Maidenhead, New Jersey) Early Houses and People*. 1965.
- Research and Archaeological Management, Inc. *Lawrence Township Historic Sites Survey*. 1986
- Kinsey and Hand. *Lawrence Township Historic Sites Survey, Phase II*. 1987

As indicated in the 2009 Guide, the 1986 and 1987 surveys provided the basis for the designation of virtually all of the current official historic landmarks in the Township. A subsequent survey of 15 sites conducted in 1996 is referenced as providing the basis for designation of two additional landmarks. The Guide further notes that this survey may also provide the basis for an additional possible landmark designation in the future:

- Brecknell, Ursula C. *Lawrence Township Historic Sites Survey*. 1996

A recent archeological survey and interpretive project funded under a CLG grant from NJHPO on behalf of Lawrence Township provides detailed information on the Princessville Historic Area. The redacted version of the report on the Phase I Archaeological Study was reviewed in this update of the Historic Preservation Plan:

- Richard Grubb & Associates, Inc. *Phase I Archaeological Study, Block 5101, Lots 25 and 26, Princessville, Lawrence Township, Mercer County, New Jersey*. September, 2019.

Additional sources reviewed for this update of Historic Preservation Plan Element include a 2004 summary spreadsheet of historic properties prepared by the Township Engineer, the online listing of New Jersey and National Register of Historic Places maintained by the New Jersey Historic Preservation Office (NJHPO), and the National Register of Historic Places registration form for the King's Highway Historic District.

Historic Districts

There are three historic districts within Lawrence Township. The location of each district is depicted on the accompanying map found at the end of this document. A description of each district follows below.

LAWRENCEVILLE HISTORIC DISTRICT

The Lawrenceville Historic District, encompassing both sides of Route 206 and extending from Franklin Corner Road to slightly beyond Fackler Road, has the most significant assemblage of historically consequential buildings in the Township. The district was placed on the State Register of Historic Places on July 31, 1972 and on the National Register on September 14, 1972, identified as the “Lawrence Township Historic District”. At the local level, the district was established in 1990. The historic core of the Lawrenceville School campus, designated as a National Historic Landmark, is included in the district. However, outside of the historic campus, homes and structures situated more than 250 feet from Route 206 are excluded. The Lawrenceville Historic District is important because of the wide variety of distinct architectural periods that are represented in the village. Its continuity from the earliest days of the Township to the near present provides a case history of architectural periods from the late colonial era to the 1920's. It provides the basis for understanding the built environment and its relationship to the lives of people throughout history. Most unusual is the survival of farmland within and adjacent to the south side of the district which traces back to the original land transactions in the seventeenth century. The boundaries of the Lawrenceville Historic District are depicted on the accompanying map, along with a list of the “key structures” (the most historically significant buildings) that have been identified within the district per the Township’s *Guide to Lawrenceville’s Landmarks*. Photographs of key structures are provided in Appendix A.

DELAWARE & RARITAN CANAL HISTORIC DISTRICT

The entire length of the D & R Canal has been listed on both the State Register (November 30, 1972) and the National Register (May 11, 1973) as a significant example of an innovation in transportation technology. The Canal runs from New Brunswick to Bordentown with a feeder canal running north to Frenchtown from Trenton along the Delaware River. The Canal was completed in 1834. The D&R Canal within Lawrence has not been designated as a local historic district, although the segment of the canal containing the Port Mercer Canal House (Block 1202, Lot 5) has been designated as a local landmark.

KINGS HIGHWAY HISTORIC DISTRICT

The Kings Highway Historic District includes portions of US Route 206 and NJ Route 27, extending from the intersection of Route 206 and Franklin Corner Road in Lawrenceville to the intersection of Route 27 and Raymond Road, east of the Village of Kingston (located in South Brunswick and Franklin Townships). Originally an Indian trail, this historic right-of-way evolved into an early stage coach route, the main colonial

link between New York and Philadelphia, the first postal route, the scene of Revolutionary War battles, and the first mapped state highway. The Kings Highway Historic District was listed on the State Register of Historic Places on October 23, 2000 and the National Register on December 21, 2000. The 2006 Master Plan Reexamination Report recommended that Township's Historic Preservation Element be updated to include the Kings Highway Historic District; however, it has not been designated by local ordinance. This document fulfills the 2006 recommendation.

