NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

BC-1395

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Princeton Historic District Boundary Increase and Additional Documentation

other names/site number Princeton Eating Clubs

2. Location

street & number Boundary Increase: 62 Washington Road; Additional Documentation: 5, 13, 21, 26, 33, 40, 43, 48, 51, 58, 61, 65, 79, 83, 93 Prospect Ave ☐ not for publication

city or town Princeton ☐ vicinity

state New Jersey code NJ county Mercer code 021 zip code 08540

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide X local

Signature of certifying official/Title — Ass't Commissioner Date 6/5/17

NJ DEP
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action 7/31/17

Princeton Historic District Boundary Increase and Additional Documentation
Name of Property

Mercer County, NJ
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] Private
- [ ] public – Local
- [ ] public – State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Boundary Increase

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

15

6. Function or Use

Historic Functions
(Enter categories from instructions.)

EDUCATION/Education-related

Current Functions
(Enter categories from instructions.)

EDUCATION/Education-related

7. Description

Architectural Classification
(Enter categories from instructions.)

Early 20th Century Tudor Revival

Materials
(Enter categories from instructions.)

foundation: Stone, Concrete
walls: Frame and Stucco
roof: Slate and Metal
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Sixteen clubhouses of current and former Princeton Eating Clubs associated with Princeton University are contiguous on the east side of its main campus. Fifteen line Prospect Avenue and were included in the boundary of the Princeton Historic District listed in the National Register of Historic Places in 1975.(MAP 1) Only one of the fifteen clubhouses was briefly mentioned in the 1975 nomination. Terrace Club stands adjacent at 62 Washington Road but was left outside the District boundary, without explanation. This Boundary Increase adds Terrace Club as a Contributing building to the Princeton Historic District. The Additional Documentation provides further information about the fifteen other Princeton Eating Clubs that are also contributing buildings in the District – eleven on the south side of Prospect Avenue starting at Washington Road, and four on the north side between Washington Road and Olden Street. (MAP 2) Today eleven of the clubhouses continue to be owned and operated by private eating clubs, and five are now owned and operated by the University for educational purposes. The Eating Clubs are set back from the sidewalks and several have masonry walls along the sidewalks and the sides of the properties. The properties are landscaped and most of have large trees, many of which date from the original construction period. The exteriors and the majority of the interiors retain a high degree of integrity, and rear additions on several of the Clubs have respected and in several cases have notably complemented the original architecture.

Narrative Description

SEE CONTINUATION SHEETS

Princeton Historic District Boundary Increase and Additional Documentation
Name of Property

Mercer County, NJ
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance (Categories from instructions.)

Period of Significance

Significant Dates

Significant Person (Only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Charles Follen McKim

Walter Cope

Raleigh Gildersleeve

Arthur Meigs

Period of Significance (justification)

1895 to 1928 – The construction period of the 16 Princeton Eating Clubs falls within the broader period of significance of the Princeton Historic District.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

This Boundary Increase adding the Terrace Club property at 62 Washington Road and the Additional Documentation of the Princeton Eating Clubs together strengthen the architectural and historical significance of the 1975 Princeton Historic District. Terrace Club dates from the period of the other fifteen Eating Clubs and like them is a contributing property in the District. The 1975 nomination briefly mentioned only Cottage Club, which was also listed individually in the National Register in 1999. This Additional Documentation identifies the Princeton Eating Clubs as a unique and significant cluster of private student clubhouses from a period of major transition in American education and the national economy. The Eating Clubs represent the work of several nationally or regionally prominent architects in the Tudor, Jacobean, Georgian, and Italian Revival Styles of the late 19th - early 20th Centuries, and several are especially notable examples of student clubhouse design. Eleven of the Eating Clubs remain private and in their original use, and the other five now serve compatible academic purposes. The clubhouses and the Prospect Avenue and adjacent Washington Road streetscapes have been well preserved and maintained by the private clubs and the University.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

SEE CONTINUATION SHEETS

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beam, Jacob Newton. "Princeton's Architectural Changes, in the University and in the Town," *Ten Years of Princeton.* New York, 1906.

Blynn, Henry R., "Are Princeton Eating Clubs Stereotyped?," Senior Thesis, 1949.

Cap and Gown, Raleigh Gildersleeve, Princeton Alumni Weekly, 1908.

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"Cottage Club Plans Completed," *Princeton Alumni Weekly*, January 16, 1904.

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The First Twenty-Five Years of the Tower Club of Princeton University, *1902-1927*, Brooklyn: Barunworth and Company, Inc., 1928.

Fitzgerald, F. Scott, *This Side of Paradise*, New York: Charles Scribner's Sons, 1920.

Greiff, Constance M., *John Notman, Architect*, Philadelphia: The Atheneum, 1979.

Henry, Anne W. D., *The Building of a Club—Social Institution and Architectural Type, 1870-1905*, Princeton University School of Architecture & Urban Planning, 1979.

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History of Ivy Club, Princeton, Privately printed, 1929.

Howard J. Gee, "Upper Class Clubs," *Princeton, Some Features of College Life,* New York: Princeton Alumni Association of the Oranges, 1909.

"Importance of the Eating Clubs to Princeton," Graduate Inter-Club Council, December 1991.

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Lowrey, Charles F., "An Architectural Analysis of the University Eating Clubs," 1979, Student Paper.

Marshall, Michael A., "The Origins and the Development of the Princeton Upper-class Eating Club System, 1868-1917," Senior Thesis, 1957.

Montgomery Schuyler, "Architecture of American Colleges III. Princeton," *The Architectural Record,* XXVII, No. 2 (Feb., 1910), 136.

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"The New Cottage Club House," *Princeton Alumni Weekly* (Jan.16, 1904), 242.

Osander, John, " Inside Princeton's Cottage Club: Another Side of Paradise," *U.S. 1 Newspaper*, May 26, 2010.

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The Princeton Charter Club, 1916-1917: Certificate of Incorporation, Constitution, Rules, Officers, and Members, Princeton: Princeton University Press, 1917.

The Princeton Charter Club, 1939.

The Princeton Key and Seal Club Directory, 1904-1954, 1954.

The Princeton Terrace Club, published by the Club, 1938.

"Princeton University Club Study," Haskins and Sells, 1975.

Rich, Frederick C., *The First One Hundred Years of the Ivy Club*, published by the Club, 1979.

Richardson, W. M., *Cannon Club Saga*, Princeton: Princeton University Press, 1934.

Stewardson, William Emlyn, "Cope and Stewardson, The Architects of a Philadelphia Renascence," Student Thesis, 1960.

Tennant, George G., ed.), *The Cloister Club of Princeton University,* Princeton: Privately Printed, 1952.

Thomas, Martha Carey, *In Memory of Walter Cope, Architect of Bryn Mawr College,* Bryn Mawr College, 1908.

An Undergraduate History of The Tiger Inn of Princeton, New Jersey, 1890-1940, printed by the Club, 1940.

Williams, John Rogers. "The Clubhouses of a Great University—Homes of the Upper-Class Clubs at Princeton," *Indoors and Out*, I, 3 (Dec., 1905), 121-127.

Princeton Historic District Boundary Increase and Additional Documentation — Name of Property

Mercer County, NJ — County and State

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
__X__previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record #
____recorded by Historic American Landscape Survey # _____

Princeton Historic District 1975

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency National Archives & Records Administration
____Local government Monmouth County Park System
__X__University
____Other
Name of repository: **Princeton University Mudd Library**

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 1.5 ac. [bndry. increase]
(Do not include previously listed acreage.)

Latitude/Longitude Coordinates
(Follow similar guidelines for entering these coordinates as for entering UTM references described on page 55, *How to Complete the National Register Registration Form*. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum: WGS-84

1. Latitude: 40.347225 Longitude: -74.653965

Verbal Boundary Description (Describe the boundaries of the property.)
Boundary Adjustment to add the Terrace Club property, 62 Washington Road, Princeton Block 49.01 Lot 11, to the 1975 Princeton Historic District Boundary.

Beginning at an iron pin at the concrete sidewalk on the east side of Washington Road at the southwest corner of Block 49.01 Lot 1 in the Princeton Historic District, thence N 70d 29' 33" E, for 259.92' along the southern boundaries of Block 49.01 Lot 1 and Block 49.01 Lot 2, to an iron pin at the southeast corner of Block 49.01 Lot 2, thence S 19d 30' 27" E for 185.57' along the western boundary of Block 49.01 Lot 3 to an iron pin, thence S 59d 09' 33" W for 217.79' along the northern boundary of Block 49.01 Lot 10 to an iron pin at the northwest corner of Block 49.01 Lot 10, thence N 30d 50' 27" for 235.97 feet along the east side of the concrete sidewalk on the east side of Washington Road to the Beginning Point. 1.52 ac.

Boundary Justification (Explain why the boundaries were selected.)

The Terrace Club property is contiguous with the south boundary of the Princeton Historic District; Property Survey, Hopewell Valley Engineering, 3/20/13.

11. Form Prepared By

name/title Clifford W. Zink

organization | date 12.09.16

street & number 54 Aiken Avenue | telephone 609.439.7700

city or town Princeton | state NJ | zip code 08540

e-mail cwzink@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. See Illustrations. TBA

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Terrace Club for Boundary Increase; Multiple Eating Clubs; Princeton University.

street & number Terrace Club - 62 Washington Road
Multiple on Prospect Avenue | telephone

city or town Princeton | state NJ | zip code 08540

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Images

Name of Property:	Princeton Historic District_Boundary Increase
City or Vicinity:	Princeton
County:	Mercer County
State:	NJ
Name of Photographer:	C. W. Zink & other
Date of Photographs:	Primarily 2016
Location of Original Digital Files:	54 Aiken Ave., Princeton, NJ 08540
Number of Photographs:	76 Current Photographs

Current Photo Sources
CW Zink
IC – Ivy Club
UCC – University Cottage Club

Photos are numbered according to the construction sequence of the Clubhouses.

001.1 Tiger Inn Facade NW CW Zink 2016
001.2 Tiger Inn Facade N CW Zink 2016
001.3 Tiger Inn Entrance Hall N CW Zink
001.4 Tiger Inn Entrance Hall SE CW Zink 2016
001.5 Tiger Inn Library S CW Zink 2016
002.1 Ivy Club Facade S IC
002.2 Ivy Club Entrance S IC
002.3 Ivy Club Entrance Hall SW IC
002.4 Ivy Club Dining Room S CW Zink 2016
002.5 Ivy Club Library NE CW Zink 2016
002.6 Ivy Club Billiard Room CW Zink 2016
003.1 Elm Clubhouse NW CW Zink 2016
003.2 Elm Clubhouse Facade N CW Zink 2016
003.3 Elm Clubhouse East Elevation W CW Zink 2016
004.1 Cottage Club Facade SW CW Zink 2016
004.2 Cottage Club Facade S CW Zink 2016
004.3 Cottage Club South Elevation N CW Zink 2016
004.4 Cottage Club Gallery SW CW Zink 2016
004.5 Cottage Club Dining Room S UCC
004.6 Cottage Club Library S UCC
005.1 Colonial Club Facade N CW Zink 2016
005.2 Colonial Club Facade NE CW Zink 2016
005.3 Colonial Club Entrance Hall N CW Zink 2016
005.4 Colonial Club Dining Room W CW Zink 2016
005.5 Colonial Club Dining Room N CW Zink 2016
006.1 Cap & Gown Club Facade S Wik
006.2 Cap & Gown Club Entrance S CW Zink 2016
006.3 Cap & Gown Entrance Hall SE CW Zink 2016
006.4 Cap & Gown Club Room E CW Zink 2016
006.5 Cap & Gown Dining Room N CW Zink 2016
006.6 Cap & Gown Library W CW Zink 2016
007.1 Campus Clubhouse Facade S CW Zink 2016
007.2 Campus Clubhouse Facade SE CW Zink 2016
007.3 Campus Clubhouse Facade Entrance S CW Zink 2016
007.4 Campus Clubhouse South Elevation NW CW Zink 2016
008.1 Cannon Club Facade S CW Zink 2016
008.2 Cannon Club South Elevation NE CW Zink 2016
008.3 Cannon Club Club Room W CW Zink 2016
008.4 Cannon Club Club Room Fireplace W CW Zink 2016
009.1 Charter Club Facade S CW Zink 2016
009.2 Charter Club Entrance S CW Zink 2016
009.3 Charter Club South Elevation CW Zink 2016
009.4 Charter Club Entrance Hall N CW Zink 2016
009.5 Charter Club Club Room SW CW Zink 2016
009.6 Charter Club Library S CW Zink 2016
010.1 Quadrangle Club Facade S CW Zink 2016
010.2 Quadrangle Club Club Room E CW Zink 2016
010.3 Quadrangle Club Library NW CW Zink 2016
010.4 Quadrangle Club Billiard Room N CW Zink 2016
011.1 Tower Club Facade S CW Zink 2016
011.2 Tower Club Entrance S CW Zink 2016
011.3 Tower Club Hall E CW Zink 2016
011.4 Tower Club Club Room W CW Zink 2016
011.5 Tower Club Billiard Room SE CW Zink 2016
012.1 Dial Lodge Facade N CW Zink 2016

012.2 Dial Lodge Facade NE CW Zink 2016
012.3 Dial Lodge Entrance N CW Zink 2016
012.4 Dial Lodge Sundial NE CW Zink 2016
013.1 Terrace Club Facade SE CW Zink 2016
013.2 Terrace Club Entrance E CW Zink 2016
013.3 Terrace Club South Elevation NW CW Zink 2016
013.4 Terrace Club Entrance Hall E CW Zink 2016
013.5 Terrace Club Lower Living Room N CW Zink 2016
013.6 Terrace Club Library SE CW Zink 2016
014.1 Cloister Inn Facade S CW Zink 2016
014.2 Cloister Inn Facade SE CW Zink 2016
014.3 Cloister Inn Lounge SW CW Zink 2016
014.4 Cloister Inn Cloister W CW Zink 2016
014.5 Cloister Inn Dining Room NW CW Zink 2016
015.1 Key & Seal Clubhouse Facade S CW Zink 2016
015.2 Key & Seal Clubhouse SW CW Zink 2016
015.3 Key & Seal Clubhouse Facade Bay S CW Zink 2016
015.4 Key & Seal Clubhouse Entrance SW CW Zink 2016
016.1 Court Clubhouse Facade S CW Zink 2016
016.2 Court Clubhouse SE CW Zink 2016
016.3 Court Clubhouse Entrance E CW Zink 2016

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Princeton Historic District Additional Documentation & Boundary Adjustment
Name of Property Mercer County, New Jersey
County and State
Name of multiple listing (if applicable)

Section number 7 Page 1

DESCRIPTION (Continued)

The clubhouses are numbered here and in the current photographs in the chronological order of their construction. (MAP 2)

Boundary Increase:

13. TERRACE CLUB – Founded 1904
62 Washington Road – 1920 (Contributing)
Architects – Frederick Stone and Ralph Bauhan
Style – Tudor Revival

The north and west boundaries of the Terrace Club property are contiguous with the original boundaries of the Princeton Historic District on Washington Road and along the southern boundary of the Campus Club property, which borders both Washington Road and Prospect Avenue. The adjustment of the District boundary to include the Terrace Club property thus acknowledges it as part of the cluster of the historic Princeton Eating Clubs within the overall District.

The Terrace Clubhouse is the sole frame structure among the 16 eating club buildings. The building is two-and-a-half stories tall with half-timbering and stucco walls, and a slate roof with projecting eaves and gables. The façade is asymmetrical with a projecting entrance bay capped by a gable. The entrance doorway has a wooden surround and French doors with a Tudor arch top. The second story of the entrance bay projects on three sides over a cornice supported by carved brackets. This bay has four casement windows on the second story, and a pair of casement windows framed by half-timbering in a chevron pattern on the gable.

On the ground story there are two pairs of casement windows on the north side of the entrance, and two pairs of casement windows with transoms on the south side of the entrance. The southern section of the first story is recessed and capped by projecting timber ends, and it has a pair of casement windows. The second story has a single casement window and two pairs of casement windows north of the entrance bay, and two pairs of casement windows south of the entrance. On either side of the entrance bay dormers extend up from the second story with pairs of casement windows above pairs of Tudor arches in the half-timbering.

The half-timbering and casement fenestration is continued on the sides of the main block and on a two-and-a-half story east wing. A one-story dining room addition in the southeast corner continues the use of stucco and casement windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Princeton Historic District Additional Documentation & Boundary Adjustment
Name of Property Mercer County, New Jersey
County and State
Name of multiple listing (if applicable)

Additional Documentation:

1. TIGER INN – Founded 1892
48 Prospect Avenue – 1895 (Contributing)
Architect – G. Howard Chamberlain, Yonkers
Style – Tudor Revival

Tiger Inn is sited on the north side of Prospect Avenue behind a stone wall with angled coping stones and stone pillars at the entrance. A large oak tree dominates the east half of the front yard. The façade of the Inn has a main two-and-a-half story, three-bay section capped by two projecting gables, and a one-story east section with two bays. The ground story on both sections has rusticated sand-colored ashlar stone laid in random courses.

The main section has a central Tudor-arched doorway capped by a projecting half-timbered balcony supported by stone columns. The ground story window bays each have three leaded-glass casement windows with leaded transoms above. The projecting half-timbered second story is supported by projecting timber ends and has narrow pairs of leaded casement windows with half-timber floral rosette panels below. The projecting attic story is supported by corbel brackets and has two gables with arched windows and half-timbering that arches towards the roof barges.

The one-story east section has four leaded-glass casement windows with leaded transoms above, and an open loggia on the east. The Inn has two ashlar stone chimneys and a slate roof. The west side of the Inn continues the stone masonry, half-timbering, window, and gable features of the façade. A recent dining room addition on the northeast corner complements the Tudor design of the original building, and an elevated terrace connects the addition to the front loggia.

2. IVY CLUB – Founded 1879
43 Prospect Avenue - 1897 (Contributing)
Architect – Walter Cope, Cope and Stewardson, Philadelphia
Style – Jacobean Revival

The Ivy Clubhouse is set back behind a brick wall with iron gates. The brick two-and-a-half story building has a main section with a one-story gabled portico, and single-bay projecting wings capped by gables. The west side has a single-bay recessed section with a west-facing gable. The roof is slate and stepped chimneys rise on each side of the main section.

The dark red bricks are laid in a Flemish bond pattern with a water table and stringcourses above and below the second story openings. The entrance, windows, and gable parapets are trimmed with English Red St. Bees stone, and the mortar is tinted red. A red terra cotta plaque above the entrance door features the Ivy Club emblem. The windows are a mixture of leaded

casement and double hung sash. The brick wall replicates the color, pattern, and mortar of the building, and the entrance walk is also dark red brick.

Ivy Club closely resembles Constitution Hill, a Jacobean-style manor house on the west side of Princeton that Cope and Stewardson designed in 1897 for Junius S. Morgan, Class of 1888 and member of the Ivy Club Board of Governors. For the University, Cope and Stewardson designed Blair Arch and Buyers Hall, completed in 1896, Stafford Little Hall, completed in 1898, and the University Gymnasium, completed in 1902 and destroyed in a fire in 1944.