Historic Landmarks

Landmarks are individual buildings, structures or sites, typically located outside of a historic district. A total of 29 individual historic landmarks are depicted in the accompanying map. These include the Lawrenceville School historic campus (a National Historic Landmark that is also listed on the Federal Register; this site is also included as part of the Lawrenceville Historic District), five individual sites that are listed on the State and Federal Registers and are also locally designated, and 23 other locally designated historic landmarks. A description of each of these landmarks is provided below. (The name of each site is followed by its map location number. A photograph of each individual historic site/landmark is provided in Appendix A.)

ANDERSON/CAPNER HOUSE (28) – Located at 700 Trumbull Avenue, the property was listed on the State Register on August 7, 1972 and the National Register on April 3, 1973. The building dates from 1764. The house represents a combination of an 18th century house built in two sections, with a significant expansion in the 19th century followed by extension renovations in the 20th century. One of the few remaining houses with Georgian and Federal styles in South Lawrence.

SMITH-RIBSAM HOUSE (23) – This house is associated with an early pioneering family of Lawrence, the Jaspar Smith family and is found at 45 Pine Knoll Drive. It was mainly built in two stages, about 1740 and 1770, with additions in the 19th and 20th centuries. It was placed on the State Register on April 4, 1988 and the National Register on July 9, 1988. The house is an example of vernacular Colonial and Georgian architecture.

1761 BREARLEY HOUSE (20) – Located This Township-owned property serves as the headquarters of the Lawrence Historical Society. The house was built by one of the prominent early families of Lawrence about 1761. It is located on Meadow Road near Princeton Pike. It was placed on the State Register on July 19, 1979 and the National Register on August 31, 1979. The house is a significant and rare surviving example of the Quaker Georgian architectural style found in Mercer County. It is stylistically linked to a few similar houses that have survived in Burlington County. It is built of brick, a more prestigious building material than stone at the time, and is built on a center hall plan in three bays.

THE LAWRENCEVILLE SCHOOL (16) – The original school itself was designated a National Historic Landmark at the same time as the designation of the Lawrenceville Historic District. The school dates from 1810 when it was organized as the Maidenhead Academy, later the Lawrenceville Classical and Commercial High School for Boys. Significant buildings include the Romanesque Revival Memorial Hall; the Richardson Romanesque Edith Memorial Chapel; several Queen Anne residence halls such as the Kennedy and Dickinson Houses; Haskell House, a classroom dating from 1832; and Hamill House, a Georgian style residence dating from about 1814. (See accompanying map for a listing of all the “key structures” [the most historically significant buildings] at the Lawrenceville School as identified in the Township’s *Guide to Lawrenceville’s Landmarks*.) A significant expansion of the school starting in the 1880’s brought the notable architectural firm of Peabody and Sterns to design a number of the buildings on campus and Frederick Law Olmstead, Sr. to lay out the grounds that are in evidence today.

JOHN WHITE HOUSE (7) – The John White house is located at 100 Cold Soil Road and is an example of a Federal style center hall plan building built about 1810 with a 20th century recessed wing on the right side. It was listed on the State Register on May 1, 1971 and the National Register on January 29, 1973.

BAINBRIDGE/PHILLIPS HOUSE (10) – The house represents the reconstruction of an earlier farmhouse into a Colonial Revival form about 1935. The earlier structure appears to date from at least 1849. It is located at 4416 Province Line Road.

BREWER HOUSE (1) – The Brewer House is located at 634 Rosedale Road and is a rare example of a high style Victorian Gothic period residence, dating from 1876 or thereabouts. This property is eligible for inclusion on the National Register.

ISAAC BREARLEY HOUSE/SPRING GROVE (18) – The house is a Georgian style center hall plan dating from 1785 that incorporated earlier parts of the house, perhaps as early as 1700, into a unified building. The Brearley family was locally prominent in the early history of Lawrence. It is located at 2 Lewisville Road and is considered eligible for incorporation in the National Register.

BRIDGETENDER’S HOUSE (26) – This house is part of the Delaware and Raritan Canal and is located near the Carnegie Road bridge over the waterway. It was constructed at the same time as the Canal, in 1834. It is significant as a part of the growth of regional transportation within the state.

CHERRY GROVE TENANT HOUSE (12) – The building is a good example of an early stone tenant house thought to have been built about 1730. It has retained its architectural integrity better than other examples in the area. It is located at 17 Carter Road. The structure is considered eligible for inclusion on the National Register.

NOAH REED/SLACK HOUSE (4) – The house was built about 1800 and is a vernacular 1-1/2 story cottage, representing the continuation of older housing forms into the Georgian and Federalist era. The structure is of Dutch construction with a massive fireplace. It is located at 335 Cold Soil Road and is considered eligible for inclusion on the National Register.