A 2005 addition off the southwest corner was designed by Demetri Porphyrios, Ph.D. Class of 1980, a leading proponent of New Classical Architecture. Porphyrios also designed the 2005 Collegiate Gothic Whitman College for the University. With masonry and Jacobean details that complement the original building, the Ivy addition converts the original L-shaped plan to a U-shape, and consists of a two-story Great Hall for lectures, concerts, and study, with a crypt library below. South-facing windows on the addition afford a sloping prospect toward Ivy Lane and University facilities beyond. Ivy has the only property among the Eating Clubs on the south side of Prospect Avenue that extends all the way to Ivy Lane, thanks to the Club's purchase of the Ivy Lane frontage from the University in 1930. The southern entrance on Ivy Lane has a brick wall and iron gate similar to the front wall and iron gate on Prospect Avenue.

3. ELM CLUB – Founded 1897
58 Prospect Avenue – 1902 (Contributing)
Architect – Raleigh Gildersleeve, New York
Style – Originally Italian Revival
Current Use – Princeton University Carl Fields Center

The building has three stories and four bays and a projecting pavilion on the west bay. The three eastern bays have a one-story porch supported by stone columns and topped with a iron railing. The walls are stuccoed and have quoins on the corners and a cornice at the third floor level. The entrance door and first and second story windows have projecting hoods. The windows on the first and second story have 1/1 double hung sash and the third story windows are double casements. The east and west sides each have three bays. The roof projects on all sides and the eaves are supported by rafter extensions. The metal roof has standing seams.

A mid-20th Century renovation removed some Italian Revival features including Ionic columns and a stone balustrade on the porch and a stone balcony on the west pavilion. The renovation also installed a parapet around the roof. In 2005 the projecting eave roof was restored and a modern addition designed by Ann Beha Architects was erected on the north side. The partial restoration and addition won an award from the N.J. Society of Architects.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Princeton Historic District Additional Documentation & Boundary Adjustment
Name of Property
Mercer County, New Jersey
County and State

Name of multiple listing (if applicable)

4. COTTAGE CLUB – Founded 1886
51 Prospect Avenue – 1904 (Contributing plus individual NR listing in 1999)
Architect – Charles Follen McKim, McKim, Mead and White, New York.
Style – Georgian Revival

The Cottage property has a brick wall with stone coping on the front and east boundaries. Wooden gates in the center of the front wall open to a brick walk to the clubhouse. The building is set back behind large trees on either side of the walk. The two-and-a-half story clubhouse has brick walls laid in a Flemish bond pattern with a belt course at the bottom of the second story windows. The foundation, quoins, window sills, keystones, and portico are white marble. The walls are capped by a cornice with modillions on all sides. There are three interior and four end chimneys, all in brick with corbeled tops.

The façade has seven bays - the central three bays project slightly to form an entrance pavilion that is capped by a segmented arch pediment with an elliptical oculus. The brickwork on the pediment has glazed brick headers laid in a lozenge pattern. The side bays project to form pavilions with hipped roofs. The main roof is also hipped and has hipped dormers on all sides, including single window dormers and semi-hexagonal dormers with side windows. The roof is slate and the central section is capped with a balustrade.

The fenestration is predominantly 6/6 double hung windows, and the side pavilion windows also have sidelights. Most of the window sashes appear to be original. The first story side pavilion windows have infilled segmental brick arches and the other windows have flat brick arches, and all the arches have marble keystones. The marble portico has pilasters supporting an entablature with a dentil cornice and a balcony above with a wrought iron railing. The entrance has a wide six-panel door topped by a fanlight with decorative ironwork.

The plan of the building is U-shaped with the projecting side pavilions and a one-story, five-bay loggia enclosing a south courtyard with a stone fountain. The loggia is supported by Tuscan columns and is capped by a balustrade above the three central pays, and a parapet about the outermost bays. Marble steps lead down from the courtyard to a lower garden with a perimeter brick walk and small hipped-roof gazebos on the southeast and southwest corners.

On the first floor the entrance hall and gallery are oak paneled and the dining room has a decorative plaster ceiling. The second floor Library on the south end of the west pavilion is modeled after the Merton College Library at Oxford University with a boarded, gambrel cathedral ceiling.

5. COLONIAL CLUB – Founded 1890
40 Prospect Avenue – 1907 (Contributing)
Architect – Francis Stewart
Style – Georgian Revival

The Colonial Clubhouse is a two-and-a-half story symmetrical brick structure dominated by a large two-story, gabled portico. The brickwork is laid in Flemish bond and limestone quoins accentuate the corners. The porch is supported by four fluted Ionic columns and four pilasters, and capped by a pediment with swag decorations and a half-round window in the gable. The hipped roof is slate and has gabled dormers with 6/6 sash on three sides. A cornice with modillions at the roof level extends around the front of the portico.

On the first story the central three bays have a central entrance with French doors and sidelights and 15/15 double-hung windows on each side. Above the French doors a semicircular brick arch is infilled with the Club medallion. The first story on either side of the portico has openings capped by segmental brick arches highlighted with limestone keystones and impost blocks. The two east bays and the far west bay have triple windows with 9/9 double hung sash flanked by 6/6 double hung sash. The other west bay has French doors and sidelights. The second story has eleven regularly spaced 6/6 double-hung sash with flat arches with limestone keystones. The east and west sides have two windows bays on the first story and four windows on the second story that replicate the fenestration on the façade. The rear of the building has pavilions on the north and south ends.

6. CAP AND GOWN CLUB – Founded 1891
61 Prospect Avenue – 1908 (Contributing)
Architect – Raleigh Gildersleeve, Philadelphia
Style – Norman/Tudor Revival

The Cap and Gown Clubhouse is a two-and-a-half story brick structure with a steep slate roof with parapet gables and small hipped-roof dormers. The dark red brickwork is laid in a Flemish bond pattern like several other clubhouses, and is articulated with a limestone water table, sills, and lintels, a course of diamond-laid white bricks at the second floor level, and corbeled brick cornices. The chimneys have similar details plus recessed panels.

The façade has a central projecting two-and-a-half story entrance pavilion capped by a hipped roof with an inset hipped-roof window. The doorway has a highly detailed Gothic Revival surround of carved limestone with side gargoyles, plaques above a pointed arch, and a window above. On the east portion of the façade a two-story pavilion with a gable extends from the main block. The first and second story windows on the main block have 12/12 double hung sash and the dormers above have 8/8 sash. The east pavilion has carved Gothic surrounds over casement windows on the first and second stories and a pair of 9/9 double hung windows and a limestone pediment on the third story. The basic masonry and window details extend around the sides and the west portion of the rear.

The east wing on the facade originally projected about the same amount on the rear or south side. A recent addition designed to be compatible with the masonry, fenestration, and other

details of the original construction has extended the wing to the south to create a larger dining room with a cathedral ceiling. An original three-bay porch on the rear with Doric columns on bases has been enclosed.

7. CAMPUS CLUB – Founded 1901
5 Prospect Avenue – 1909 (Contributing)
Architect – Raleigh Gildersleeve, Philadelphia
Style – Tudor Revival
Current Use – Princeton Campus Club Student Center

The Campus building is a two-and-a-half story brick structure with a slate roof and end gables. The brick is laid in a Flemish bond and highlighted with limestone window surrounds, gable coping, and other trim. A central two-and-a-half story tower projects from the façade with an entrance doorway on the ground story, windows on the second story, and a crenelated parapet at the top. The tower has buttresses on the corner with limestone blocks, and bands above and below the windows. The west portion of the main building has a north-facing gable capped with a carved pinnacle. A chimney on the west end has stepped brickwork and limestone trim.

The windows are leaded casements in double, triple, and quintuple grouping, and some also have transoms. The west gable on the façade extends on the rear with a west wing. The south end of the wing has with a projecting two-story bay with quintuple groupings of leaded casement windows and transoms on the first and second stories. The basement story on the south and a two-story southeast addition have masonry and trim that complements the original design. A three-bay porch with Tuscan columns has been enclosed on the south first story.

8. CANNON CLUB – Founded 1897
21 Prospect Avenue – 1910 (Contributing)
Architect – E.V. Seeker, Philadelphia
Style – Modified Tudor Revival

The Cannon Clubhouse is a two-and-a-half story stone structure with a slate roof with shed dormers. The masonry is Lockatong argillite, from the Margerum Quarry on Harrison Street in Princeton, laid in random courses with flat arches over some ground story windows. A one-story portico has a limestone segmental arch hood over the doorway and a gable above with a plaque featuring a Cannon Club symbol of a tiger above crossed cannons.

The west portion of the façade has a one-story, three-sided projecting bay with three windows on the front and one window on each of the sides. The window placement is irregular with double-hung replacement sash in 6/1, 9/1, 10/1, and 15/1 configurations.

The rear has two-and-a-half story projecting wings on either side of the main rear wall. The middle section has three two-story tall, three-sided leaded-glass windows with arches on the top panels. The middle window has a door in the central lower panel.

9. CHARTER CLUB – Founded 1901
79 Prospect Avenue – 1913 (Contributing)
Architect – Arthur Meigs, Mellor and Meigs, Philadelphia
Style – Georgian Revival

The Charter Clubhouse is a symmetrical two-and-a-half story, nine-bay stone building with a slate-covered hipped roof with hipped-roof dormers. The masonry is gray Chestnut Hill ledgestone laid in random ashlar courses with flat arches above the windows, and limestone keystones, stringcourses, window and door surrounds, and water table. The central section has a two-story, shallow-projection entrance with a limestone door surround capped by an ornamental arch on the first story, a Palladian window on the second story, and an oculus in the pediment above. Two-bay, hipped roof wings extend forward on both sides of the central section. The raised entrance porch between the wings has curving steps and a carved limestone balustrade.

The windows have 8/12 double-hung sash on the ground story, 8/8 sash on the second story, and 6/6 sash on the dormers. On the projecting wings the first story windows are capped by segmental-arch hoods. The second story windows have flat arches with limestone keystones. Two interior brick chimneys with limestone trim extend high above the roof, and one end-chimney projects form the west wall.

Both wings extend southward on the rear, but the west wing projects more than twice as far as the east wing. An interior chimney on the end of the west wing has small windows on either side. Between the rear wings a first story terrace has a covered porch supported by columns along the east side of the west wing. The porch has a balustrade on the first story and a Chippendale-style rail on the second story. Wide stone steps lead from the terrace to the ground.

The central rear entrance has columns supporting an entablature with a flat-arch pediment above. The rear entrance has French doors with a transom overhead and 18/18 double hung sash on each side. The window above the rear entrance has an ornamental surround.

10. QUADRANGLE CLUB – Founded 1901
33 Prospect Avenue – 1916 (Contributing)
Architect – Henry Milliken
Style – Georgian Revival

The Quadrangle Clubhouse is set behind a brick wall with brick pillars at the central opening. The symmetrical, two-story brick building has a slate-covered hipped roof with a modillion-block cornice. The brick is laid in Flemish bond with flat arches above the windows and limestone keystones and quoins. The two outermost bays on each side have shallow projections from the

five-bay center section. The windows on the first story have 6/6 double hung sash and the second story windows have 2/2 sash. The entrance has a Chippendale-style pediment with pilasters. The building has two interior brick chimneys.

The two shallow projections on the façade are complimented with slightly extending wings with hipped roofs on the rear, which has three stories due to the slope of the ground away from the street. The visible portion of the original rear is also symmetrical with the same fenestration pattern as on the facade. A two-story bowed addition on the rear compliments the masonry and sash patterns of the original construction.

11. TOWER CLUB – Founded 1902
13 Prospect Avenue – 1916 (Contributing)
Architect – Roderick Barnes
Style – Tudor Revival

The Tower Clubhouse is set behind a brick wall with stone-capped brick pillars and iron gates at the entrance. The brick building is asymmetrical with a three-story tower with a battlemented top to the left of the center, a gabled wing on the east, and an off-center entrance to the western portion of the main block. The brickwork on the building and the front wall is laid in Flemish bond and trimmed in limestone around the openings. The roof is slate with sweeping eaves and one exterior and one interior brick chimney. The windows have metal casement sash in a variety of patterns. The entrance portico has a limestone arch surround, arched doors, and some pattern brickwork in the gable above.

The rear of the building has three stories due to the slope of the property. An original hipped-roof wing on the west has various groupings of casement windows and a three-sided bay on the second story with French doors. An addition extends from the rear in one, two, and three-story sections.

12. DIAL LODGE – Founded 1907
26 Prospect Avenue – 1917 (Contributing)
Architect – Henry Milliken
Style – Tudor Revival
Current Use – Princeton University Bendheim Center for Finance

Dial Lodge consists of a two-an-a-half story main section with a slate-covered hipped roof and hipped dormers, and a one-story west section capped by a sweeping slate roof. The masonry is locally-quarried Lockatong argillite laid in random courses and trimmed around the openings and on the gables with limestone. There are two brick chimneys on the hipped ends.

The façade has a two-story projecting entrance with an off-center doorway with a limestone surround capped by Gothic pinnacles. The door is wood with a Tudor arch top, and pairs of

casement windows are to the west and above. On either side of the entrance the first story has two bays with four casement windows each, and the second story has three bays with pairs of casement windows.

The one-story west section has one opening with four casement windows and half-timbering below the sweeping roof.

13. TERRACE CLUB – see above.

14. CLOISTER INN – Founded 1912
65 Prospect Avenue – 1923 (Contributing)
Architects – R.H. Scannell and Lewis Bowman
Style – Tudor Revival

The Cloister Inn clubhouse is a one-and-a-half story, asymmetrical stone building with a slate roof with gable ends. The masonry is random coursed, locally quarried Lockatong argillite with limestone trim. The façade has a gabled pavilion wing on the north with an off-center projecting gabled entrance. The entrance has a Gothic-arch door and limestone surround, and the wing has groups of casement windows on both stories. The main block has five Gothic-arch window openings and a parapet above. The roof above the parapet has three hipped-roof dormers with three casement windows each, and one with a pair of casement windows. Two internal chimneys have intricate brickwork on top of argillite bases.

The rear of the building has three stories due to the slope of the property. The main block has an addition on the basement story with a deck above, the second story has two pairs of French doors with transoms above, and the roof has three hipped-roof dormers with three casement windows each. A wing on the east portion of the rear continues the form of the east wing on the façade. The rear wing has a two-story addition with casement windows.

15. KEY AND SEAL CLUB – Founded 1904
83 Prospect Avenue – 1925 (Contributing)
Architect – Walter Jackson
Style – Tudor Revival
Current Use – Princeton University Bobst Center for Peace and Justice

The Key and Seal building has two-and-a-half stories with a locally-quarried Lockatong argillite stone foundation and brick walls laid in a Flemish bond with limestone trim. The slate roof has gable ends. The façade is asymmetrical with a variety of forms and details. The walk leads to a one-story section with three segmental-arch openings and a three-sided hipped roof dormer above the central opening. The entrance is in the left opening. On the east of the façade is a two-and-a-half story pavilion with a projecting two-story bay capped by a parapet. The bay has

four casement windows with transoms on each story, and a half-timbered gable with three casement windows above. To the east of the pavilion is a one-and-a-half story section with four casement windows on a the basement, single and double casement windows on the first story, and inset gabled dormers above.

The eastern half of the west portion of the façade has a pair of casement windows with transoms on the first story and three casement windows on the second story. The western half has a two-story, five-sided bay with casement and transom windows on each story. The west end has casement windows and an external chimney with stepped and angled brickwork trimmed with limestone.

16. COURT CLUB – Founded 1921
93 Prospect Avenue – 1927 (Contributing)
Architect – Grosvenor White
Style – Collegiate Gothic
Current Use – Princeton University Office of Corporate and Foundation Relations

The Court Clubhouse is a two-story brick building with a slate roof. The central section and west pavilion were built in 1927, and the original design specified an east pavilion but it was not added until 1956. The walls are laid in Flemish bond and trimmed with limestone, and there are two interior brick chimneys. Stone steps lead to the west end of a terrace between the pavilions.

The original central section has three bays with groupings of casement windows on the first story and inset dormers with casement windows above. The original entrance was in the center bay of the first story. The original west pavilion has groupings of three casement windows and transoms on the first story, three casement windows on the second story, and a pair of casement windows in the gable.

The 1956 east pavilion addition has a hipped roof and compatible groupings of casement windows on the first and second stories. The front entrance on the west side of the east pavilion opens to the terrace. The rear of the building has two additions with compatible brickwork and casement windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Princeton Historic District Boundary Increase and Additional Documentation
Name of Property

County and State
Mercer County, New Jersey
Name of multiple listing (if applicable)

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE (Continued)

(For the Terrace Club Boundary Increase plus the fifteen other Princeton Eating Clubs already in the Princeton Historic District.)

The Princeton Eating Clubs began and developed with a simple premise – students wanted to share good meals and companionship with good friends, and they set out to make this happen themselves. As the efforts evolved, alumni played an increasing role in the development and maintenance of the Clubs. Today the eleven operating Clubs continue to be run by students and paid managers with significant alumni support.

The College of New Jersey, renamed Princeton University in 1896, was founded by Presbyterians in 1746 and originally focused on classical education and moral training primarily to prepare young men for the ministry. Students were members of the church and lived a semi-monastic life with few distractions in the small town of Princeton. Student social life centered around the American Whig and Cliosophic literary and debating societies founded in the 1770s and housed in small Greek Revival “temples” behind Nassau Hall.

Most students roomed in Nassau Hall until the construction of dormitories in the 1830s, and the College provided simple meals in a refectory. As enrollment grew some students rented rooms at the private University Hotel on the corner of Nassau Street and Railroad Avenue (now University Place), or in private boarding houses on Railroad Avenue and other streets near the campus.

To develop social activities some students began organizing local chapters of national fraternities in the 1840s, but the faculty and administration frowned on their secret nature and outside allegiances. Recognizing the limitations of its food service, the administration permitted students to eat off campus and encouraged informal eating clubs as an alternative to fraternities. The fraternities kept growing nonetheless and fearing their negative influences on students and their adverse impact on the Whig and Clio Societies, the Trustees banned them in 1854 and exacted pledges that students would not join them.

After Nassau Hall and the refectory burned in 1856, more students in each class banded together to arrange room and board at particular boarding houses or at the Hotel, or just meals at local restaurants. These groups were impermanent, but students in them naturally formed close bonds while socializing over their meals. In 1864 many students ate in one of a dozen informal eating clubs.

When James McCosh became president in 1868, the College had fewer than 300 students and still enjoyed a familial atmosphere with about one quarter of the graduates going into the ministry. The post-Civil War economic boom, however, soon stimulated big changes in college education. McCosh expanded the curriculum and enrollment, and built more classrooms and dormitories to accommodate an increasing number of students.

Despite pledging to not join fraternities, some students continued to do so with the encouragement of some alumni. When the administration obtained photographs of students in fraternities in 1875, it expelled about fifty students. A group of alumni in New York protested the dismissal in a 30-page report denying the negative impact of fraternities on student life, and New York newspapers featured the debate. This would not be the last time that alumni rose in support of independent student social life, and after the expelled students confessed and reaffirmed their pledges, they were readmitted.