GORDON HOMESTEAD (14) – This house dates from the 1700's but was reconstructed into a Greek Revival/Italianate era residence about 1850 that completely incorporated any earlier structure. This house was located on Province Line Road but was moved to 4276 Quaker Bridge Road, closer to the hamlet of Port Mercer, with the construction of Yorkshire Village. The moving of the building likely eliminates any potential for National Register listing, though the house will remain an architecturally significant local structure.

WILLIAM GULICK HOUSE (9) – The Gulick House is the most elaborate high style Italianate dwelling surveyed in the Township. It dates from 1855 or thereabouts. The house is eligible for registration on the National Register and is located at 3641 Lawrenceville-Princeton Road.

JOHN HILL FARM (3) – Located at 265 Cold Soil Road, the farmhouse and associated buildings are an excellent and unusual example of an historic farmstead that has retained the integrity of its buildings and surrounding lands. The farmhouse was built about 1790 with an addition dating from the mid-1860's. The site is considered eligible for National Register status.

RALPH HUNT HOUSE “OLD BRICK” (17) – This residence is located within the Lawrenceville School's golf course with an address of 2750 Main Street. It has been dated to 1705 and was constructed by Ralph Hunt, one of the earliest pioneers of Lawrence. It is the oldest positively identified dwelling in Lawrence.

BENJAMIN JOHNSON HOUSE (25) – This house is one of two surviving French Second Empire dwellings in Lawrence, dating from 1881, and located at 2685 Princeton Pike. It had been reconstructed from an earlier building moved to the site. Benjamin Johnston was one of the inheritors of the Rising Sun Tavern.

MEADOW ROAD (LANE) (19) – This extension of Lewisville Road provided access from Maidenhead to the grazing lots in the Great Meadow during the 1700's. Today this unpaved road provides a gateway to the historically significant Brearley House. At its intersection with Princeton Pike is the Princessville Cemetery, which is associated with the former Methodist Episcopal Church in Princessville and contains graves of some of the first settlers of the African-American community of Lewisville.

MOUNTS MILL HOUSE (27) – A large stone house dated to about 1816, Mounts Mill was once in the center of a busy commercial area centered on the use of the Assunpink Creek. It is located at 301 Lawrence Station Road.

JOHN FEASTER PHILLIPS HOUSE (13) – This house is the best preserved of four Phillips houses in the area. It dates from 1720 with a vernacular Colonial original structure later made a wing by the construction of a larger Federal style side hall plan addition built about 1800. A later Colonial Revival addition was built about 1925. The house is located at 3850 Princeton Pike and is eligible for listing on the National Register.

JOSEPH PIERSON HOUSE (2) – The Pierson house combines both vernacular Georgian and Colonial styles and was constructed in several periods, 1720, 1780, and about 1860. It is a very good example of an eighteenth century farmhouse. The house is located at 210 Cold Soil Road. The house is considered eligible for National Register listing.

PORT MERCER CANAL HOUSE (15) – This canal house is similar to the Carnegie Road canal house, dating from 1834 and located at the crossroads of the D & R Canal with Province Line/Quakerbridge Road. It is part of the D & R Canal national landmark designation.

PRICE/LANNING HOUSE (8) – The house was originally constructed sometime in the eighteenth century in a vernacular Colonial style and later added to in a center hall Federal style. Later a twentieth century Colonial Revival addition was added. The Price-Lanning House is located at 3461 Lawrenceville-Princeton Road and is considered eligible for National Register listing.

RISING SUN TAVERN (24) – The building housed both a tavern and a residence. The tavern is the only remaining one in Lawrence outside of Lawrenceville itself, being located at 2681 Princeton Pike. The tavern is unusual in its construction with a steeply pitched roof and its great depth. The building is dated to 1821, with the residence probably added a few years later than the tavern portion. Both are vernacular Federal in style. It is considered eligible for inclusion on the National Register.

SCUDDER/ W. COOK HOUSE (21) – The Scudder House is found at 96 Denow Road and is dated to about 1715 with a newer addition dating about 1760. It is an example of vernacular Colonial and Georgian architecture. The later Georgian era addition constitutes the larger part of the house constructed with a side hall plan, that relegated the earlier Colonial era portion to a side wing. The house is considered eligible for listing on the National Register.

ISRAEL STEVENS HOUSE (29) – The Stevens House was built about 1804 in the Federal style and is a very good example of the side hall floor plan typical of that era. It is

located at 2167 Brunswick Pike. The Israel Stevens House was placed on the State Register on December 6, 2004, and on the National Register on March 15, 2005.

STOKES/ MERSHON HOUSE (6) – Located at 3801 Lawrenceville-Princeton Road, it was constructed about 1740 with additions dating from about 1800 and the early twentieth century. The earliest section of the house is vernacular colonial with Georgian and Federal additions. The Colonial section is now a wing of the side hall plan main section.

BENJAMIN VAN CLEVE HOUSE (22) – The house is part of the Rider University campus and used as their alumni relations office. It may date to 1870 and is an example of an Italianate style dwelling with an unusual curved roofline. The Township's local designation as a landmark only refers to this building and not any of the other structures on campus.

VAN CLEVE HOMESTEAD (11) – Another house of the Van Cleve family, it is located just beyond the Lawrenceville Historic District at 2942 Main Street. Constructed in the early part of the 1800's it is an example of vernacular Federal style. It is considered eligible for listing on the National Register.

VAN CLEVE HOUSE (5) – The Van Cleve House is a former farmhouse located at 24 Carson Road, adjacent to the Township-owned Carson Woods. There are several additions to the original two and one-half story vernacular Federal structure, which was probably built in the second quarter of the nineteenth century.

Princessville Cemetery

The HPAC has recommended that the Township add the Princessville Cemetery, located at 3500 Princeton Pike, north of Meadow Lane, as a locally designated historic site, or as part of a larger “Brearley-Princessville Historic District” that would include nearby historic sites and resources such as the former Methodist Episcopal Church (with which the cemetery is associated), the former Princessville Inn site (previously designated on both the State and National Registers, but subsequently destroyed by fire in 1982), the Brearley House, the Anderson-Collins-DeKnight House archaeological site, Meadow Road, Isaac Brearley House/Spring Grove, and the Brearley Oak.

The September 2019 Phase I Archeological Survey report prepared by Richard Grubb & Associates identifies the study area as the “Princessville Historic Area”. As discussed in the report, the area is in close proximity to present-day Lewisville Road, along which a community of free African Americans, later named Lewisville, began forming during the 1840s. Lewis Phillips, a former slave owner who became an abolitionist during the 1820s, began selling portions of his land along the road to both white and African American individuals during the 1840s. To serve the growing community, the Methodist Episcopal Church in Princessville was established in 1843 on land adjacent to the Princessville Inn/Mershon Tavern. Originally established in the churchyard, the

Princessville Cemetery served as a burial ground for white congregants of the church prior to the 1870s. After the church was physically relocated to Bakers Basin in the 1870s by prominent members of its white congregation, the local African American community was granted permission to use the cemetery through the 1920s. African American individuals interred within Princessville Cemetery include some of the first settlers of the Lewisville community and the sons of Anne DeKnight, who worked as a cook at the Princessville Inn. Additionally, four African American Civil War veterans are buried within the Princessville Cemetery.

INTEGRITY OF HISTORIC RESOURCES

The Lawrenceville Historic District and the individual landmarks that have been designated are inextricably bound with the broader landscape. Completely retaining the historical context in which buildings were constructed and land shaped is not possible because of continuing technological, social, and political change. Owners of historical buildings desire to have the same modern amenities for cooking, temperature control, and hygiene that others have. The preservation of historic places, then, is always a delicate compromise between the dictates of the past and the demands of the present.

The faithful preservation of existing contributing buildings is the first priority in retaining the historic fabric of a site or district. Minimizing the influence of non-contributing buildings in a historic district and ensuring that infill development respects the surrounding context of residences and commercial buildings is also paramount. The guidelines and process for reviewing proposed actions and development within the historic district and at landmarks as set forth in the Historic Preservation Ordinance can be seen as similar to the creation of a historic preservation overlay that helps maintain the integrity of these resources. In general, this review process has been effective in maintaining the integrity of the Township's historic resources, although there is a need for more public education and outreach regarding the importance of, and techniques for, maintenance and preservation of historic resources.

Even with the protections established under the Historic Preservation Ordinance, properties can become neglected and fall into disrepair. Based on a window survey of properties within the Lawrenceville Historic District and the individual landmarks located outside the district, several sites were noted as exhibiting only fair and/or poor conditions as indicated below:

- Gulick House (3641 Lawrenceville Road) – vacant and overgrown structure, vandal set fire damage in the front hall, surrounded by chain link fence to prevent unauthorized access; assisted living facility owner has consistently failed to restore or maintain structure and grounds.