After banishing fraternities for the second time, the College opened a Commons for eating on the campus in 1876. That year there were 25 informal and transient eating clubs with names like the Alligators, Autocrats, Les Bon Amis, La Casita, Nimrods, Old Bourbon, and Sub Rosa. A Class of 1877 alumnus reported that in the boarding houses an informal club typically "furnished a lounging room where the members collected just before and after meals, but the thrifty landlady frowned upon undue lingering in her best parlor, and if the frowns did not prevent this, her tongue effectually did." (Marshall, 13)

A Class of 1879 alumnus highlighted some characteristics of the informal eating clubs that gave rise to the permanent clubs. In many of them a student needing to earn money for tuition ran the informal operation for a reduced or no contribution. (Selden, 5)

> They are generally made up of a dozen or more congenial fellows who make arrangements with the powers of the kitchen through an agent or club 'runner.' The club runner is the Tribune of the People, and it is his business to present complaints and wishes to the portly landlady (all Princeton landladies are portly), who is invariably on the brink of ruin because she gives her boarders too much for their money. If the Tribune cannot preserve the comity of gastronomic relations, he takes his club to another house, which is always 'the best place in town.'
>
> These little circles around the table are the units of college life. They are the little forums where everything is discussed, from football to the Kantian Critique; in their daily pow-wows friendships are formed, which will never be broken. They are made up of men of kindred tastes, and each one has its distinctive character. (Selden, 5)

With the post-Civil War growth of transportation, manufacturing, and finance, wealthy families sent their young men to preparatory schools and then to schools like the College of New Jersey in increasing numbers. Instead of the traditional focus on the classics and religion, most late-19th century students and their families favored a curriculum of practical arts and sciences plus participation in athletics and social activities to prepare for careers in business and industry. The time was ripe for forming stronger social bonds.

When members of the Class of 1880 entered the College in the fall of 1876, most chose the Commons for their meals and arranged with the manager to sit together at several tables. "By that strange law of social gravitation that brings men of a like kind together," Henry W. Frost recalled 53 years later, "men of the class, particularly the athletes, found themselves gathered

at one of these tables. It was from this company that the Ivy Club was eventually formed." (*History of Ivy Club 1879-1929*, 6)

Returning in the fall of 1877, Frost's group took over a newly partitioned room in the Commons for their meals, but after "rough-housing" one "memorable evening," the manager banned them permanently. The group gathered at Ivy Hall on Mercer Street, where three of them rented rooms on the second floor, to figure out where they could eat given that all the boarding houses were full. As Frost recalled, "the situation being grave, the question of eating was long and laboriously discussed. But suddenly, as an inspiration, one of the men suggested that we buy a stove, hire a cook, and set up a table in a room of Ivy Hall which was then vacant…The suggestion immediately took." (*History of Ivy Club 1879-1929*, 8)

A Class of 1881 member, Blair Lee, summarized the rationale and fortuitous circumstances for organizing an eating club.

> The formation of the Ivy Club came about by there being, at one in the same time, chaotic management and poor food service at the Commons, where for a year or so an organized but not successful effort had been made by the authorities to supply good food to undergraduates; also, the existence of a group of men in the class of '80 with sufficient initiative to make an effort to secure better food for themselves – and third, an important fact, there being a most appropriate place available where the attempt could be made to start an independent club. (*History of Ivy Club 1879-1929,* 10)

Lee's characterization of Ivy Hall as a "most appropriate place" for a club presaged the key role clubhouses would play in the development of the Princeton Eating Clubs. Ivy Hall (Fig. H2) is a small brownstone building designed in the Italianate style by the noted architect John Notman of Philadelphia. The prominent Princetonian Robert Stockton Field commissioned Notman to design Ivy Hall in 1846 as an elegant structure for the College's nascent law school, which opened in 1847 but with little success closed in 1855. Other significant Notman projects in Princeton included the Walter Lowrie House, completed in 1845 and now the residence of the University President; Prospect House, the current faculty dining hall that Notman designed for South Carolina businessman John Potter in 1850; Fieldwood, Richard Stockton Field's residence about one mile west of Ivy Hall and now known as Guernsey Hall, and the renovation of Nassau Hall after the 1855 fire.

Notman designed Ivy Hall with a cruciform plan with a central hall leading to two small rooms on the east and west and a large room in the rear. The Class of 1880 men set up dining tables in the west room, installed a pool table in the rear room, and erected a small frame shed on the east side for a kitchen and pantry. In contrast to the typical informal eating clubs that met in boarding houses, the refined design and substantial construction of Ivy Hall provided an architecturally distinctive and notable setting for gathering and dining.

Among the sixteen founders of the eating arrangement in Ivy Hall (Fig. H3), as Frost noted, "there was no intention of establishing a formal association or of perpetuating what had come

to pass. The gathering together of the men had been for the simple purpose of supplying food. As time went on, however, it was found necessary to have a loose organization for carrying on affairs in an orderly manner." The men eventually drew up a charter but the association remained unincorporated. "It was our custom," Frost wrote, "to speak of our association as the Ivy Hall Eating Club." (*History of Ivy Club 1879-1929,* 9)

When some Ivy members dropped out of school in their senior year, the remaining men invited a few other seniors to join and eventually invited a few members of the Class of 1881 to set up their own table in the east room. "It was thus, without any premeditation," Frost noted, "that the Club became a Junior and Senior organization. This arrangement became a set rule and practice, and it has been continued to this day. In this manner, Ivy became self perpetuating." (*History of Ivy Club 1879-1929*, 9)

When the men sought the blessing of the College for their club, the faculty appointed Latin Professor William Sloane to "supervise the experiment." As Blair Lee wrote in 1929, "All hail to Sloane, the first official chaperon of Ivy! He never came near the place. His judgment in Latin prose and human nature was excellent and all went well." (*History of Ivy Club 1879-1929*, 11)

Thus the origin, continuity, and independence of the Princeton Eating Clubs came about from a student initiative and naturally evolving circumstances specific to the College of New Jersey some 140 years ago. "The fact became apparent," Lee recalled, "that undergraduate Princeton could govern itself, and that class groups, not then naturally friendly, could act together on the basis of friendship." Lee emphasized that the men from the Classes of 1880 and 1881 "who united in a single eating group, by overcoming the violent class hostilities of that period, laid the foundation for that better understanding and higher Princeton spirit which has been one of the outstanding results of the Club system." (*History of Ivy Club 1879-1929*, 11-12)

Lee also highlighted the man that the Ivy men hired to cook for them. "Henry Campbell, a Scotch African of good quality," he wrote, "was the first caterer of Ivy. He took his duties seriously and it is hoped that he prospered." Appreciation of the people who made and served their food became an important tradition of the permanent eating clubs. (*History of Ivy Club 1879-1929,* 11)

The early success of the Ivy Hall Eating Club attracted more members and quickly showed the limitations of Ivy Hall. Blair Lee and other Class of 1881 members initiated the idea that the Club should have its own clubhouse. Most student boarding and lodging then was located on Railroad Avenue and other streets near the College. The Ivy Hall Eating Club members were determined to erect their own building, and in 1882 they raised funds to purchase a lot at 40 Prospect Street from Mary Olden on the largely undeveloped land east of the campus.

The farmland east of Washington Road had been in the Olden family since 1777, and was ripe for College expansion. Joseph Olden laid out Prospect Street (later called Prospect Avenue) perpendicular to Washington Road with lots in 1877, and in the following year the College

bought the northeast corner lot for an observatory and faculty residence. The farmland to the south of Prospect sloped down to Stony Brook and afforded the lots with a commanding view over the stream valley and additional farmland beyond. On a clear day the broad view extended all the way to the Atlantic Highlands in northeast Monmouth County, hence the name Prospect Street. Prospect House, the current faculty dining hall about one-quarter mile west of the intersection of Prospect Avenue and Washington Road, also got its name from the extensive view from its site.

In the 1880s, as an Ivy man recalled in 1929, "Prospect Street was a mere country road without sidewalks or pavements, the path now known as McCosh Walk was ankle-deep in bad weather and Ivy was regarded as venturesome in moving so far from the College." Though Prospect Street was removed from the center of College activities, it was a propitious location for the new Ivy clubhouse. In 1876-1877 the Princeton Athletic Association, formed by members of the Classes of 1877 and 1878 and later called the University Athletic Association, established athletic fields for the College on the east side of an Olden Farm lane that became Olden Street, about 1,500 feet east of Washington Road. Ivy's new location at 40 Prospect Street particularly appealed to its athlete members because of its close proximity to the College fields on Olden Street. (*History of Ivy Club 1879-1929,* 13)

Twenty men including members of the Classes of 1881, 1883, 1884, and 1885 incorporated The Ivy Club in October 1883. They commissioned Frederick B. White, a member of the Class of 1883 and a class peer of several Ivy members, to design its clubhouse. White designed "a small wooden structure" in the popular Shingle Style (Fig. H4) "containing a dining room, hall, billiard-room and kitchen. The members of both classes ate at separate tables in the same room and adjourned en masse after dinner to participate in or watch games of pool lasting about an hour." The second floor contained several bedrooms. White's open porch on the east side of the clubhouse afforded a fine view of the College fields on Olden Street. As an Ivy man noted in 1929, (*History of Ivy Club 1879-1929,* 13)

> The Incorporation of the Club and the erection of a club-house brought it and its affairs more directly to the attention of the Faculty and Trustees, by many of whom it was regarded as a doubtful departure. This led to the Constitution and By-Laws being submitted for approval to the College authorities and the provisions against gambling and liquor were inserted at the latter's requirement. Under these conditions, the approval of the venture by the College authorities constituted in effect a contract between the Club and the University, entailing mutual obligations, moral and legal, which, with negligible exceptions, have been fully recognized on both sides. (*History of Ivy Club 1879-1929,* 14)

Just seven years after it had banished fraternities for the second time, the College administration approved the Ivy Club because the "original members were all respected students of reasonable standing, the club was viewed purely as an eating establishment and not a social club," and because its own effort to feed students had failed with the closing of the Commons in 1877. It no doubt helped that the father of one of the founding Ivy members was a College trustee. (Marshall, 19)

Thus Ivy established multiple precedents followed by subsequent Princeton Eating Clubs. A combination of alumni and students incorporated and financed the Club, they chose a distinctive and well-located site between the campus and athletic fields, they adopted a mutual agreement with the College to abide by certain principles, and they erected a substantial clubhouse with spaces for dining, games, and socializing. Several future clubs would also follow the precedent of hiring classmates as their architects.

The success of the clubhouse led Ivy to commission architect Alfred Barlow of New York to renovate and expand it 1888. That same year Barlow completed the Union Reformed Church of Highbridge in the South Bronx in the Richardsonian Romanesque style. Barlow's "restored" clubhouse design (Fig. H5) included "an additional dining room, better arrangements in the service department, and the installation of what was then the only bath-tub in Princeton for the use of students with the exception of the ones in the old Gymnasium." Reflecting the increasing wealth of undergraduate families, an Ivy member of the Class of 1888 "contributed most generously" to the expansion. The updated clubhouse (Fig. H6) had the look of a little Newport Casino, designed in the Shingle Style by Charles Follen McKim in 1880, and it set the precedent for distinguished club buildings on Prospect Street. (*History of Ivy Club 1879-1929,* 15)

When Ivy expanded its noteworthy clubhouse, Prospect Street was emerging as a "Faculty Row" for prominent faculty members. Between 1887 and 1890 three prominent professors built substantial houses on the south side of Prospect Street. In 1888 architect Alexander Page Brown designed a large shingle style house for the retirement of College President James McCosh at 33 Prospect, mathematics professor Henry Burchard Fine built a shingle style house at 43 Prospect, and in 1890 Latin professor Andrew Fleming West, future Dean of the Graduate School, built a big Colonial Revival House at 5 Prospect. Further east builders on Prospect erected several houses in the Queen Anne style. Ivy was the lone club on what was becoming one of the most prominent and fashionable residential streets in Princeton, but that would soon change, and the McCosh, Fine, and West Houses were all destined to figure in the development of the eating clubs.

While Ivy members were enjoying their Prospect Street clubhouse, other students participated in from ten to twenty informal eating clubs on the other side of the Campus and on Nassau Street in any given year. In 1886 seven freshmen members of the Class of 1888 formed a bond eating together in Dohm's Restaurant on Nassau Street, where they dubbed themselves "The Seven Wise Men of Grease," a comment on their lard-laden meals. The Wise Men spent their sophomore year eating at the University Hotel, and at the end of that year three of them joined Ivy Club.

The remaining four invited four other members of the Class of 1888 to join them in an eating club for their junior and senior years. (Fig. H7) They found a small wooden house known as the University Cottage (Fig. H8) available on Railroad Avenue, and the father of one of the key

proponents "came down from New York, and as a person of that financial responsibility that the undergraduates lacked, signed the lease. The eight founding members immediately employed a well-known Negro couple, Nelson and wife, as waiter and cook, respectively - soon augmented by their son as houseboy or 'Buttons' - and moved in." The founders named their group the University Cottage Club after their clubhouse. (*History of the University Cottage Club*, 16)

In their senior year the Cottage founders invited thirteen members of the Class of 1890 to join and perpetuate the Club. That group in turn invited members of the Class of 1891 to form a section, and together they incorporated the University Cottage Club in December 1889 with language from State of New Jersey enabling legislation "as an association for social, intellectual and recreative purposes." (Marshall, 20)

> The founders of Cottage Club saw in following Ivy's example not only the possibility of improving their cuisine but of establishing a social center where members could gather together and participate in communal social activities. The clubhouse formed an excellent nucleus around which social life could revolve. It gave structure and unity to the members' formerly disintegrated social activity. The pattern of Princeton's social system gradually took shape. (Marshall, 21)

With increased membership the University Cottage on Railroad soon proved inadequate as a clubhouse, and Cottage Club members raised $4,000 in bonds in June 1891 to purchase a 150 ft. by 200 ft. lot with a fine view at 51 Prospect Street. Resembling Ivy's strong support from alumni, members of the Classes of 1888, 1890, and 1891 subscribed to the Cottage Club bonds. The Cottage men clearly wanted to replicate Ivy's success.

The Cottage men engaged New York architects Ross and Marvin, who designed a clubhouse grander than Ivy's. The design combined Richardsonian and Colonial Revival features including a stone first story, brick second and attic stories, terra cotta panels, "two windmill-like towers, Palladian window and Tuscan porch columns along the porch." (Fig. H9) The interior included a "double-space living hall that seems to have been adapted from McKim, Mead and White's Goelet House in Newport of 1883." (Myers, 7)

Prospect Street homeowners had tolerated Ivy Club but when they learned that the University Cottage Club had purchased a lot at 51 Prospect, one of them sued to block the construction of its grand clubhouse there. The homeowners presciently feared that more clubs would follow. Ivy had chosen the best street in Princeton for a college eating club, and Cottage's purchase confirmed this. Over the next four decades eating clubs and the University would crowd homeowners out of the entire western section of Prospect.

In 1891, 13 Class of 1893 students who had been informally eating together as the Oliver Twist Club in a boarding house on Railroad Avenue aligned themselves with 11 other classmates to form a new eating club. Like the Ivy and Cottage founders, they shared the common "desire of a congenial group to secure good food and continuing companionship."

The students named their club Cap and Gown, and when they learned that Moses Taylor Pyne (Fig. H10), a very wealthy member of the Class of 1877 and a Trustee of the College, appreciated "the benefits of a stable undergraduate club life," they called on him. Taylor's grandfather, Moses Taylor, made his first fortune in the Cuban sugar trade and expanded it with controlling interest in the National City Bank (a predecessor of today's Citigroup) and the Delaware, Lackawanna and Western Railroad. Taylor's father, Percy Rivington Pyne, followed his father-in-law as president of the National City Bank. (*The History of Cap and Gown, 1890-1950*, 2)

The Cap and Gown men found Moses Taylor Pyne "sympathetic to the establishment of more clubs on a permanent basis." Pyne told them that "campus life would never mature as long as it was characterized by the then existing harum-scarum manner of living," and he offered to lend them $5,000. He recommended that they hire Thomas Spier, architect of the College's Osborne Field House on Olden Avenue. For the Cap and Gown clubhouse Spier designed "a snug little bungalow one and a half stories high…with tiny living quarters and its kitchen in the basement." In the summer of 1891 the members incorporated the Cap and Gown Club "to provide social, intellectual, and recreative entertainments to its members," and they purchased a lot at 61 Prospect Street from Mary Olden on the east side of the Cottage lot. Cap and Gown finished its bungalow (Fig. H11) in January 1892 with help from another Pyne loan. While their clubhouse was more modest than Ivy's and Cottage's, the Cap and Gown members (Fig. H12) found it quite suitable for a nascent club, as many other aspiring clubmen would as well. (*The History of Cap and Gown, 1890-1950*, 2-3)

Pyne's support for Cap and Gown was a big boost to the nascent development of perpetual eating clubs with their own clubhouses. Pyne was elected a College Trustee in 1884 at the age of 28, and was highly respected for his financial acuity, architectural taste, and philanthropy, especially to Princeton. "For nearly a quarter of a century," historian William Selden (Class of 1934) has noted, "no enterprise of importance in Princeton would be started without the assurance of endorsement from Moses Taylor Pyne." He was devoted to the College and chaired the Committee on Grounds and Buildings, where he promoted Collegiate Gothic as the most fitting architectural style for the College's campus and image. "More than any one man," President John Hibben wrote about Pyne, "he is responsible for the development of what is now so widely known as the Princeton spirit." Pyne saw the eating clubs as incubators of that spirit. (en.wikipedia.org/wiki/Moses_Taylor_Pyne)

> Of all the Princeton institutions that were influenced by Moses Taylor Pyne, none were shaped more consistently or decisively than the upper class eating clubs of Prospect Avenue, whose origin, growth and survival was ensured by the patronage of "Momo" Pyne. Pyne believed that permanent eating clubs established in their own clubhouses was the key to stabilizing the social life of campus, and he provided generous loans and architectural advice to help this process along. He had a documented role in the establishment of the Cap and Gown Club, Elm Club, Campus Club, Cloister Inn, and Tower Club, and many others, as demonstrated by the fact that he was made an honorary member of twelve out of the fourteen eating clubs in existence at Princeton in 1907. (en.wikipedia.org/wiki/Moses_Taylor_Pyne)

Pyne's catalytic role in the development of the perpetual eating clubs would be well represented by Cap and Gown's bungalow clubhouse, which would become known as the "Incubator" for its use by seven additional startup clubs - Cannon, Campus, Charter, Tower, Terrace, Gateway, and Court.