- Bridgetenders House (18 Carnegie Road)– vacant with broken and boarded windows.
- Benjamin Johnson House (2685 Princeton Pike) – extensive peeling paint.
- Rising Sun Tavern (2681 Princeton Pike) – extensive peeling paint.
- Price/Lanning House (3461 Lawrenceville Road), porch missing support column, peeling trim.

Another concern is the development of land surrounding a resource, particularly with individual landmarks, which in Lawrence are typically the former residences of wealthy farmers. As the land surrounding the residences and other agricultural outbuildings is sold and developed with modern buildings, the historical context of the farmstead on the land may be lost. Except in unusual circumstances, retaining all of the associated farmland with an historical farmstead will be a difficult proposition. If it is placed in public ownership, the capital cost and future lost tax revenue is substantial. Managing a tenant relationship with a farmer willing to farm the land may be problematic. Restricting development at typical farmland retention densities of one unit per 25 to 160 acres (found in more purely rural areas) raises legal issues. Each situation must be evaluated separately because not every historic resource will need the same extent of protection. Farmsteads set back from the road, for instance, will typically need more land to retain their context than those that are closer. An example of this in Lawrence is the John Hill Farm, where the farmstead is located more than 700 feet from Cold Soil Road.

One way to address this concern is by purchase of an historic preservation easement whereby rights would be held by a second party representing less than fee simple (or all property rights) purchase, and continuing ownership in private hands. By analogy, the historic preservation easement is the same as a conservation easement for environmentally sensitive land but applied instead towards cultural resources. It is a widely used technique for the preservation of facades.

Public education and outreach about the Township's historic districts and individual sites, and its historic preservation regulations is also important in helping maintain the integrity of these resources. For example, the HPAC has suggested that a brochure or information sheet(s) be provided with applications for HPAC review to educate applicants about appropriate materials and design techniques for historic properties. The HPAC has also noted that providing standards for development of landscapes and streetscapes would help in maintaining the integrity of historic sites, and that permitting adaptive reuse of historic buildings (such as conversion of a dwelling to a bed and breakfast) may provide an economic incentive for the preservation of historic resources.

GOALS AND OBJECTIVES FOR HISTORIC PRESERVATION

It is recommended that the existing goals and objectives for historic preservation from the Master Plan be revised and expanded as follows:

Goal

- I. Protect the integrity of the historic districts in the Township, including the Lawrenceville Historic District, the Delaware and Raritan Canal District, the King's Highway Historic District, and if approved by the governing body, the Brearley - Princessville Historic District as well as local landmarks outside of these districts which contribute to the heritage and positive image of the municipality.

Objectives

1. Continue to identify additional individual sites and districts in Lawrence of historical importance.
2. Promote on-going maintenance of the commercial core of the village of Lawrenceville through coordinated parking, streetscape, signage, lighting, etc. in a manner that promotes its historic character.
3. Refine the standards for development to retain the integrity of historic districts and individual landmarks, including standards for landscape and streetscape design.
4. Encourage adaptive reuse of historic buildings, where appropriate.
5. Encourage tourism at the Township's historic parks and open space sites.
6. Recognize and preserve historic places and events in conjunction with open space preservation.
7. Expand understanding and appreciation of history and historic preservation among citizens, elected officials, students, and organizations in the Township.
8. Build a stronger, more cohesive and diverse preservation community.
9. Identify the authentic places that tell the stories of Lawrence's historically diverse populations.
10. Increase stewardship and support to protect the places that tell the stories of Lawrence people, groups and the built environment.

RECOMMENDATIONS

The following recommendations are intended to advance the Township's historic preservation goals and objectives, primarily by building on existing surveys and information, policies and regulations and programs/actions:

1. Designate the Kings Highway Historic District within Lawrence Township as a local historic district.
2. Designate Princessville Cemetery as a local historic landmark/site. Review and implement, as feasible, recommendations from the 2019 Phase I Archeological Study for conservation of the cemetery, including installation of signage, modification of landscaping activities, cleaning and repair of headstones, and working with an arborist to trim branches and remove a dying tree.
3. Encourage the nomination of additional sites to the State and National Register of Historic Places.
4. Investigate more fully the potential for other historic district registrations as a long range planning goal.
5. Review the Historic Preservation Ordinance design standards and guidelines related to the building site, and revise as necessary to better address landscape and streetscape design concerns, including potential impacts along road corridors such as the Kings Highway Historic District.
6. Develop a brochure/informational guide to be distributed with the HPAC development review application form to provide guidance regarding appropriate development techniques and products that should be considered for historic buildings and sites.
7. Identify possible sources of funding such as grant or loan programs that may provide financial assistance to property owners for repairs and maintenance of historic properties. Information regarding federal tax credits that are available for rehabilitation of existing buildings should also be provided to property owners.
8. Improve public engagement and outreach regarding the Township's historic resources, including developing and distributing materials, organizing presentations and workshops, and providing online information about historic districts and sites, and the Historic Preservation Ordinance design standards and guidelines. The Township should continue to support programs recognizing individuals and specific projects and activities that contribute to preserving the Township's historic resources, such as the Podmore/Dwyer Historic Award presented by the Growth and Redevelopment Committee at its annual awards ceremony. The location of the Municipal Center along a historic highway and the historic features of this property including its war monument,

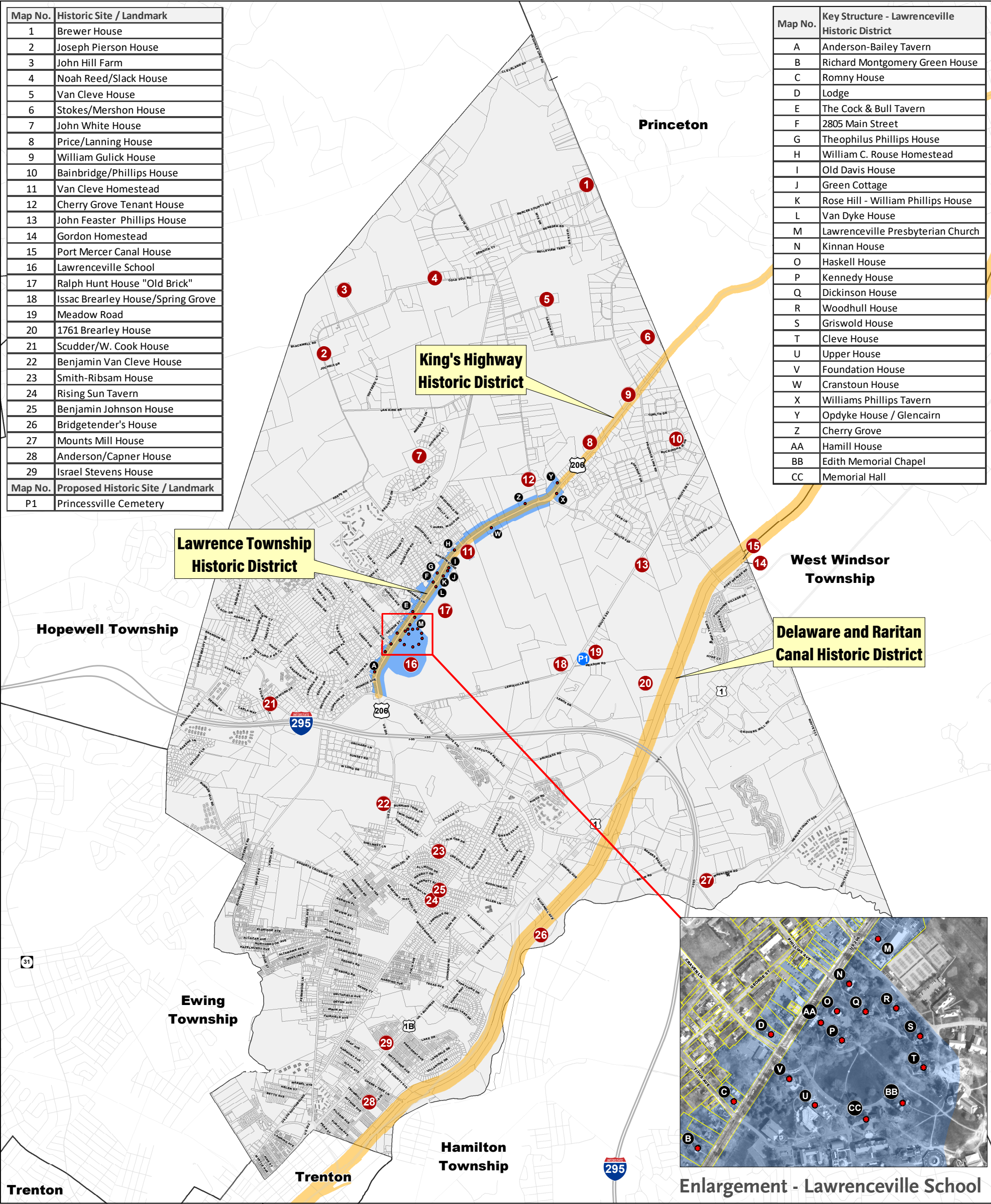
- historic trees, and the site of the historic Twin Oak featured on the township seal should also be publicized, including possible recognition of the front of the property as the Twin Oaks Historic Site.
9. Continue to support regional, County, and State-wide efforts to preserve historic resources and to promote knowledge and appreciation of historic sites, programs and special events (e.g. Crossroads of the American Revolution National Heritage Area, Ten Crucial Days, Washington-Rochambeau Revolutionary Route National Historic Trail, upcoming Semiquincentennial [250th] of our Nation's Founding.)
 10. Continue to support non-profits and other organizations that promote preservation of historic resources, including the Lawrence Historical Society and Lawrenceville Main Street.
 11. Request that the Township Council determine if property maintenance standards can be amended to prevent substantial deterioration of historic sites.