Cottage Club settled the homeowner's lawsuit and engaged a new architect to design a more modest clubhouse than Ross and Marvin's grand proposal. Completed in 1892, the new Cottage clubhouse was "a large shingled house constructed in the then popular Victorian genre of 'cottage residence.'" The building had impressive Colonial Revival features including corner turrets, a porch across the front, bay windows on the side, a second floor balcony, third story rooms, and a widow's walk. (Fig. H13) An undergraduate officer acknowledged the role of "graduate members" in the Club's development by thanking a Class of 1890 member "for the interest you have taken in the Club and the aid you have given in fitting up the clubhouse." As an alumnus later noted, "Active graduate interest, in fact, was the determining factor" in the Club's development. Cottage's 1892 clubhouse – its second – would later serve as a mini-incubator for several other cubs. (*History of the University Cottage Club*, 21-23)

The first Ivy and Cottage clubhouses on Prospect Street were "in the mold of a fashionable resort and suburban architecture, and as such an accurate reflection of the images these clubs had of themselves. They were still thought of as informal recreational groups rather than as men's clubs per se. The transition later on from the former conception to the latter would be reflected in the change of architectural styles." (Myers, 10)

The advantages of Ivy, Cottage and Cap and Gown "soon became evident to the entire student body (and) other groups considered the possibility of forming permanent organizations with clubhouses." In 1892 two informal eating clubs of students who had been dining together since sophomore year took steps to form permanent clubs. (Marshall, 22)

The first group, composed of Class 1892 men known as the Sour Balls after a traditional hard candy, had boarded since the fall of 1890 in a house on William Street that they called "The Inn." In January 1892 as these seniors contemplated graduation they "decided that The Inn was too good to leave. They could not take it with them, but they could do the next best thing. They could make it a permanent club to return to, God willing." They invited two sophomores to name the best men in their Class of 1894 for membership, and 17 of them joined the club. (Fig. H14) The members incorporated the club in February 1892, as the Tiger Inn. When Cottage Club moved to Prospect that year, Tiger Inn took over the University Cottage house (Fig. H8) on Railroad Avenue. (*The Undergraduate History of the Tiger Inn*, 1940, 20)

A second group, composed of Class of 1893 men calling themselves the Plug and Ulster Club, was eating together near the corner of Nassau and Witherspoon, and in 1892 they merged with Class of 1894 men calling themselves the Colonial Club. The merged group adopted that name (Fig. H15) and rented the "Captain's House," a Federal house at 306 Nassau Street with

a notable three-story piazza. (Fig. H16) The following year the Colonial Club moved to a house "with the usual cottage architecture of the period" at 186 Nassau Street near Vandeventer. (Fig. H17) The members dubbed their second home the "Joy House," but they had higher aspirations. "Although the house now occupied is in many ways convenient," the *Alumni Princetonian* reported, "the club is expecting to have, in the near future, a house more suited to its present needs." (*The Colonial Club of Princeton University*, 1934, 23; *Alumni Princetonian*, April 3, 1895)

As Michael Marshall, Class of 1957, noted in his thesis on the Princeton Eating Clubs,

> Thus, by 1892 there were five self-perpetuating upper class eating clubs at the College: Ivy, Cottage, Cap and Gown, Tiger Inn, and Colonial. These clubs were sanctioned and even encouraged by the college authorities. The first had been formed purely to provide board for its members; as time passed however, the social advantages of these organizations became apparent, and soon new clubs were listing their purpose as "social intercourse." Students jumped at the chance to secure better food through cooperative action. Once the clubs were established, their social advantages readily became apparent. What better way could leisure time to be spent than in association with natural friends at the clubhouse? And how could land and club buildings be secured and maintained? Through permanent organizations drawing on alumni support. The permanent eating clubs killed two birds with one stone; they provided an improved menu and filled the existing social vacuum. The example set by the first permanent clubs was to be followed in the ensuing years…
>
> The formation of the clubs had been a democratic process. Natural groupings of friends had combined in a cooperative venture to improve their economic and social welfare. The clubhouses gave material form to the ambition of their founders. Secrecy and snobbishness were at a minimum. As social units, they were vastly superior, in the eyes of college authorities, to fraternities. The clubs continued to form and expand with the approval of the college. (Marshall 23-24)

The formation of the perpetual eating clubs and their construction of clubhouses reflected the tremendous growth in the economy in the 1870s and 1880s and the huge increase in wealth among families involved in manufacturing and finance. Students entering Princeton in the 1890s were increasingly wealthier and more materialistic than their predecessors. In 1872 about one quarter of graduating seniors planned to enter the ministry; by 1896 only about five percent chose the ministry while more than one quarter planned business careers. Athletic and social activities became increasingly important both for the college years and for future success in business.

With the growth in wealth in America came a profusion of men's clubs and country clubs providing "stability, unity, a sense of place, and repose" for their members. Learned societies, like the American Philosophical Society, founded by Benjamin Franklin in 1743 "to cultivate the finer arts, and improve the common stock of knowledge," had a long history, but the development of the new American clubs reflected a similar trend that emerged in England with the growth of its industrial revolution in the first half of the 19th Century. American businessmen gathered in new urban men's clubs to socialize and conduct business during the week, and on

weekends and during vacations they gathered with their families at country clubs to socialize, play golf and tennis, and conduct business. The clubs engaged prominent architects to design imposing clubhouses in various revival styles, and these influences filtered down to Princeton. (www.amphilsoc.org/about)

By the fall of 1893, "the drive for living space" and the proximity of the athletic fields propelled Tiger Inn members to join Ivy and Cottage on Prospect Street. After unsuccessful negotiations to buy Dean Andrew West's house at 5 Prospect and also 13 Prospect, the Tiger Board of Directors purchased 48 Prospect on the east side of Ivy Club in the spring of 1894. The Directors commissioned G. Howard Chamberlain of Yonkers to design the Tiger clubhouse, and *The Daily Princetonian* characterized his Tudor Revival scheme in stone and half-timber as "an old fashioned inn of the Elizabethan period in the English timbered style." (Fig. H18) (*The Daily Princetonian*, April 19, 1894; *The Undergraduate History of the Tiger Inn*, 25)

Alumni founders of Tiger were instrumental in the clubhouse project. Howard Crosby Butler, Class of 1892, who joined the Princeton faculty in 1895 and taught archaeology and the history of architecture, reportedly contributed to Chamberlain's design. A lawyer from the Class of 1892 assumed the job of construction "watch dog" and "kept the contractor on his toes to such an extent that the man made no profit and probably lost money." Other alumni raised and contributed money, and helped arrange a mortgage with the Trenton Trust Company. This direct involvement of Tiger alumni is an early example of the strong tradition of alumni support and participation that characterizes the Princeton eating clubs. (*The Undergraduate History of the Tiger Inn*, 26)

When Tiger Inn was completed in February 1895, "the entire campus was agog over the clubhouse opening." (Fig. H19) President and Mrs. Patton served on the reception committee along with other local and visiting notables. "The house was profusely decorated with flowers," the *Alumni Princetonian* reported, "and potted plants presented a very handsome appearance." The many visitors admired the "the wide veranda and fine view of Varsity field…the large square hall with its open fire place and paneled walls and ceilings (Fig. H20)…the heavy woodwork of the dining rooms, the diamond leaded glass windows and the broad stairway…all thoroughly characteristic and old fashioned. The massive, antique furniture of the hall brought from Chester, England, and presented to the club by Mrs. T. Harrison Garret (wife of a College trustee and mother of three men who graduated in the 1890s), is in complete harmony with its surroundings and adds greatly to the artistic effect produced by the furnishings. In every respect the new building is a charming addition to the architecture of Princeton." Mrs. Garret's "massive, antique furniture" remains prominent in the clubhouse today, having been well preserved by multiple generations of Tiger members. (*The Undergraduate History of the Tiger Inn*, 1940, 28; *Alumni Princetonian*, February 27, 1895)

While Ivy and Cottage had built notable Shingle Style and Colonial Revival clubhouses, Tiger Inn was a distinctive work of historical adaptation with substantial construction, elegant interior decoration, and majestic furnishings. The impressive stone and half-timber building and its

enthusiastic reception on campus and among the alumni set a high bar for existing and future clubs to emulate and surpass. Tiger Inn was the first of the climax generation of eating clubhouses and remains the oldest today.

Ivy's opening highlighted Prospect Street's emergence as the center of campus social life. (Fig. H21) With enrollment growing, more and more students wanted to join eating clubs and groups of undergraduates formed two in 1895. In a repeating pattern triggered by a club move, three Class of 1896 men that January saw an opportunity to take over the University Cottage (Fig. H8) on Railroad Street after Tiger vacated it. They enlisted nine other students from their class plus 20 Class of 1897 men and on March 22 they incorporated the Cannon Club "to provide food and good fellowship for a congenial group of upperclassmen." Following "the practice of selecting some object of campus significance as a club name," they chose the name Cannon for one displayed on campus and they moved into the University Cottage. (*Cannon Club Saga*, 1-2)

A second group of students formed the Princeton Elm Club that March by electing officers, adopting by-laws and incorporating with the help of a Trenton lawyer. In April they leased a shingle style house at 46 Bayard Lane that remains today as a private residence. (Fig. H22)

The prosperity of the Gilded Age was fueling the expansion of Princeton academically, socially, and physically. At the College sesquicentennial in 1896, President Grover Cleveland extolled the importance of the nation's universities and of its educated men. College President Patton announced the change in name to Princeton University, and political economy professor Woodrow Wilson identified a broad new educational mission – "Princeton in the Nation's Service." Some 2,000 alumni returned to help celebrate the sesquicentennial, and over $1.3 million was raised for the new Pyne library ($600,000 from Moses Taylor Pyne), and other buildings. The alumni established the P-rade as a reunion tradition, and many of them stayed overnight to enjoy lectures, receptions, and class gatherings. The value of the eating clubs as places for alumni to gather with classmates, members, and guests was obvious to all.

That year, three eating clubs launched campaigns for "more elegant and spacious" clubhouses. Cap and Gown had "over 100 undergraduate and graduate members, and the latter were constantly spending long weekends at Princeton, and gathering at the clubhouse for unforgettable evenings of song. As a result the poor little Incubator (Fig. H11 -) was literally bursting at the seams. It was time to do something about it." The club sold its first building and the new owner, a member of the Gulick family, moved it to Olden Street, where it soon started to earn its Incubator name. (*The History of Cap and Gown 1890-1950*, 7)

Cap and Gown student and alumni members raised $16,000, one half in a mortgage from Moses Taylor Pyne, and commissioned Boston architect William Ralph Emerson, a distant cousin of the famed author Ralph Waldo Emerson, to design the new Cap and Gown clubhouse. (Fig. H23) When it opened in January 1897, *The Daily Princetonian* noted "a mixture of old and new styles" in its two-and-a-half story design. A later observer characterized

the design as an “exotic mixing” of Colonial Revival, Richardsonian, Italianate, and Arts and Crafts features. Reflecting the importance of alumni members, *The Daily Princetonian* reported that the third floor contained “five bedrooms, reserved for graduate visitors.” Like the Incubator and the 1892 Cottage clubhouse, Emerson’s 1897 Cap and Gown clubhouse would incubate several new eating clubs at its second, future location. (Myers, 15)

Ivy members similarly decided in 1896 that “the time had come to build a permanent and dignified home.” Ivy “was fortunate to have an exceptionally energetic and congenial Board of Governors who were willing to sacrifice much their of time and effort to the advancements of its interests,” and they were also willing to contribute some of their significant financial resources. The Governors purchased the property of Professor Henry Burchard Fine, Class of 1880, at 43 Prospect, and sold Fine’s house to a new owner who moved it to the north side of Prospect. (*History of the Ivy Club*, 19)

Ivy Governors C. Ledyard Blair, Class of 1890 and grandson of the railroad magnate John Insley Blair, and Junius S. Morgan, Class of 1888, a bibliophile, financier, and nephew of J. Pierpont Morgan, both recommended Walter Cope (Fig. H24), of the Philadelphia architecture firm of Cope and Stewardson, to design the new Ivy clubhouse. Cope and Stewardson first developed their influential Collegiate Gothic style, at Bryn Mawr College, where President Martha Carey Thomas said their 1891 Denbeigh Hall, “like all beautiful things in art, satisfies the eye completely from every point of view.” After the architects completed Pembroke Hall on the Bryn Mawr campus in 1894, John Insley Blair traveled there to see it and subsequently commissioned them to design Blair Arch and Buyer Hall on the Princeton campus. Morgan followed Blair’s initiative and commissioned Cope and Stewardson to design Constitution Hill, his manor residence on the western side of Princeton. (*In Memory of Walter Cope*, 8)

Cope and Stewardson would become the most prominent architecture firm designing in the Collegiate Gothic style. “In their Collegiate buildings,” a later observer noted, “Cope and Stewardson adapted Jacobean and Elizabethan period architecture for the American scene, engraving for some time on the American mind the image of a Gothic building as the quintessential collegiate structure.” Bryn Mawr’s President Thomas noted “how superior in poetry and charm is the new Jacobean Gothic for college purposes.” In addition to Blair Arch and Buyer Hall, Cope and Stewardson designed Stafford Little Hall and the University Gymnasium to form, in Thomas’ words, “a splendid group of buildings (that) have made the Princeton Campus, like the Bryn Mawr campus, a thing to be loved for its beauty by many generations of college students, and to be dreamed of when left behind.” (Myers, 19; *In Memory of Walter Cope*, 8-10)

For the Ivy clubhouse, Cope reportedly drew inspiration from the Peacock Inn, built in 1652 in Rowsley, Derbyshire, which he visited while on an extended architectural tour in Europe in the mid 1880s. Cope’s masterful “adaptation to American conditions of the ancestral style in England” strongly appealed to the heritage and taste of many Ivy men. The Ivy clubhouse cost $35,000 and opened to much acclaim in 1897. (Fig. H25) Cope and Stewardson lavished

attention on every aspect of the clubhouse interior (Fig H26), including Jacobean furnishings. “For delicacy of detail and correctness of standards,” an Ivy Alumnus later noted, their “work has seldom been approached.” (Myers, 21; *History of the Ivy Club 1879-1929*, 19)

A year after Cope and Stewardson completed Ivy Club, John Stewardson drowned in a skating accident in Fairmount Park at the age of 39. Besides their work at Bryn Mawr and Princeton, the firm designed Collegiate Gothic buildings at the University of Pennsylvania, at Washington University in St. Louis, and at the University of Missouri in Columbia. In 1902, “after a day’s work in his office,” Walter Cope “died suddenly of apoplexy.” Four days later Bryn Mawr President Thomas noted in a memorial service, “It is tragic to die at the age of forty-two, but it is much, like Walter Cope, to leave behind as a lasting memorial so many beautiful works which make the world a better place to live.” (*In Memory of Walter Cope*, 7, 12)

Along with Tiger Inn, the Ivy clubhouse significantly elevated the Prospect streetscape from a suburban grouping of shingle style and resort cottages toward a highly refined architecture rooted in European historicism. The two clubhouses’ references to English inns provided “the informality and relaxed atmosphere that was appropriate for a recreational building, (and) projected an image that was suitably grand.” The Collegiate Gothic influences also represented “an attempt to give students the same atmosphere for socializing that they were becoming accustomed to studying in.” With the Tiger and Ivy clubhouses on Prospect, the 1896 Upper and Lower Pyne dormitories on Nassau Street, and the 1897 Constitution Hill and half-timber houses on other streets, “the image of an English university was creeping off campus and into the town itself.” (Myers, 23)

Colonial Club was the third eating club to lay plans for a better clubhouse in 1896 and move into it in 1897. After Ivy announced its plans to build its third clubhouse at 43 Prospect, the Colonial Club officers entered into negotiations to acquire Ivy’s second clubhouse at 40 Prospect, and they incorporated Colonial In March 1896 “to promote social intercourse among its members.” The officers engaged Frank Stewart, Class of 1897, to remodel the old Ivy clubhouse with a new look for Colonial. For much of the front Stewart designed “a clapboard addition almost more Greek than Colonial in feeling,” but the southern section of the original shingle style building remained visible. (Fig. H27) The awkward juxtaposition showed the benefit of designing a completely new building, as Tiger and Ivy had done. The Colonial men moved into their clubhouse at the start of the fall semester in 1897. (Colonial Club Incorporation, 1896)

When Cap & Gown vacated the Incubator on Olden Street in 1897, Cannon Club moved there from its first home in the University Cottage on Railroad Avenue in order to be near the prominent eating clubs on Prospect. Being in the midst of campus social life served the members well, but “all the time there was a growing desire among Cannon men to own their own clubhouse.” In 1899 Cannon purchased the Colonial Revival house of Professor Henry Osborne at 21 Prospect for $20,000, of which $16,000 was mortgaged, and moved onto “the Street.” (*Cannon Club Saga*, 11)

With the national economy booming from the opening of new markets after the Spanish-America War, the University confidently entered a new era of leadership and expansion. For students and alumni the first decade of the new century saw the biggest wave of eating club formation and construction. Seven new eating clubs formed between 1900 and 1907, and six eating clubs built substantial clubhouses in the years 1900-1910. This burst of new clubs and impressive clubhouses fulfilled student and alumni aspirations, but it also fueled the rising opposition of Woodrow Wilson to the eating clubs.

In a now familiar pattern, a group of undergraduates saw an opportunity in Cannon's move to Prospect Avenue, as the street was now called, and in 1900 they formed the Campus Club and rented the Incubator. The Campus men had big ambitions and financial support, and in 1902 they acquired Professor Andrew West's c1889 Colonial Revival house at 5 Prospect. (Fig. H28) Tiger Inn was unsuccessful in its effort to buy the West property in 1893, but nine years later Dean West yielded his residence and Campus successfully "renovated and expanded it to make it more suitable as a club." (etcweb.princeton.edu/Campus/text_Campus.html)

After five years in its Bayard Lane house, the members of Elm Club also had high ambitions for a grand clubhouse. In 1900 Elm Club purchased 58 Prospect Street on the corner of Olden and commissioned Raleigh Gildersleeve to design a clubhouse there. Gildersleeve was the favored architect of Moses Taylor Pyne, the biggest alumni proponent of eating clubs, for the expansion of his Drumthwacket estate and for his construction of the Upper and Lower Pyne dormitories on Nassau Street. For Elm Club Gildersleeve designed an elegant Italianate Revival clubhouse that complimented the European historicism of the Tiger and Ivy clubhouses. (Figs. H29 & H30)

As Campus Club completed its expansion of the West House in 1901, a group of students formed the Charter Club and took over the Incubator after Cannon vacated it. The ambitious Charter members purchased a lot at 79 Prospect with a frame Colonial Revival house on it erected in 1897. In another repeating pattern they commissioned fellow member David Adler, Class of 1904, to renovate and expand the existing house. Adler's design produced an impressive Georgian Revival clubhouse (Fig. H31) that betrayed "in its rigidly ordered Georgian detail the hand of the beginner hesitant to stray from the handbooks." Like Stewart at Colonial Club, Adler could be given some slack for what was probably his first notable commission. Charter moved into its second clubhouse in 1903, and two years later the Club purchased the adjacent lot just in case its members wanted a grander clubhouse in the future.