ACTION PLAN/AGENDA

Item/Task	Priority Level	Timeframe (years)	Responsible Party
Local designation - Kings Highway District	High	1 - 3	HPAC, Twp. Staff
Local designation – Princessville Cemetery or Brearley - Princessville Historic District	High	1 - 3	HPAC, Twp. Staff & Historian
Implement cemetery conservation measures at Princessville Cemetery	High	Ongoing	Twp. Staff
Encourage nomination of additional sites to State and Federal Register	Medium	3 - 5	HPAC; Twp. Historian
Investigate potential for other historic district registrations	Low	5 - 10	HPAC; Twp. Historian
Review/revise HPO design standards	High	1 - 3	HPAC, Twp. Staff
Develop guide for HPAC applicants	High	1 - 3	HPAC, Twp. Staff
Identify possible funding /financial assistance for rehabilitation; distribute information to property owners	High	1 - 3	HPAC, Twp. Staff
Develop and distribute informational materials about historic districts and sites, and HPO design standards and guidelines; online distribution of information	High-Medium	1 - 5	HPAC, Twp. Staff & Historian
Organize presentations and workshops, and possible awards ceremony to promote knowledge of historic districts and sites, and compliance with HPO design standards and guidelines; publicize historic location and features of Municipal Center	High-Medium	1 - 5	HPAC, Twp. Staff & Historian
Support regional, County and State historic preservation efforts	High	Ongoing	HPAC, Twp. Staff & Historian
Support non-profits and other organizations that promote historic preservation	High	Ongoing	HPAC, Twp. Staff & Historian
Request Township Council determination re property maintenance standards to prevent deterioration of historic sites.	High	1 - 3	HPAC, Twp. Staff

Map No.	Historic Site / Landmark
1	Brewer House
2	Joseph Pierson House
3	John Hill Farm
4	Noah Reed/Slack House
5	Van Cleve House
6	Stokes/Mershon House
7	John White House
8	Price/Lanning House
9	William Gulick House
10	Bainbridge/Phillips House
11	Van Cleve Homestead
12	Cherry Grove Tenant House
13	John Feaster Phillips House
14	Gordon Homestead
15	Port Mercer Canal House
16	Lawrenceville School
17	Ralph Hunt House "Old Brick"
18	Issac Brearley House/Spring Grove
19	Meadow Road
20	1761 Brearley House
21	Scudder/W. Cook House
22	Benjamin Van Cleve House
23	Smith-Ribsam House
24	Rising Sun Tavern
25	Benjamin Johnson House
26	Bridgetender's House
27	Mounts Mill House
28	Anderson/Capner House
29	Israel Stevens House
Map No.	Proposed Historic Site / Landmark
P1	Princessville Cemetery

Map No.	Key Structure - Lawrenceville Historic District
A	Anderson-Bailey Tavern
B	Richard Montgomery Green House
C	Romny House
D	Lodge
E	The Cock & Bull Tavern
F	2805 Main Street
G	Theophilus Phillips House
H	William C. Rouse Homestead
I	Old Davis House
J	Green Cottage
K	Rose Hill - William Phillips House
L	Van Dyke House
M	Lawrenceville Presbyterian Church
N	Kinnan House
O	Haskell House
P	Kennedy House
Q	Dickinson House
R	Woodhull House
S	Griswold House
T	Cleve House
U	Upper House
V	Foundation House
W	Cranstoun House
X	Williams Phillips Tavern
Y	Opdyke House / Glencairn
Z	Cherry Grove
AA	Hamill House
BB	Edith Memorial Chapel
CC	Memorial Hall