Another group of students formed the Quadrangle Club in 1901 and rented the Shingle Style house of Professor Henry Burchard Fine, Class of 1880, on the north side of Prospect Avenue. The owner of the Fine house had moved it from 43 Prospect after Ivy bought that lot in 1896. In 1903 Quadrangle purchased a lot at 33 Prospect on the east side of Campus Club, and then purchased the Fine house and moved it back across the street to its new lot. Quadrangle

subsequently doubled the size of the House with a complementary gambrel-roofed addition. (Fig. H32) Cannon, Quadrangle, and Campus were now all lined up in former professors' houses at the west end of Prospect. (Fig. H33)

The origin of Tower Club in 1902 illustrates the ease of forming an eating club at that time. That spring, five sophomores of the Class of 1904 deferentially approached seven Class of 1903 juniors while they were kicking a football around near Blair Hall. The sophomores proposed that they jointly form an eating club for the following year. The juniors talked it over among themselves and with the treasurer of Colonial Club, and, as one of the founding juniors recalled, "the decision was unanimous." (*The First 25 Years of the Tower Club*, 2)

> Within a month or six weeks we had our name and hat band; our two sections ('03 and '04); the "God Bless You" of M. Taylor Pyne; our official sanction from the Dean; our Constitution and By-Laws; our club house (rented); a stake of about $400 promised and a speed per hour generated by Princeton spirit (not bottled) which indicated that we were going somewhere.

The house they rented on Railroad Avenue was known as "The Monastery," but it couldn't contain their ambition for long.

> Soon we felt our first great 'urge' - we must be on the 'street' - on Prospect. There was no available house on Prospect. However, these was the 'cradle' which had rocked so many infant clubs - the Gulick House on Olden Street, also known as the Incubator, just a few feet from the hallowed ground of Prospect. So, the latter half of our first year found us in the 'cradle.' It was a good business move and the small house did us a world of good by bringing us close together. Besides, we now walked down the 'street' three times a day, which not only afforded appropriate dignity but extended opportunities for seniors and juniors to meet and know each other. (*The First 25 Years of the Tower Club*, 3)

Tower moved into the Incubator - its second clubhouse - on Olden in 1903 after Charter vacated it for its new Georgian Revival clubhouse on the south side of Prospect. Following future 'urges,' Tower would move three more times,its total of five clubhouses being the most of any of the peripatetic eating clubs.

On the day of Cottage's Annual Commencement Banquet in June 1901, graduating members and their Class of 1902 successors "initiated a movement to arouse graduate interest" in building a new clubhouse. As a Cottage alumnus later noted, "The old house, dating from the spring of 1892, had become completely inadequate – in fact, almost uninhabitable – with the wear and tear of a decade now memorable in Princeton's growth." Only nine years old, "the once new clubhouse came eventually to be cold as a barn, with wind sweeping in at the windows and the undergraduates devoting most of their time to stuffing cotton into the cracks. But they were accustomed no less than their predecessors to the rigors of Spartan life." Woodrow Wilson attended the Banquet and visited the Club on several occasions after he became University President in 1902. (*History of the University Cottage Club*, 27, 23)

Thanks to the gilded age generosity, experience, and ambition of Cottage alumni and parents, Spartan life no longer had to be tolerated. George C. Fraser, a New York attorney, Class of 1893 Cottage member, and Chair of the Board of Governors, chaired the new Building Committee, and remembering the "financial difficulties" of a decade earlier, he and other the other Committee members from the Classes of 1892 and 1894 were determined that "the heavy indebtedness contracted on account of the old building, must not be repeated. The construction of a new house was not to be undertaken until its cost could be met without resort to a mortgage." (*History of the University Cottage Club*, 28)

Unlike the University campus, where architects designed most buildings to adhere "to a general theme and common style" like Collegiate Gothic, the eating clubs could and expected to stand out architecturally. "The rivalry and proximity of college clubs," one historian noted, "encouraged a concern with distinct, separate identities, making architectural diversity as desirable as it was predictable." Tiger and Ivy had exemplified distinctiveness in their 1890s clubhouses, and now it was Cottage's turn. (Henry, 65)

The strong interest of Cottage member Edgar S. Palmer, Class of 1903, and his father, Stephen S. Palmer, in the new Cottage clubhouse project illustrates the major roles played by wealthy parents and their sons in the development and identity of the Princeton eating clubs. Stephen S. Palmer was president of the New Jersey Zinc Company and president or director of more than two dozen other companies. He was a member of multiple clubs, including the Metropolitan Club in New York, designed by McKim, Mead, and White, and completed in 1893.

McKim, Mead, and White was the leading architecture firm in New York and one of the most prominent in the country. Its other Manhattan work at that time included the Century Club, 1891; the Washington Arch, 1892; Columbia University's Morningside Heights Campus, 1893-1900; the Harvard Club, 1894; the Brooklyn Museum, 1895; the University Club, 1899; and the Morgan Library, 1903. The firm led the development of club architecture in the U.S. at that time, and in addition to the above clubs, its work included the Newport Casino, 1880; the Narragansett Pier Casino, 1883; the Algonquin Club in Boston, 1888; and the Germantown Cricket Club in Philadelphia, 1891.

Charles Follen McKim (Fig. H34) designed the Italian Renaissance University Club to much acclaim when it opened in 1899, and was considered the leading authority on club architecture in America. Stephen S. Palmer, who reportedly wanted "only the best for his only son," Edgar, who was graduating that June and would only experience the new clubhouse as a graduate member, commissioned McKim in February 1903 to develop plans for a distinguished clubhouse to "preserve the privacy and comfort that the sons of New York club members might expect." (*U.S. 1*, May 26, 2010; Henry, 73)

McKim "made two visits to Princeton, where he inspected the Club's lot, the University buildings, and the undergraduate clubhouses." McKim was also designing FitzRandolph Gate at the University entrance on Nassau Street around this time, and he likely visited Princeton for

both projects. McKim's engagement in the clubhouse project delighted Stephen Palmer. "You have taken such personal interest in the matter," Palmer wrote to McKim in September 1903, "there can be no doubt as to the success of the new Cottage." McKim submitted his design later that fall, and the Cottage Building Committee reported in December, (*History of the University Cottage Club*, 28; Palmer to McKim, Sept. 19, 1903)

> The plans called for 'the erection of a three-story red brick structure of Georgian style on the Club's lot on the south side of Prospect Avenue, standing back about 65 feet from the street, with lawns in front and garden in the rear, the whole to be ultimately enclosed by 4-ft. brick wall.' The project further entailed 'the acquiring of additional land back of the old lot, so as to give a plot 150 ft. on Prospect Street by 400 ft. in depth.' The scheme of the house was so conceived as to utilize 'the rear of the premises' in an unusually 'attractive and livable' manner 'both indoors and out,' taking 'full advantage of the southern view.' (*History of the University Cottage Club,* 28-29)

McKim's design for a "superb" Georgian Revival clubhouse (Figs. H35-37) with a U-shaped "Italian Villa plan" and finely proportioned elevations with white marble trim inspired Stephen Palmer to pledge $60,000 towards the construction provided that other members contribute an additional $35,000 in cash. Edgar Palmer became the Treasurer of the Building Committee and in about five months it raised over $37,000 from 201 members, 72 percent of the undergraduate and graduate membership. George Fraser and other members of the Board of Governors met at the University Club in New York to accept McKim's finished plans, which included a ground floor club room "similar to the club room of the University Club in New York" but one quarter of the latter's size. (Lowery, 4; Henry, 91, 75)

With its ample funding, the Building Committee purchased a lot at 89 Prospect Avenue and moved its 1892 clubhouse there to house its 1904 and 1905 sections during the construction of its new clubhouse. William R. Matthews, Builder, the premier Princeton construction firm that erected many University buildings and large residences, began construction in the summer of 1904 and completed the basic clubhouse in 1905. Cottage formally opened the building with its Annual Commencement Banquet in June 1906. Interior decoration continued as more funds came in and the total cost was almost $120,000. George Fraser carefully oversaw the project throughout the construction period, thus ensuring the strong alumni control of every aspect.

Alumni influence was so strong, in fact, that a group of undergraduates diplomatically approached Fraser with their concern that the interior design would be "more or less formal and decorative, and we will have no quiet lounging room except we make the Club Room into one." They desired that room to be "informal and homelike without sacrificing the rest of the scheme of decoration in the other parts," and they wanted to work with the project architect on it provided that he wouldn't "try to sacrifice comfort for the sake of looks." With Fraser's blessing, the undergraduates raised $1,000 and fulfilled their wishes. (Henry, 90)

An historian cited McKim's design as "a comprehensive result of the architectural development of club types and the theoretical changes in nineteenth century architecture." (Figs. H38-39) It

elevated the formality and prominence of Prospect Street as one of the most architecturally distinguished streets in Princeton, which remains true 100 years later. “Cottage was the first example of Georgian Revival architecture in Princeton and judging from the number of residences which soon adapted it, the style appealed to Princetonians’ taste and aspirations as much as Tudor Gothic previously had.” For the main rooms McKim designed elegant oak paneling, pilasters, and cornices, and elaborate plaster ceilings. His most distinguished design in the clubhouse was the second floor Library (Fig. H40), which he modeled after the Merton College Library at Oxford University with bookshelves perpendicular to the walls and a boarded gambrel ceiling. McKim added a classical carved screen over a doorway to a raised “Writing Room” with a paneled fireplace. A Cottage alumnus later characterized the Library as “one of the most impressive rooms…in the entire length and breadth of Princeton University.” (Henry, 93-94; *History of the University Cottage Club*, 32)

Stephen Palmer ultimately contributed to the Cottage Club a total of $113,000, which included the purchase and setting of “the ancient carved fountain of pink marble in the center of the courtyard." After vacating its second clubhouse that it had moved to 89 Prospect for temporary use during construction, Cottage sold that property to Tower Club for $14,000. As a Tower alumnus later recalled, 89 Prospect “was way down the street, but it looked good to us.” Cottage sold 89 Prospect ““at a substantial profit,” and after several years of planning, fundraising, and construction, “the University Cottage Club stood free and clear of indebtedness of any kind.” Cottage undergraduate members enjoying their elegant new clubhouse at that time numbered around forty. (*The First Twenty Five Years of the Tower Club*, 4; *History of the University Cottage Club*, 32, 30)

Fueled by the success of Cottage and the demand for club membership, students organized two more eating clubs in 1904. A group of students formed the Key and Seal Club and rented the Carroll House on Nassau Street. Another group of 31 “earnest Princetonians” – 13 juniors from the Class of 1905 and 18 sophomores from the Class of 1906 – formed the Terrace Club. “With abundant courage but inadequate coinage,” as a Terrace alumnus later recalled, “they did as other Princeton men have done under similar circumstances and leased the famous ‘Incubator’ complete with spare parts.” The members incorporated Terrace in 1906, and not finding anything within their means on Prospect, they purchased 62 Washington Road (Fig. H41) from philosophy professor John Grier Hibben and his wife. The Hibbens had bought the property in 1895 from Professor and Mrs. Woodrow Wilson. Illustrating the credit-worthiness of nascent eating clubs back then, the Terrace men contributed just $680 of the $23,500 purchase price and $2500 in renovations, and borrowed the rest. (*The Princeton Terrace Club*, 1938)

As Cottage’s construction started in 1904, Colonial members had started retiring debt in anticipation of building their own impressive clubhouse. Shortly after graduation in 1906 the Colonial clubhouse – the former Ivy clubhouse – was struck by lightning and partially burned. Colonial members first considered repairing the building, but with the impressive new Cottage Club across the street, they opted to build a new clubhouse. They sold their old building to the

Walker Gordon Company of nearby Plainsboro, which moved and repaired it. The Colonial men commissioned Frank G. Stewart, Class of 1886, to design their new clubhouse. Stewart at that time worked with the New York architect Robert William Gibson.

Complimenting Cottage's Georgian Revival style, Stewart developed a Colonial Revival scheme for the Colonial Club (Fig. H42) with a long two-story brick façade dominated by "a two-story portico reminiscent of the southern mansion and the aristocratic life cultivated by some Princetonians…The intention of this monumental portico was to outcolonialize the Cottage Club." The Colonial men moved into the Incubator on Olden Street as the Club started construction on its new clubhouse with generous contributions from two wealthy fathers - steel magnate Henry Clay Frick in honor of his son, Childs Frick, Class of 1904, and Chicago banker and financier Norman B. Ream in honor of his son, Robert C. Ream, Class of 1906. (Lowrey, 7)

The new Cottage clubhouse and Colonial Club's ambitious plan to emulate it fueled the resolve of University President Wilson to suppress the eating clubs. While the original eating clubs had espoused their informal and democratic selection process, by 1906 they were notorious for their snobbery in awarding memberships in a process known as "bicker." Men who were not offered membership were relegated to social limbo. As one sophomore complained to Wilson in Whig Hall, "This is the only place in Princeton where I can relate to my fellow students on the basis of equality." Wilson himself bitterly complained that "the side shows have become more important than the main tent here at Princeton." (*The 50th Anniversary of Dial Lodge*, 3)

As historian William Selden, Class of 1934, noted, "By 1906 Wilson was irresistible and at the height of his popularity. Students, alumni, faculty, trustees – all enthusiastically endorsed his contributions and his leadership…He was determined to revise the social life of the students as the necessary corollary to his academic revisions that had been implemented with relative ease." In December 1906, just six months after Cottage's formal opening, Wilson privately told the University Trustees, (Selden, 20)

> As the university has grown in numbers and in popularity elements have been introduced into its life which threaten a kind of disintegration, which would unquestionably mean, also, a deep demoralization. These elements center in the upper class clubs. They are, I believe, susceptible of being dealt with and removed now without serious friction with the best feeling on all hands...
>
> The spirit of the place is less democratic then it used to be. There is a sharp social competition going on, upon which a majority of the men stake their happiness. It seems to grow more and more intense and eager from year-to-year, and the men who fail it seem more and more thrust out of the best and most enjoyable things which university life naturally offers – the best comradeships, the freest play of personal influence, the best chance of such social consideration as ought to be won by natural gifts and force of character.

Wilson proposed a residential system of four-year dormitories with both eating and social facilities that came to be known as the Quad Plan. The majority of the Trustees endorsed the

Quad Plan in June 1907 after Wilson vowed "to revitalize the University as an academic body, whose objects are not primarily social but intellectual." Almost one-third of the Trustees were members of Ivy Club, including Moses Taylor Pyne, and despite their endorsement they remained wary of the Quad Plan. The general alumni first heard of it that June in the *Princeton Alumni Weekly* or in a *The New York Times* story with the headline, "Wilson To Abolish Clubs at Princeton – He declares that they are a menace to the University." (Selden, 20)

Influential faculty members like Henry Van Dyke and Andrew Fleming West and alumni like Junius Morgan openly opposed the Quad Plan, and other alarmed alumni expressed their opposition directly to the Trustees and in letters to metropolitan newspapers. Alumni contributions to support Wilson's preceptorial program diminished noticeably. Many alumni had collectively contributed several hundred thousand dollars to build and sustain the Princeton Eating Clubs, and they were justifiably proud of their distinguished clubhouses on Prospect Avenue.

The alumni members believed their eating clubs as important factors in shaping young men for successful business and professional careers and active social lives in appropriate circles. They also saw their clubhouses as optimal gathering places where they could remain active in the University milieu and periodically socialize with classmates and friends, especially during reunions and major athletic games. Wilson might have had success with his Quad Plan when he became President in 1902, but by 1907 the eating clubs were impregnable and he was no longer irresistible.

In spite of Wilson's opposition, and illustrating the strength of the eating clubs, 1907 was a major year of eating club development. As a Cap and Gown man later recalled, in 1907 "for the second time in its history, the Club was getting too big for its breeches. The handsome 'pebble finish' stucco clubhouse which had so impressed Prospect Street a decade earlier was now, like the Incubator before it, becoming unbearably crowded. But before any plan for a larger one could be seriously considered, there was the small matter of Woodrow Wilson to settle." A delegation of graduate Cap and Gown members, including New York bankers T. Ferdinand Wilcox, Class of 1900 and later donor of Wilcox Hall on the campus, and Edward C. Delafield, Class of 1899, called on Wilson to see how his Quad Plan might affect the Club. (*The History of Cap and Gown 1890-1950*, 15)

> Wilson was somewhat vague as to his plans, no Harkness (a prominent philanthropist) having yet materialized to foot the bills for the quads. Disturbed by the vagueness of President Wilson's attitude and the inconclusiveness of the interview, Delafield paid a quiet call on the ever obliging Mr. Pyne, who told him that the Trustees were not sanguine about the quad scheme and that it would be safe to build. (*The History of Cap and Gown 1890-1950*, 15)

That Delafield's wife was related to Pyne no doubt helped obtain the latter's candid opinion. The Cap and Gown Board appointed a Building Committee consisting of Wilcox as chairman plus Delafield and two members from the Classes of 1893 and 1895. Club alumni were again

clearly in charge. Pyne had loaned Cap & Gown money to build its first and second clubhouses, and the Building Committee not surprisingly hired Raleigh Gildersleeve, Pyne's architect at Drumthwacket and designer of Elm Club's 1901 Italian Revival clubhouse at 58 Prospect, to design its third clubhouse. Gildersleeve was then completing McCosh Hall on the campus. Cap and Gown sold its 1897 "pebble finish" Colonial Revival building for $4,000 to a new owner who moved it further east on Prospect Street. It, too, would become a mini-incubator – the fourth – for other clubs.

Colonial Club completed its grand new brick clubhouse with its monumental portico (Fig. H43) and Colonial Revival interior (Fig. H44) in 1907, and members of the Classes of 1908 and 1909 moved into it that fall. That year, a group of juniors from the Class of 1909 faced the all too familiar dilemma of many upperclassmen and responded as many previously had, as a club member later recalled.

> Clubs on Prospect Street supplied eating and social distinction for perhaps half of the upperclassmen. With no commons, the older students found themselves dependent on the wares of Nassau Street restaurants. This was the period of the '400,' when hereditary wealth ranked high. While clubs did seek members based on high performance – athletic, publications, drama, scholarship – there was heavy emphasis on the social register. Large numbers of desirable young men were frozen out. A group had eaten at White's Private Eating Establishment since entering as freshmen in 1905. Not bid to a club, they did exactly what caused previous clubs to spring up. They organized and out of it grew Dial. (*The 50th Anniversary of Dial Lodge*, 3)

The Dial men rented the relocated "second hand clubhouse…down beyond the football-baseball field" on Prospect that Cap and Gown had just sold to make way for its new clubhouse. Orville Watson Mosher, Class of 1909 and one of the founders, later recalled Dial's formation during Wilson's effort to abolish the eating clubs. (*The 50th Anniversary of Dial Lodge*, 4)

> Wilson came to visit with us and talk over his plans on several occasions. He was willing that we set up a place where we could dine together and have a good time for a while until his quadrangle plan got to operating, but he did not like the term club, and, calling our organization 'Dial Lodge' was a definite concession to Woodrow Wilson's desires. I remember him standing in front of our fireplace and speaking so feelingly about substituting the quadrangle system as an improvement for Princeton, that I am sure we all would have backed him to a man. (*The 50th Anniversary of Dial Lodge*, 3)

Wilfred Funk, another Class of 1909 man and Dial founder also recalled,

> The sharpest thing I have in my memory is one particular session I had with Woodrow Wilson in his office. This was when we were applying for a club charter. For an hour he outlined the ideas and ideals that he had in mind for the college. He told of his objections to the club system. He explained why he wanted all of the social activities to be on the campus, and that all of the students should be included. He said he didn't want to be president of a country club. (*The 50th Anniversary of Dial Lodge*, 3)

While Wilson promoted his Quad Plan, Cap and Gown secured pledges "for sufficient money from alumni, undergraduates, and excavation was started" for the "pure Norman style" clubhouse that Gildersleeve designed for the club. (Figs. H45-46) That October, however, the Great Panic of 1907, which was partly caused by the financial strain of the San Francisco earthquake the previous year, left 30 percent of Cap and Gown's pledges unredeemable. Despite the tightness of credit, Wilcox and Delafield "worked like Trojans" and filled the funding gap with graduate loans and a mortgage, and Cap and Gown opened its distinguished stone clubhouse in 1908. (*The History of Cap and Gown*, 1890-1950, 16)

Raleigh Goldersleeve's Cap and Gown clubhouse signaled a return in eating club architecture to the Gothic Revival style that continued to dominate the design of new buildings on the campus. His "Northern French Gothic" design, however, deviated from the English derivation of other Collegiate Gothic buildings in Princeton. As Gildersleeve described his design, "The façade, in style and use of materials, is somewhat different from anything in Princeton. The general effect is of the minor Normandy Château." (Figs. H47-48) While no new eating clubhouse could quite match Charles McKim's highly refined exterior and interior at Cottage, Gildersleeve's Cap and Gown rivaled both Cottage and Ivy in attention to detail and elegance, including its period furnishings, many of which, as at Cottage, Ivy, Tiger, and other clubs, remain in use in today. (Fig. H49) (*Princeton Alumni Weekly*, 1908)

As Wilson's Quad Plan gradually deflated from the strong opposition of the alumni and his resulting inability to fund it, two other clubs seized on opportunities to erect distinguished masonry clubhouses. Campus Club hired Gildersleeve to design a new clubhouse for its prominent lot on the corner of Prospect Avenue and Washington Road. Lacking the financial resources of Cap and Gown, the Campus men instructed Gildersleeve to reuse the foundation of the former Andrew West House that it had occupied since 1902. They sold the West house to a new owner who moved it to the corner of Nassau Street and Princeton Avenue, where it stands today as an apartment house. Gildersleeve's Tudor or Anglicized design for Campus (Fig. H50) resembled Cap and Gown in some ways, including parts of the floor plan, but had more modest details and interiors because of the limited Campus budget.

As Campus completed its clubhouse in 1909, Cannon Club members faced the now-typical eating club dilemma.

> Cannon, like most of the other clubs, had made its home on Prospect by remodeling a private residence. As time went on the inadequacy of the remodeled residence for club purposes became more and more apparent. Repairs to the old frame structure were costly and frequent. Major repairs were often postponed and patchwork made to do for the time being. Building an addition to the house in order to provide more facilities was discussed and also postponed, the majority opinion in the club being that any great investment of money in the old building was not economically justified. Each year at commencement and at the more important football games overcrowding of the Cannon Club was quite a problem.

> Finally came the time when Cannon was confronted by two alternatives – either to go in for extensive repairs and additions to the old house or else to erect a completely new building planned to meet the needs of the club. Meanwhile several other clubs had faced the same problem and one by one had built new and adequately equipped clubhouses. We had seen this happen to Cottage, to Colonial, and to Cap and Gown. The greater comfort and more economical upkeep of these newer and more modern clubhouses helped Cannon to decide their problem. After full discussion and investigation by a committee of graduates and undergraduates there seemed to be nothing to it but a new clubhouse. (*Cannon Club Saga*, 24)

Following another familiar pattern, Cannon raised funds for its new clubhouse by selling its third clubhouse – the Osborne House – to a new owner who moved it to a new location. Cannon also raised subscriptions from undergraduate and graduate members, and took out a mortgage to build its new clubhouse. The Building Committee hired an architect who sketched a Georgian Revival clubhouse grander in scale than McKim's Cottage Club, but the estimated cost would have led Cannon into a large amount of debt, which no members wanted.

The Committee next commissioned architect Edgar Viguers Seeler (Fig. H51) of Philadelphia to devise an affordable plan. Seeler attended the Philadelphia Museum and School of Industrial Art as a young man, and his drawing talents won him admission to M.I.T., from which he graduated in 1890. He attended the Ecole des Beaux Arts in Paris and then taught architecture at the University of Pennsylvania. His works included Hayden Hall (1896) at Penn, the First Baptist Church of Philadelphia (1901), plus residences and commercial buildings. His best known work would be the prominent Curtis Publishing Building completed on Washington Square in Philadelphia in 1912.

Seeler's modified Tudor Revival design for Cannon (Fig. H52) included Colonial Revival-style double hung windows in an asymmetrical layout. He designed the building's most Gothic and notable feature on the rear south-facing elevation – tall Ecclesiastical windows that light a two-story clubroom. (Fig. H53) His use of argillite sandstone on the exterior also related the clubhouse to the campus, where the University erected many buildings with this locally-quarried stone.

Seeler's restrained design for Cannon reflected Woodrow Wilson's influence on the eating clubs. As compared to the country and men's club grandeur of the Cottage, Ivy, and Colonial clubhouses, Cannon was more democratic in appearance, and the rear Ecclesiastical windows paid tribute to Wilson's and the University's English academic vision. That vision would soon attain magnificent expression in Ralph Adams Cram's Collegiate Gothic design of the Graduate College, completed in 1913.

The year 1910 highlighted the frequent 'musical clubhouses' activity that characterized Prospect Avenue in the formative years of the eating clubs. As Cannon prepared for the construction of its new clubhouse at 21 Prospect in 1910, the Quadrangle Club leapfrogged the Cannon lot by purchasing the James McCosh House on the east side of Cannon at 33

Prospect from McCosh's widow, and it moved there. Quadrangle sold its lot with the Fine House at 13 Prospect on the west side of Cannon to Tower Club for $25,000. Tower paid $7,000 in cash and mortgaged the rest, and moved to the Fine House but held on to 89 Prospect and its relocated 1892 former Cottage clubhouse. Around this time the Key and Seal Club also moved from the Carroll House on Nassau Street, where it had resided since its founding in 1904, to a frame house at 83 Prospect between the 3rd Tower clubhouse at 89 Prospect and the 2nd Charter Clubhouse at 79 Prospect. (Figs. H54)

As Cannon was building its clubhouse in the fall of 1910, Wilson left academia to run for Governor of New Jersey. While he had accomplished much at Princeton, his inability to implement his Quad Plan, and the success of Dean West's plan for a Graduate College separated from the main campus were no doubt large disappointments to his vision for the University. The new Cannon clubhouse opened for the fall semester of 1911, and with Wilson gone the way was now clear for a new phase of eating club development. In 1912 a group of undergraduates formed the Cloister Inn and rented 89 Prospect from the Tower Club. Cloister was the third club to occupy the house at 89 Prospect, which Cottage had built in 1892 at 51 Prospect. A photograph from November 1911 shows the propitious location of the eating clubs lined up on Prospect Avenue by the University Field. (Fig. H55) The scale of the grand clubhouses in comparison to the residential buildings they were supplanting was striking, and six eating clubs still occupying "secondhand clubhouses" soon decided to erect their own grand clubhouses.

After about ten years – a typical duration for many of the clubs in the formative era – Charter Club's second clubhouse "seemed too modest in the light of such rivals as Cottage, Cap and Gown, and Colonial." Repeating another pattern, the Charter members in 1912 turned to one of their own – Arthur Ingersoll Meigs (Fig. H56), of their 1903 section – to design a clubhouse befitting their ambitions. Meigs was a Philadelphia native and after graduating from Princeton he worked in 1905-1906 for Edward Seeler, the architect of Cannon's 1911 clubhouse. He then formed a partnership with Walter Mellor, a University of Pennsylvania architecture graduate. Mellor and Meigs – and after 1917, Mellor, Meigs and Howe – specialized in grand private residences but also designed club, commercial, and institutional buildings.

Meigs appears to have first developed a Collegiate Gothic scheme for Charter. But he changed course and subsequently "informed the alumni that the design would combine the Georgian and Colonial styles, but the clubhouse would stand quietly in the new Gothic environment" of the University "because the walls were to be made of the same Chestnut Hill stone used in Blair, Campbell, and Little Halls" on the campus. The Georgian Revival 'mansion' that Meigs designed for Charter (Fig. H57-58) ranks among the grandest of the Princeton eating clubs for its scale, ashlar stone masonry, balustraded "entrance terrace," projecting wings, and prominent central bay based on the magnificent 1762 Mount Pleasant Georgian mansion in Philadelphia's Fairmount Park.

Meigs' design interestingly included a "Ladies Dining Room" on the second floor (Fig. H59) with an adjacent "Serving Room" and two adjacent "Card Rooms." This appears to be the first

notable allocation of space (other than perhaps powder rooms) for women guests within the eating clubs.

After Charter opened its clubhouse in 1913 (Fig. H60), *The Architectural Revie*w cited it as "A particularly attractive building of Colonial Georgian treatment, employing ledgestone rather than brick for the exterior, and consistently utilizing colonial detail throughout the interior as well." (Fig. H61) (Lowery, 12)

In 1913 groups of students formed the Gateway Club and the Arch Club – the 16th and 17th eating clubs. Gateway moved into the Incubator on Olden Street. That year the opening of Charter – the ninth grand masonry clubhouse on Prospect – put additional pressure on the clubs in "second hand clubhouses" to follow the trend or be left behind in the race for "good men." Five of these clubs – Tower, Quadrangle, Dial, Key and Seal, and Terrace – were already planning new buildings, and despite the start of the Great War the first three broke ground in 1916 and completed their new clubhouses in 1917.

When Tower moved in 1911 to its fourth clubhouse – the Fine House at 13 Prospect that it acquired from Quadrangle – the pressure to build anew was already percolating, as a Tower alumnus later recalled.

> We liked this home and would have rested comfortably except for those ever-present progressives amongst our members who continuously clambered for a *new* house. There arose two slogans which for several years carried us forward in principle and in effect. On one side (the Grad side) we insisted that if Tower would continue to get 'good men' she would surely get a new house, while on the other side (the Undergrad) they insisted that if they had the new house It would be a cinch to get the 'good men'…
>
> Before we definitely decided to build, the subject was put before each member, by letter. Sixty percent replied and fifty-eight percent said, 'Yes, build,' two percent said 'No.'
>
> We refused however to build the new house until we had accumulated a nest egg in the Board of Governors Treasury, and had the right man to lead the undergraduate subscriptions.
>
> The nest egg, the time, and the man all came together in 1915, although we were not ready to build until the following year. The Board had saved the nest egg and Charlie Richardson was the undergraduate leader. He stimulated others into successful action and generated in himself an enthusiasm for and loyalty to Tower…
>
> It was a great step for us, but the time had come and we didn't stop even though the Great War was on in Europe. (*The First Twenty Five Years of the Tower Club*, 11-13)

Alumni members had led the recent building campaigns of other eating clubs, but undergraduates appear to have played a bigger role in Tower's. Like some of the other clubs, however, the Tower members chose an alumnus, Roderic C. Barnes, Class of 1903, to design their new clubhouse. After Princeton, Barnes had graduated from M.I.T. and subsequently set up his practice in New York. While the Tower members were eager to build, the outbreak of the Great War had moderated their ambitions.

> It was our avowed aim and instructions to build an ample, attractive and practical club house without making it ostentatious…
>
> We began the preliminaries of construction by analyzing the floor plans of every club house on the street and then supplementing with our own ideas. This is how the floor plan of Tower was arrived at.
>
> We had many precise blue-print layouts and many seductive sketches-in-perspective. When we thought we were all set to go, we then had the proposed and adopted club house modeled in clay, to scale. This indicated some further slight modifications which were made. Now we felt confident that we had had designed what we wanted to build and that when built it would look like we planned it to look…
>
> The plan of the house has a consistency with our name in that a great square tower rises from the basement to the roof – four stories…The construction idea of the tower is not alone to memorialize our name and bear the rampant escutcheon which crowns it, but for a very practical application. Every movement of 'service' and the domiciling of servants is self-contained in this tower. (*The First Twenty Five Years of the Tower Club*, 13-15)

In Barnes's design, "a domestic version of Collegiate Gothic," as one observer noted, the Tower dominates the façade. (Fig. H62) As in the 1913 Charter Clubhouse, the Tower plan included notable accommodations for women: "Originally the third floor was reserved for women guests and held facilities for sixty to seventy women." Tower began construction in 1916 with the "careful" supervision of Barnes and the "on the job" supervision of the Board of Governors. Barnes' interior combined finishing and furnishings to create a dignified but less formal atmosphere than in the grandest clubs. (Fig. H63) (Lowery, 23; *The First Twenty Five Years of the Tower Club*, 14)

In 1915 Quadrangle Club members decided that the McCosh House at 36 Prospect (Fig. H64) they had occupied since 1910 "was not large enough or grand enough." They hired Henry Oothout Milliken, a club member like several other eating club architects, to design a more permanent clubhouse. After graduating from Princeton in 1905, Milliken had attended the Ecole des Beaux Arts in Paris. His New York practice, Milliken and Bevin, specialized in town and country houses "of distinguished character," and he was a member of Quadrangle's Board. Reflecting the wartime conservatism, Milliken designed a brick Georgian Revival clubhouse (Fig. H65) for Quadrangle that was considerably more restrained than McKim's Cottage Club or Meigs' Charter Club, but it included an entrance portico based on the one at Westover, the grand c1730 Georgian mansion on the James River in Virginia. Quadrangle sold the McCosh House to Lloyd Grover, of the Grover Lumber Company on Alexander Road in Princeton, who moved it to 387 Nassau Street, where it served as a single family residence until 1979. That year architect J. Robert Hillier, of Quadrangle's 1959 Section, moved the McCosh House a short distance and converted it to a two-family residence as part of a townhouse development. (Lowery, 10)

In 1915, Dial Lodge members also concluded that they faced a bleak future in the "second hand clubhouse" down past the University fields on Prospect. As a Dial alumnus later recalled, the Club's early years were "fun because we had no prestige to maintain" and no one knew

whether the Club would last. Many members wanted to keep it going but their recruiting was "seriously hampered at the time of club elections because of arguments urged against Dial Lodge, that it was too far from the campus for convenience or enjoyment." Like the other eating clubs, Dial fostered strong bonds of camaraderie and loyalty among its members. For many of them, "Graduation saw no end to their selfish work for Dial men yet to come." (*The 50th Anniversary of Dial Lodge*, 4)

A group of graduates and undergraduates incorporated Dial Lodge in 1912 and raised funds "with initial pledges of some thirty-five students and graduates, and the help of the Butler family and that great Princetonian, Moses Taylor Pyne." The Dial men purchased the Chamberlain property at 26 Prospect, on the west side of the Colonial Club, for $29,000 and commissioned Henry Milliken, Quadrangle's architect, to design a new Dial clubhouse. Milliken's first Norman Tudor design was "extremely academic" and largely symmetrical, but his final version (Figs. H66-67) was more "balanced" and included a one-story porch with half-timbering under a sweeping roof that became the building's signature feature. Milliken's use of the local argillite sandstone tied the Dial clubhouse to Cannon across the street and to many buildings on the Campus. Perhaps reflecting the wartime conditions, Milliken's interior was restrained and residential in comparison to the lavish interiors of some of the earlier clubs. (Fig. H68) (*The 50th Anniversary of Dial Lodge*, 4)

While the Tower, Quadrangle, and Dial clubhouses were under construction in the winter of 1917, a group of five sophomores announced in *The Princetonian* that they were not going to join any eating club because "the Princeton club system operates against the best interest of the University." Their frustrations with the bicker system and the resulting social sorting echoed Woodrow Wilson's sentiments of a decade earlier. The sophomores called for a "great University Hall which would be a common gathering place for all classes," and suggested that "those who are in sympathy with this movement may take the same stance." (Marshall, 111-112)

Within two months about 26 percent of the sophomore class pledged not to join a club, and about ten seniors resigned from their clubs in support of the reformers. The administration and faculty pretty much stayed out of the controversy, and the alumni response was tepid, their focus being elsewhere on national and international events. The clubs resisted the sophomores' efforts, and in the bicker that March, "rivalry among the clubs for new men was keener than ever." When it was over 70 percent of sophomores joined clubs. The U.S. entry into the Great War just a few weeks later, however, soon altered everyone's focus. (Marshall, 117)

Tower, Quadrangle, and Dial all opened in 1917 in time for the fall semester. After Tower's contractor, George Sykes, completed its clubhouse, he joined the army and was lost in the War. The U.S. involvement in the War that year had a profound effect on the University and the eating clubs, as men dropped out or postponed enrollment to enlist.

Terrace was the fourth eating club planning a new clubhouse in 1916, but the War thwarted its efforts. As a Terrace alumnus later recalled, "The clamor for a new clubhouse started about 1910, when the facilities of the original house had begun to prove inadequate…Various suggestions for selling the property and acquiring land on Prospect Street were made,…but all of them were considered quite fantastic by the Board of Governors in view of the expense involved." The demand by other eating clubs for sites on Prospect placed them out of reach. By 1915, the Board "was besieged by the undergraduates with renewed pleas for the building of a more adequate clubhouse, and by the spring of 1916 the conclusion was almost inevitable that the Club must proceed to build a new home, but on the Washington Road property." (*The Princeton Terrace Club*, 7-8)

The Terrace Board solicited proposals from four architects, and selected New York architect Frederick S. Stone's ambitious Tudor revival design in stone and half-timber for a new clubhouse (Fig. H69) at 62 Washington Road. The Board started a fundraising campaign and "subscriptions had just begun to come in when the situation between the United States and Germany became acute. Diplomatic relations with Germany were severed shortly before the date set for a dinner which had been arranged to stimulate interest in the campaign…The Board decided to call off the entire building campaign…All subscriptions which had been received were thereupon returned." (*The Princeton Terrace Club*, 7-8)

With many fewer members during the War years, some eating clubs temporarily closed and sent their members to eat in other clubs. For most of the 1917-1918 school year Terrace men ate at the Tower Club, and for the 1918-1919 school year they ate at the Elm Club. The Arch Club, which was formed in 1913 and occupied a former residence on Washington Road a few hundred feet north of Prospect, succumbed to the wartime financial challenges.

During the war Terrace's undergraduate members kept their hopes alive for a better clubhouse, and as the club reopened in the spring of 1919, they "took active steps to interest the Board of governors in a plan for remodeling the old house instead of tearing it down and building a new one." Princeton architect Rolf Bauhan (Fig. H70), Class of 1914, submitted plans for a Tudor Revival renovation and expansion of its former Hibben House. The undergraduates' compromise plan reflected the financial realities of a postwar slowdown in the economy, and the Board of Governors asked Bauhan to work with Frederick Stone, who had designed the proposed new clubhouse for Terrace in 1916. The architects' half-timbered Tudor design (Fig. H71) reflected "a style that was prevalent in the residential architecture for the first two decades of the century." The "Tudor Village" of faculty housing on nearby Fitz Randolph and Broadmead streets that Moses Taylor Pyne had built and then donated to the university exemplifies the popularity of the style during that period. The architects lowered the living room on the south side and in place of the Hibben House's south facing porch they erected a semi-hexagonal enclosed porch to take advantage of the fine southern view year round. (Fig. H72) Terrace opened its remodeled Tudor clubhouse for the fall semester in 1920. ((Lowery, 28)

In 1921 the Gateway Club, after eight years in the Incubator – its longest use by any of the eight clubs that occupied it – moved to the relocated 1896 Cap and Gown clubhouse down

Prospect past the University Field. That year a group of students formed the Court Club and of course took over the Incubator on Olden Street.