Historic Districts & Sites

LOCATION:
Lawrence Township, Mercer County, NJ

DATE:
July 2020



1 - Brewer House
634 Rosedale Road



2 - Joseph Pierson House
210 Cold Soil Road



3 - John Hill Farm
265 Cold Soil Road



4 - Noah Reed/Slack House
335 Cold Soil Road



5 - Van Cleve House
24 Carson Road



6 - Stokes/Mershon House
3801 Lawrenceville-Pennington Road



7 - John White House
100 Cold Soil Road



8 - Price/Lanning House
3461 Lawrenceville-Pennington Road



9 - William Gulick House
3641 Lawrenceville-Pennington Road



10 - Bainbridge/Phillips House
4419 Province Line Road



11 - Van Cleve Homestead
2942 Main Street



12 - Cherry Grove Tenant House
17 Carter Road



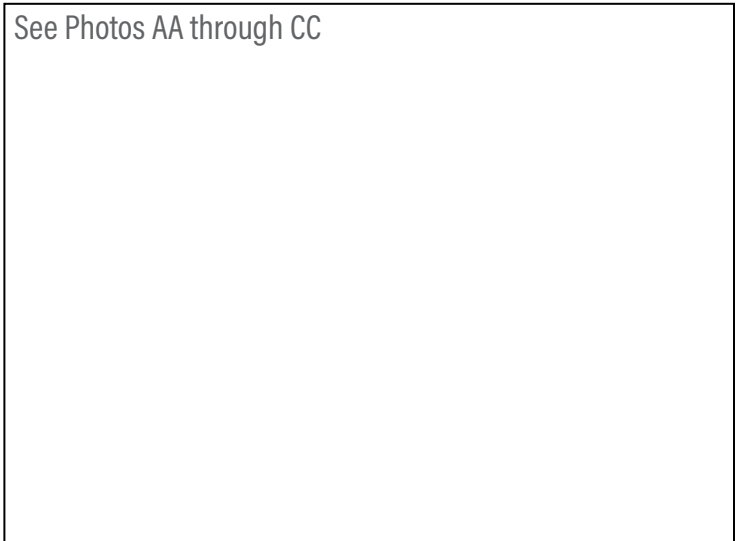
13 - John Feaster Phillips House
3850 Princeton Pike



14 - Gordon Homestead
4276 Quakerbridge Road



15 - Port Mercer Canal House
4278 Quakerbridge Road



16 - Lawrenceville School
2500 Main Street



17 - Ralph Hunt House "Old Brick"
2750 Main Street



18 - Issac Brearley House/Spring Grove
2 Lewisville Road



19 - Meadow Road (Lane)
Meadow Road



20 - 1761 Brearley House
100 Meadow Road



21 - Scudder/W. Cook House
96 Denow Road



22 - Benjamin Van Cleve House
2083 Lawrence Road



23 - Smith-Ribsam House
45 Pine Knoll Road



24 - Rising Sun Tavern
2681 Princeton Pike



25 - Benjamin Johnson House
2685 Princeton Pike



26 - Bridgetender's House
18 Carnegie Road



27 - Mounts Mill House
301 Lawrence Station Road



28 - Anderson/Capner House
700 Trumbull Avenue



29 - Israel Stevens House
2167 Brunswick Avenue/Pike



A - Anderson-Bailey Tavern
2481 Main Street



B - Richard Montgomery Green House
2549 Main Street



C - Romney House
2579 Main Street



D - Lodge
2617 Main Street



E - Cock and Bull Tavern
2695 Main Street



F - 2805 Main Street
2805 Main Street



G - Theophilus Phillips Homestead
2837 Main Street



H - William C. Rouse Homestead
2923 Main Street



I - Old Davis House
2868 Main Street



J - Green Cottage
2858 Main Street



K - Rose Hill - William Phillips House
2834 Main Street



L - Van Dyke House
2800 Main Street



M - Lawrenceville Presbyterian Church
2688 Main Street



N - Kinnan House
Lawrenceville School



O - Haskell House
Lawrenceville School



P - Kennedy House
Lawrenceville School



Q - Dickinson House
Lawrenceville School



R - Woodhull House
Lawrenceville School



S - Griswold House
Lawrenceville School



T - Cleve House
Lawrenceville School



U - Upper House
Lawrenceville School



V - Foundation House
Lawrenceville School



W - Cranstoun House
3030 Lawrenceville Road



X - William Phillips Tavern
3270 Lawrenceville-Princeton Road



Y - Opdyke House/Glencairn
3301 Lawrenceville-Princeton Road



Z - Cherry Grove
1 Carter Road



AA - Hamill House
Lawrenceville School



BB - Edith Memorial Chapel
Lawrenceville School



CC - Memorial Hall
Lawrenceville School



P1 - Princessville Cemetery
3500 Princeton Pike