The postwar economic growth of the Roaring Twenties propelled the final phase of club moves and construction. After eight years in Cottage's relocated 1892 clubhouse at 89 Prospect, Cloister Inn members were ready for a substantial masonry clubhouse and they commissioned R. H. Scannell, Class of 1915, in 1920 to develop a design. Scannell practiced in Bronxville, N.Y., and was the sixth Princeton alumnus commissioned by an eating club to design a clubhouse. Like Roderic Barnes, Class of 1917 and the architect of Tower Club, Scannell had also graduated in architecture from M.I.T. His first design for Cloister in the popular Tudor Revival style included some half-timbering and a "cloister" entrance with three open Gothic arches. (Fig. H73)

Scannell's proposed design apparently wasn't ambitious enough, and the Cloister Board obtained another design in 1921 by Philadelphia architect Albert Kelsey, a University of Pennsylvania graduate who had worked for Cope and Stewardson. Kelsey's plan for a very large Collegiate Gothic clubhouse included an enclosed cloister and a three-story elevation facing south. (Fig. H74) That proposal was apparently too expensive and the Board finally settled on a more modest design submitted by Scannell and Louis Bowman in 1922. That year Cloister purchased "two or three houses and lots between Cap and Gown and Charter" and the combined property became 65 Prospect. (Lowery, 29)

Bowman graduated from Cornell and also practiced in Bronxville and specialized in revival styles. In 1925 Bowman designed "Landfall," a Norman Revival manor house in Lawrenceville three miles south of Princeton, for Robert Roebling, a descendant of John A. Roebling, the designer of the Brooklyn Bridge. Scannell and Bowman's design for the Cloister clubhouse included a small "Cloister" behind a row of Gothic-arched windows on the north side, and matching openings for a dining room on the basement story on the south side. (Figs. H75-77) The dining room's wide stone columns and groin vaults, and the "huge Medieval chimneys" accentuate the clubhouse's Gothic influence. (Fig. H78) After Cloister completed its clubhouse n 1923 it sold 89 Prospect with the 1892 Cottage clubhouse to the still nascent Court Club.

The Key and Seal Club had been residing in its frame house at 83 Prospect for about a dozen years, and as usual, its members longed for "a building designed as a club rather than a private residence." The members commissioned an Italian Revival design in the spirit of Elm Club in 1911, and in 1914 they considered a design for a big Georgian Revival clubhouse, but as an alumnus member later recalled, "It was not until after World War I that such an undertaking could be attempted." (Lowery, 31)

In 1924 the Key and Seal Board entertained proposals from D. R. Everson, for a big two-and-a-half story brick Collegiate Gothic clubhouse with projecting wings on either side of an arcaded entrance (Fig. H79), and from New York architect Walter Jackson, for a smaller brick building in the same style with one projecting wing and a more modest entrance. The Board

chose Jackson's design and completed its clubhouse in 1925. A later observer praised Jackson's building (Fig. H80) as "one of the best examples of a picturesque Medievalism on the street only to be further enhanced by its small size and domestic character." Key and Seal sold its old frame house to a new owner who moved it to 110 Prospect, where the Arbor Inn, a new eating club, occupied it. (Lowery, 33)

After four years in the relocated 1892 Cottage clubhouse at 89 Prospect, the six-year old Court Club in 1927 approved a design by Grosvenor White for a new brick clubhouse. (Fig. H81) White's design was somewhat reminiscent of Cope and Stewardson's 20-year old Ivy Club with its two projecting wings and Gothic features. Court completed its clubhouse in 1927 with just one wing. (Fig. 82) With the University Chapel designed by Ralph Adams Cram opening that same year, Collegiate Gothic still reigned on campus. Court added an east wing resembling White's design in the 1950s and changed the entrance to the west side of that wing.

The Arbor Inn, the last eating club formed, also built the last clubhouse. In the early 1930's it commissioned J. Eugene Carroll to design a new clubhouse for it on Ivy Lane, which is parallel and one street south of Prospect. Arbor completed the building in 1935 but soon succumbed to the financial challenges of the Great Depression. The Arbor clubhouse was acquired by the University and later torn down. The Gateway Club folded in 1940.

Today the 16 grand eating clubs arrayed on Prospect Avenue and Washington Road represent the formidable, decades-long accomplishments of student-alumni collaboration in the shadow of the University in the late 19th and early 20th centuries. (Figs. 83 & Fig. 84 [Courtesy Hagley Museum and Library]) This notable development of special purpose buildings in historical revival styles is unique, and the preservation of the clubhouses by the private clubs and by the University is exemplary.

Between 1964 and 2005 the University acquired six of the Prospect Avenue Clubhouses and renovated the interiors for new uses. Court Club at 93 Prospect closed in 1964 and now serves as the Office of Corporate and Foundation Relations. Key & Seal Club shut down in 1968 at 83 Prospect and is now an academic office known as Bobst Center for Peace and Justice. The Cannon Club closed in 1975 and the University also renovated it for office use. Dial Lodge at 26 Prospect closed in 1988 and Elm Club closed in 1989. Dial, Elm, and Cannon alumni combined resources and operated Dial Elm Cannon, "DEC," as an eating club in Dial Lodge from 1990-1998. The University subsequently acquired Dial Lodge and turned the former Cannon Clubhouse over to Dial Elm Cannon, which restored and has operated it as a new iteration of Cannon Club since 2011. Dial Lodge now serves as the University's Bendheim Center for Finance, and the former Elm Clubhouse is now the University's Carl Fields Center. Campus Club at 5 Prospect closed in 2005 and the University converted it into a student center.

Along with Cannon Club, ten other clubhouses serve their original function as private undergraduate eating clubs – Tiger Inn, Ivy Club, Cottage Club, Colonial Club, Cap And Gown,

Charter Club, Tower Club, Quadrangle Club, Terrace Club, and Cloister Inn. The latter ten clubhouses also continue to be owned and operated by the private clubs that built them.

The unique cluster of eating clubs represents the social, educational, financial, and architectural aspirations of Princeton eating club members – notably both students and alumni – in the 1890s-1920s decades. The clubhouse designers include three prominent architects – Charles Follen McKim of McKim Mead and White of New York, Walter Cope of Cope and Stewardson of Philadelphia, and Raleigh Gildersleeve of New York – several regionally prominent architects, and six architects who graduated from the University.

The clubhouses also represent the culmination of the evolution of the Princeton eating clubs from their initial reuse of frame Shingle Style and Colonial Revival houses, to a first generation of larger frame Colonial Revival clubhouses, and finally to grand masonry clubhouses in Georgian Revival, Colonial Revival, Italian Revival, and Collegiate Gothic with English, Tudor, Jacobean, and Norman iterations. The dominance of Collegiate Gothic – one-half of the clubhouses – highlights the visceral connection of the independent eating clubs to the University.

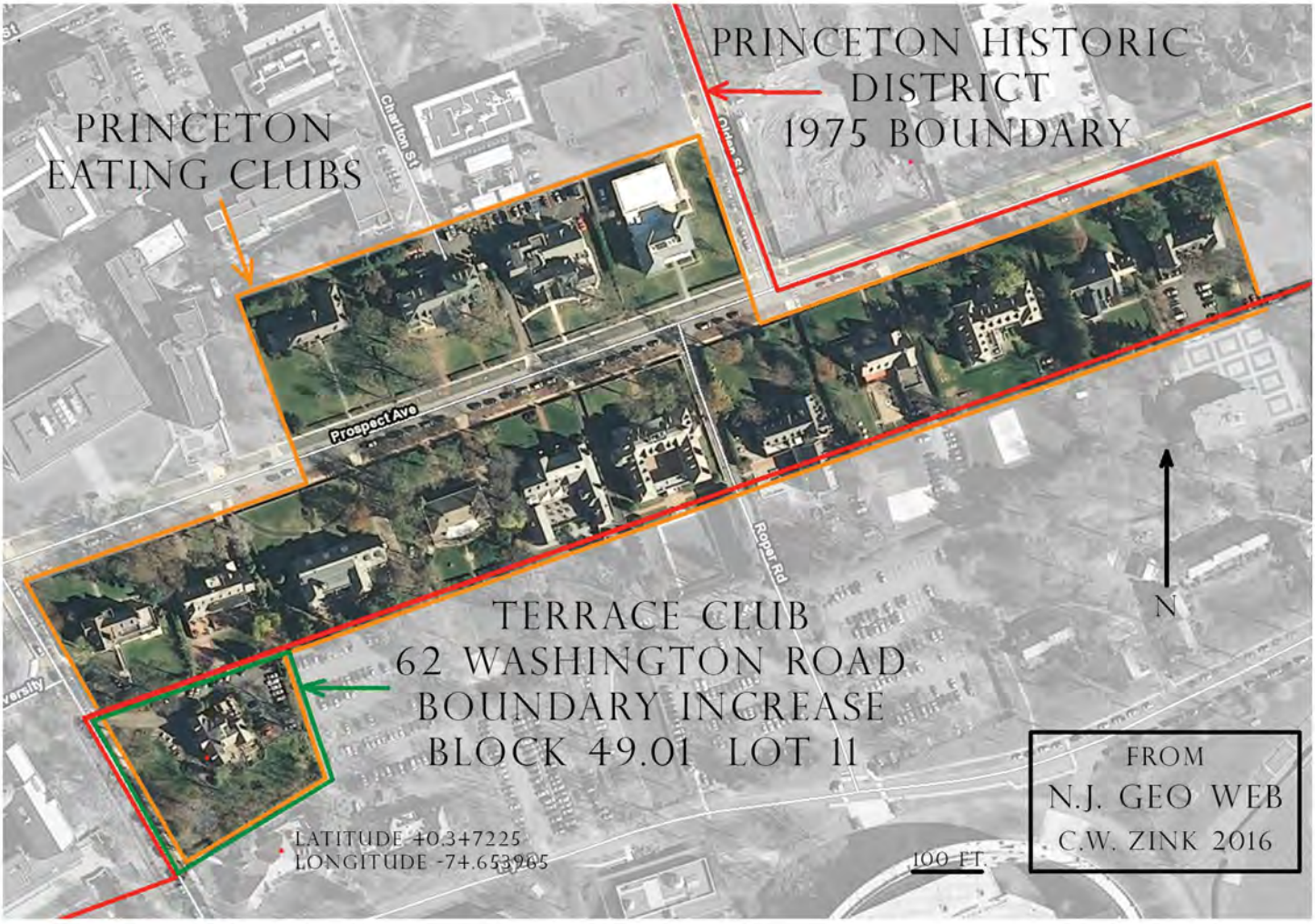
The strong, century-old tradition of the Princeton eating clubs has been key to their high level of preservation and to the historical integrity of their section of Prospect Avenue. The facades and front settings of the sixteen extant clubhouses – four on the north side of Prospect, eleven on the south side, and one adjacent on Washington Road – retain considerable integrity to their original construction from 121 to 89 years ago.

Several of the clubs have rear additions that respect and in some cases distinctively complement the original architecture. Of these, only the rear addition to the Elm Club is readily visible because of its corner location on Olden Street. Recent rear additions to Tiger Inn, Ivy Club, and Cap and Gown notably complement and enhance the original clubhouses.

While the Cannon Club interior has been largely restored, the interiors of the other ten privately owned clubhouses retain a high degree of integrity to their original design and construction. Several of these interiors have been meticulously preserved and maintained to highlight the Clubs' histories and to continue their long traditions. In the 137 years since the founding of Ivy Club, members and former members of the Princeton Eating Clubs have distinguished themselves in many fields and are too numerous to note here.

Today the eleven private clubs continue the use of their purpose-built clubhouses erected between 1895 and 1927, and the five owned by the University have compatible uses. Overall the sixteen clubhouses exhibit a high level of stewardship that has kept their portion of the Prospect Avenue streetscape largely unchanged from the first quarter of the 20th Century.

PRINCETON HISTORIC DISTRICT
PRINCETON EATING CLUBS
BOUNDARY INCREASE FOR
TERRACE CLUB
62 WASHINGTON ROAD



MAP 1

PRINCETON EATING CLUBS
NUMBERED IN ORDER OF CONSTRUCTION

PROSPECT AVENUE

DIAL 12 >
COLONIAL 5 >
TIGER 1 >
ELM 3 >

N

< 7 CAMPUS
< 11 TOWER
< 8 CANNON
< 10 QUADRANGLE
< 2 IVY
< 4 COTTAGE
< 6 CAP & GOWN
< 14 CLOISTER
< 9 CHARTER
< 15 KEY & SEAL
< 16 COURT

PROSPECT AVENUE

13 >

13 TERRACE

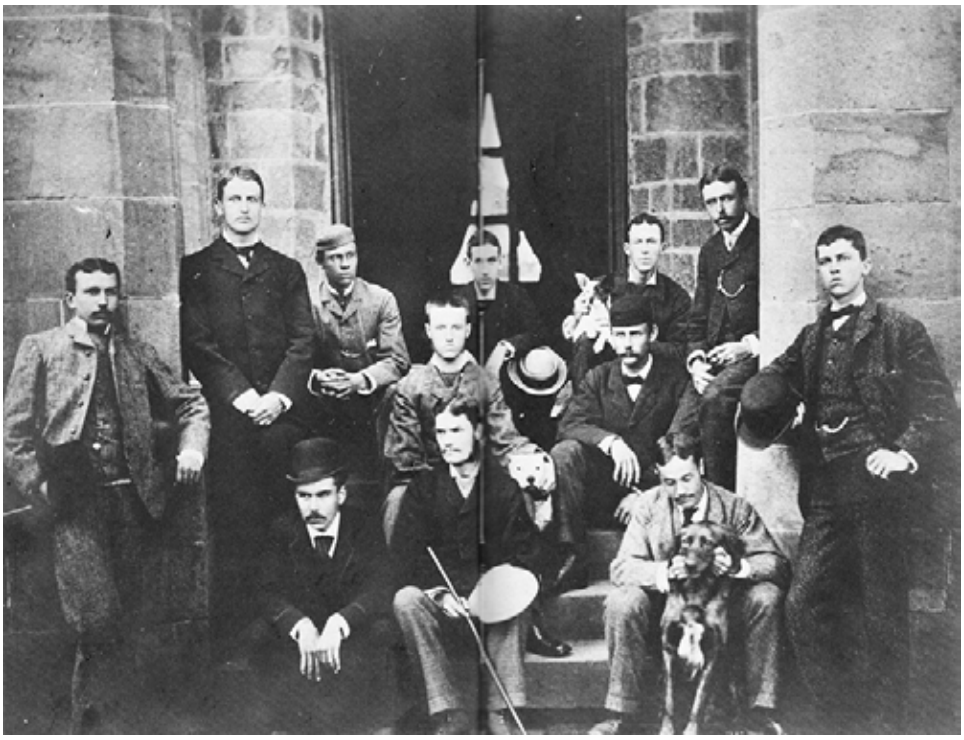
MAP 2

PRINCETON EATING CLUBS HISTORIC IMAGES

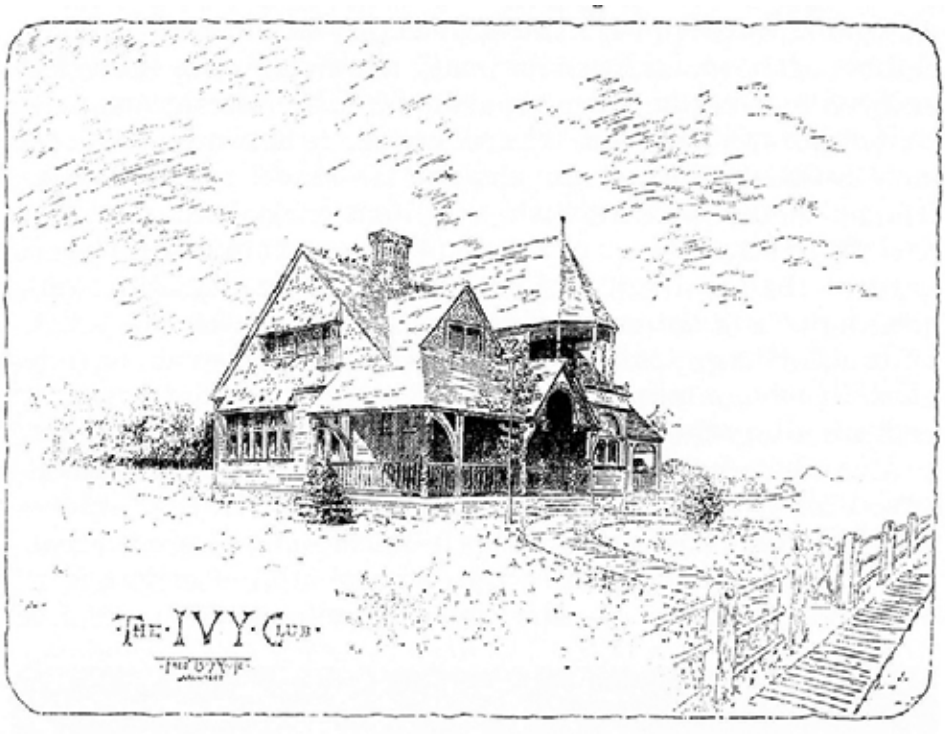
H1 1940 Fairchild Aerial Survey MP09 203 Mudd

H2 1880c Ivy Hall 1st Ivy Club AD02 7818 Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

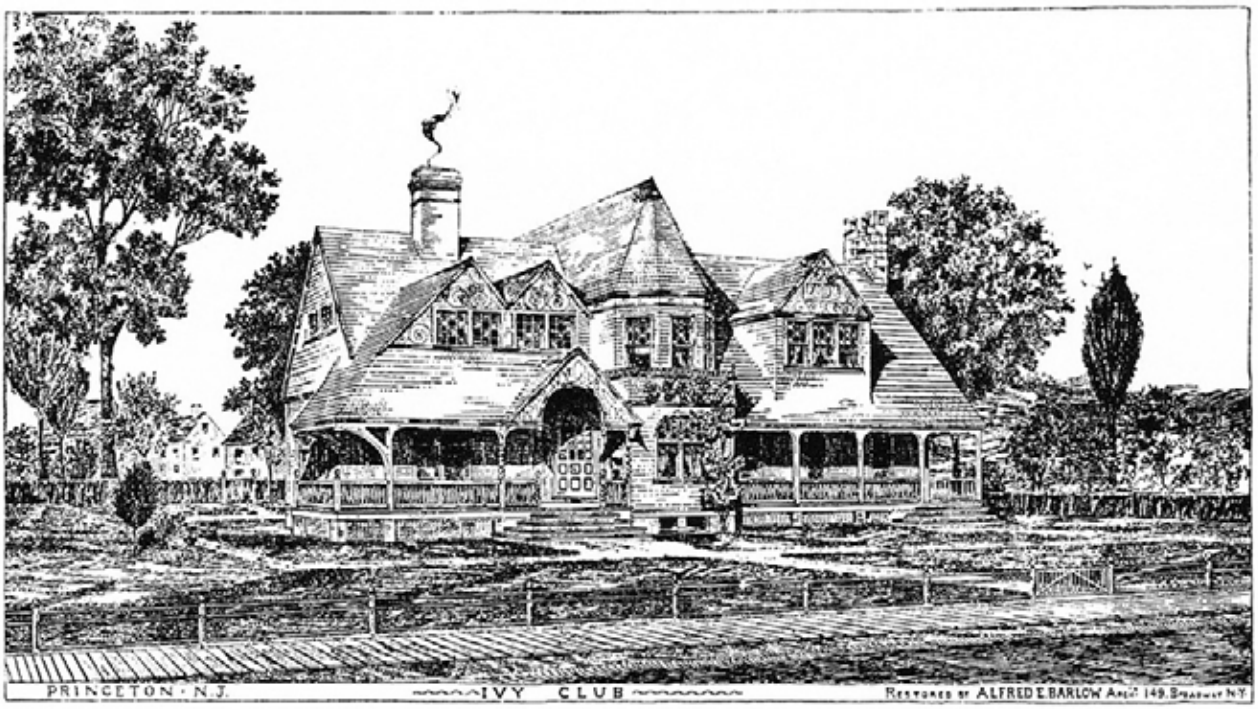


H3 1880 Ivy Club Section TIC 100



H4 1884 2nd Ivy Club Sketch F White TIC

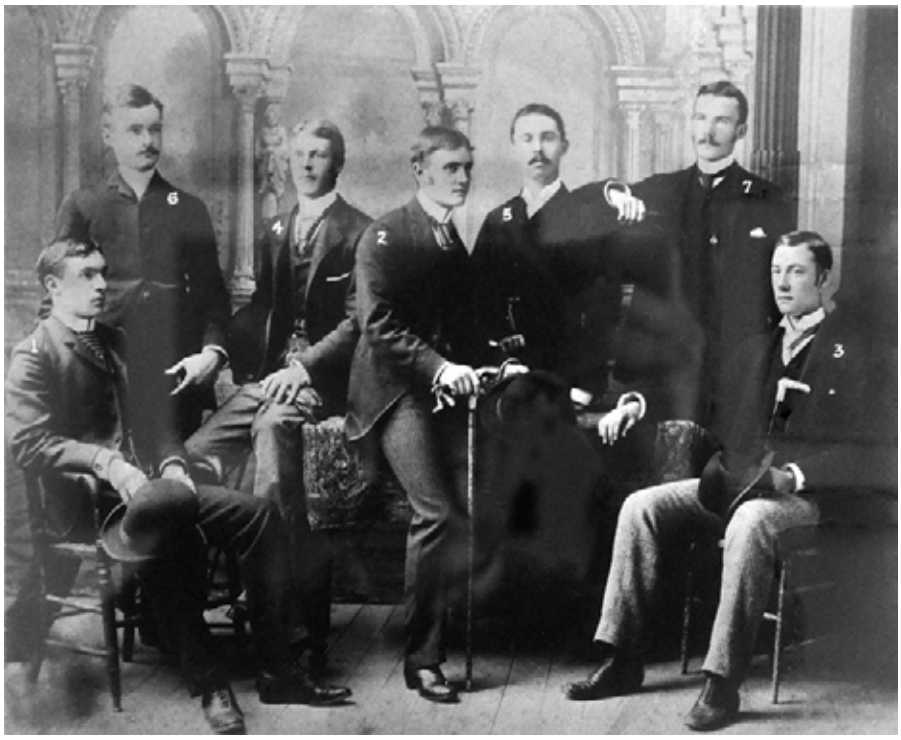
PRINCETON EATING CLUBS HISTORIC IMAGES



H5 1889 2nd Ivy Club Sketch Alfred Barlow TIC

H6 1891 2nd Ivy Club MP52 1830 Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES



H7 1886c Cottage Club 7 Wise Men UCC

H8 1886c 1st Cottage Club HUCC 1936 22 Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

H9 1891 2nd Cottage Club proposal Ross & Marvin Mudd

H10 1910c Moses Taylor Pine Drumthwacket Foundation

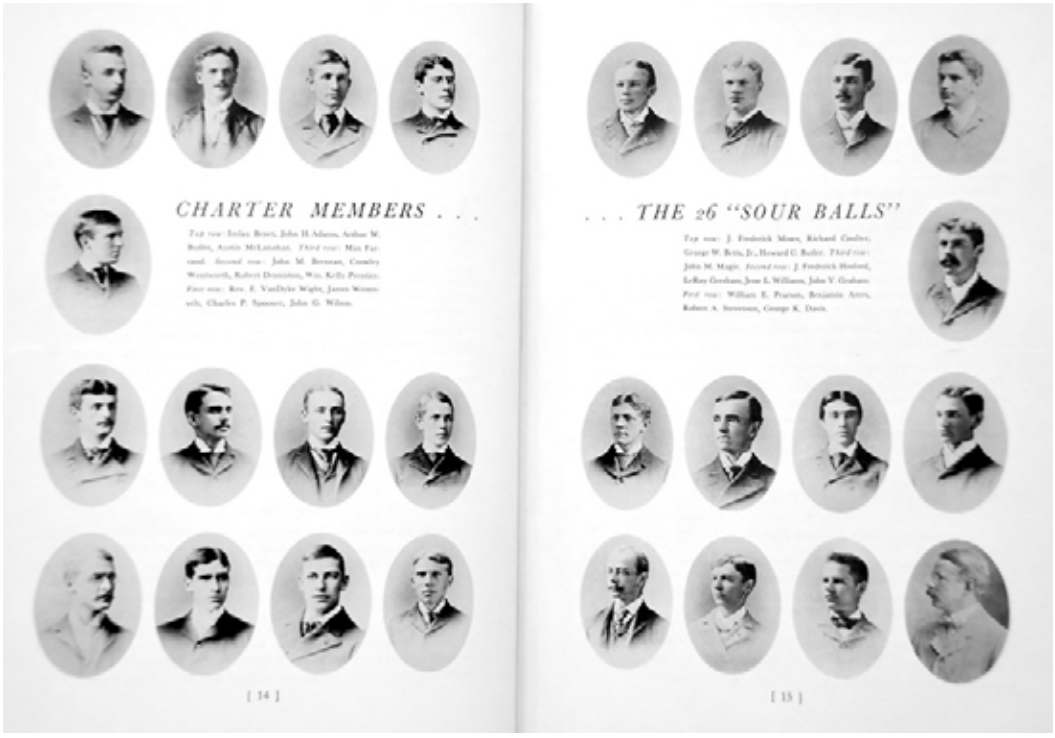
PRINCETON EATING CLUBS HISTORIC IMAGES

H11 1892c 1st Cap & Gown Club MP23 549 Mudd

H12 1892 Cap & Gown Club 1893-94 Sections C&G 1890-1950

PRINCETON EATING CLUBS HISTORIC IMAGES

H13 1897c 2nd Cottage Club Mudd



H14 1892c Tiger Inn Sour Balls Tiger History

PRINCETON EATING CLUBS HISTORIC IMAGES

H15 1893 Colonial Club Founders CC History 1941 Mudd

H16 1892c 1st Colonial Club 306 Nassau St Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

H17 1893c 2nd Colonial Club 186 Nassau St Mudd

H18 1895c Tiger Inn GH Chamberlain Sketch Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

H19 1895c TIger Inn SP07 1631 Mudd

H20 1940 Tiger Inn Entrance Hall Tiger History Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

H21 1900c Prospect Street SP06 1473 Mudd

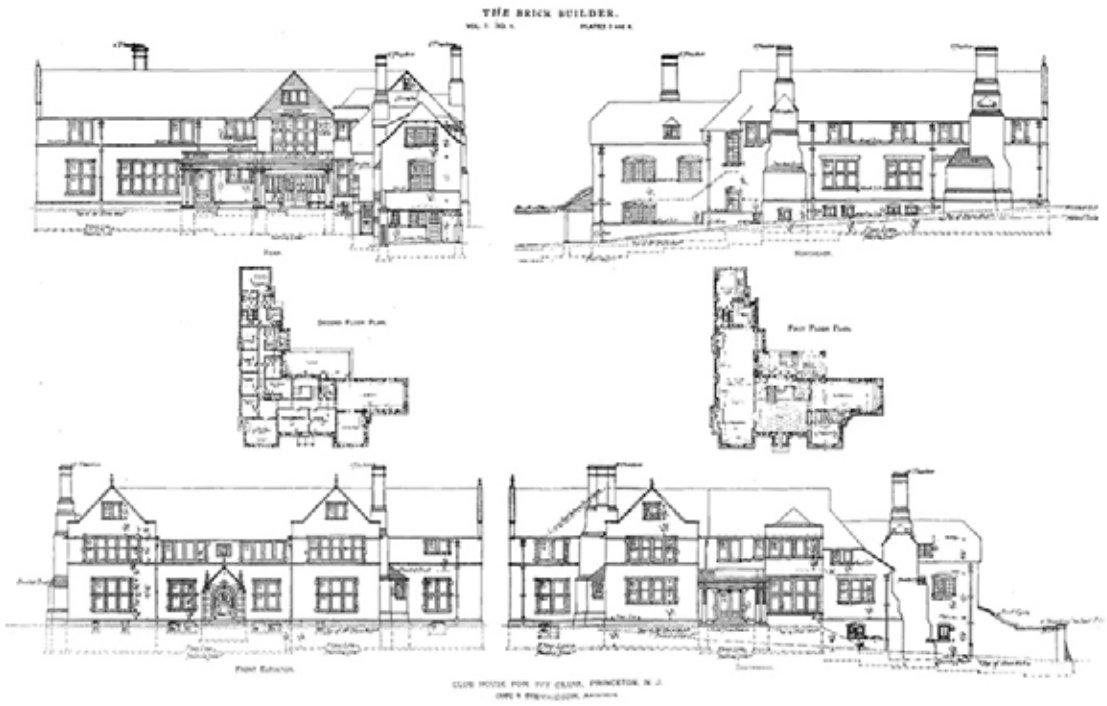
H22 1900c 1st Elm Club 46 Bayard Lane etcweb

PRINCETON EATING CLUBS HISTORIC IMAGES

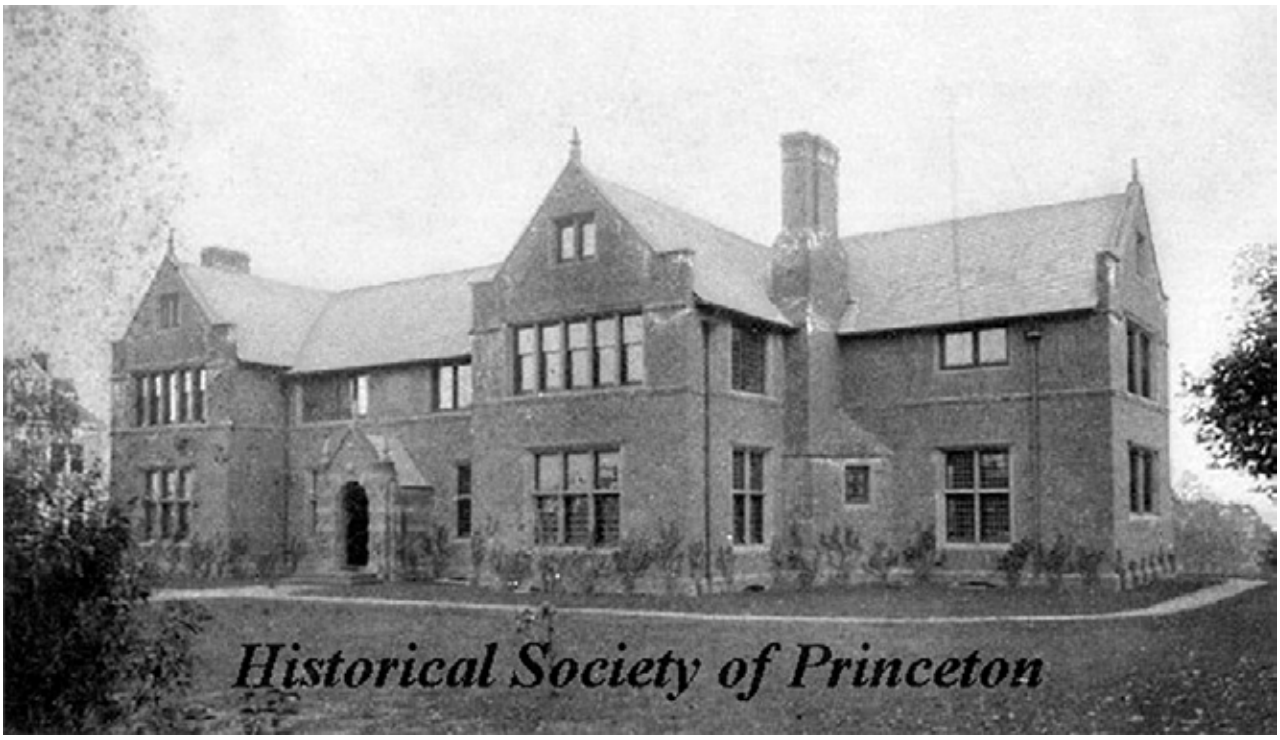
H23 1897c 2nd Cap & Gown Club Mudd

H24 1902c 3rd Ivy Club Architect Walter Cope Notable Philadelphians

PRINCETON EATING CLUBS HISTORIC IMAGES

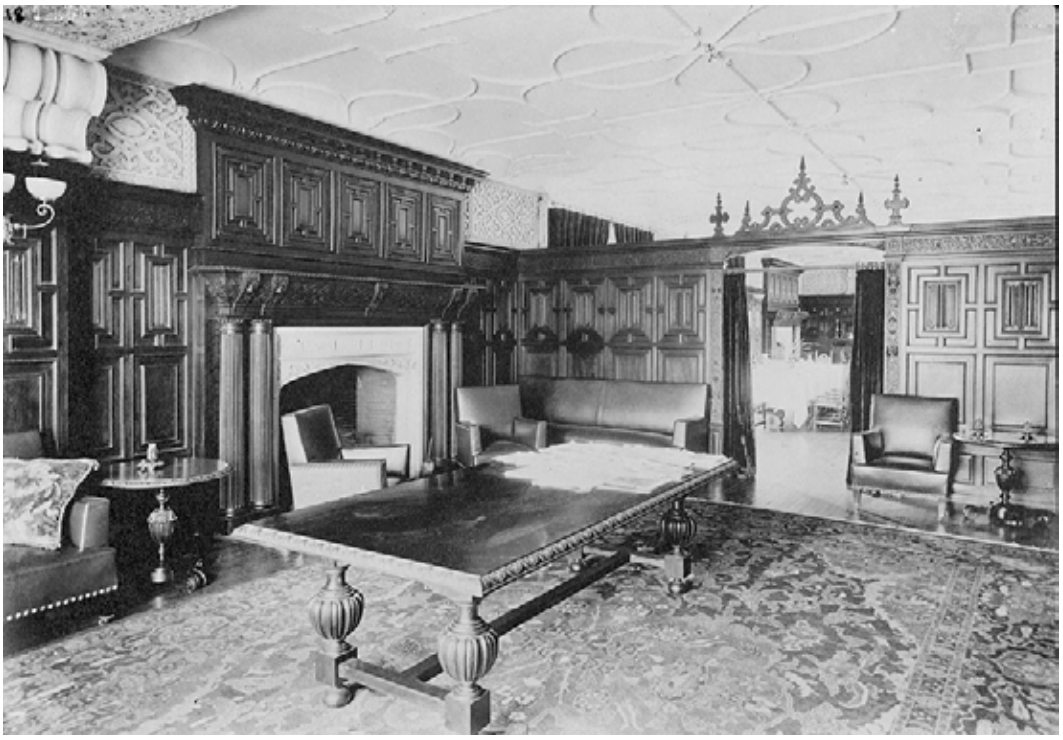


H24a 1898 Ivy Club Cope & Stewardson The Brickbuilder



H25 1897c 3rd Ivy Club HSP

PRINCETON EATING CLUBS HISTORIC IMAGES

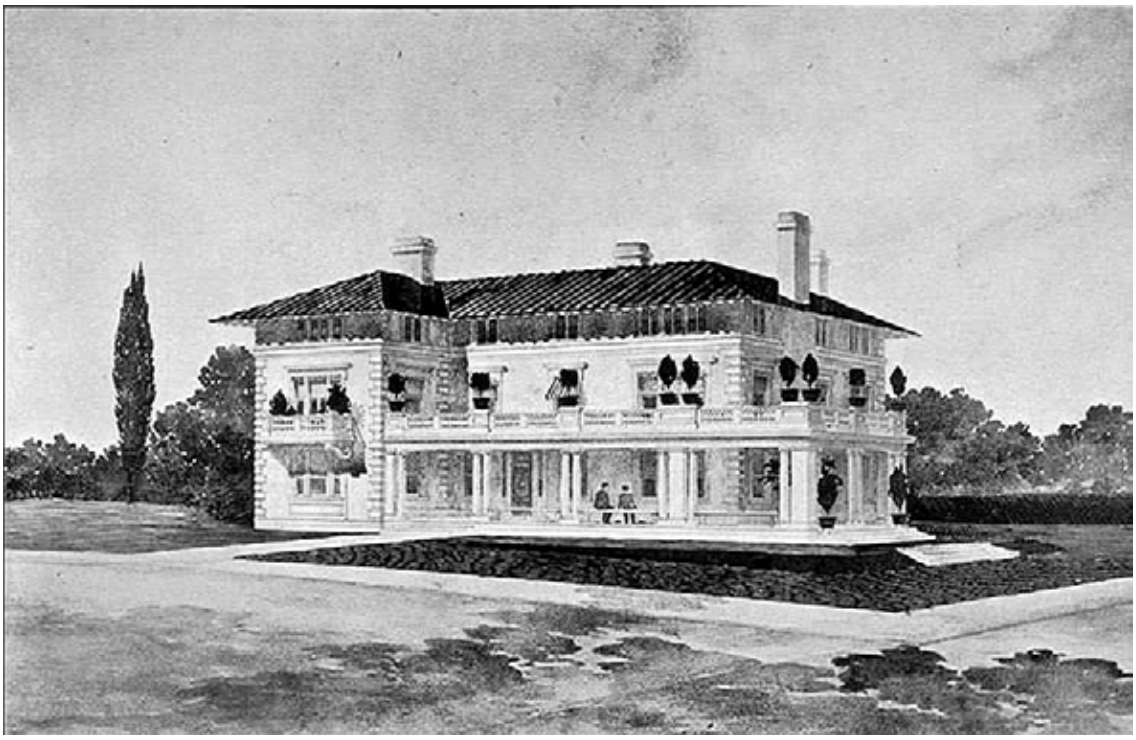


H26 1900c 3rd Ivy Club Interior SP04 954 Mudd

H27 1897c 3rd Colonial Club HSP

PRINCETON EATING CLUBS HISTORIC IMAGES

H28 1902c 1st Campus Club Dean West House PHS



H29 1901 2nd Elm Club Raleigh Gildersleeve Architect etcweb

PRINCETON EATING CLUBS HISTORIC IMAGES

H30 1901 2nd Elm Club 1913 Bric a Brac

H31 1905c 1st Charter Club MP32 841 Mudd

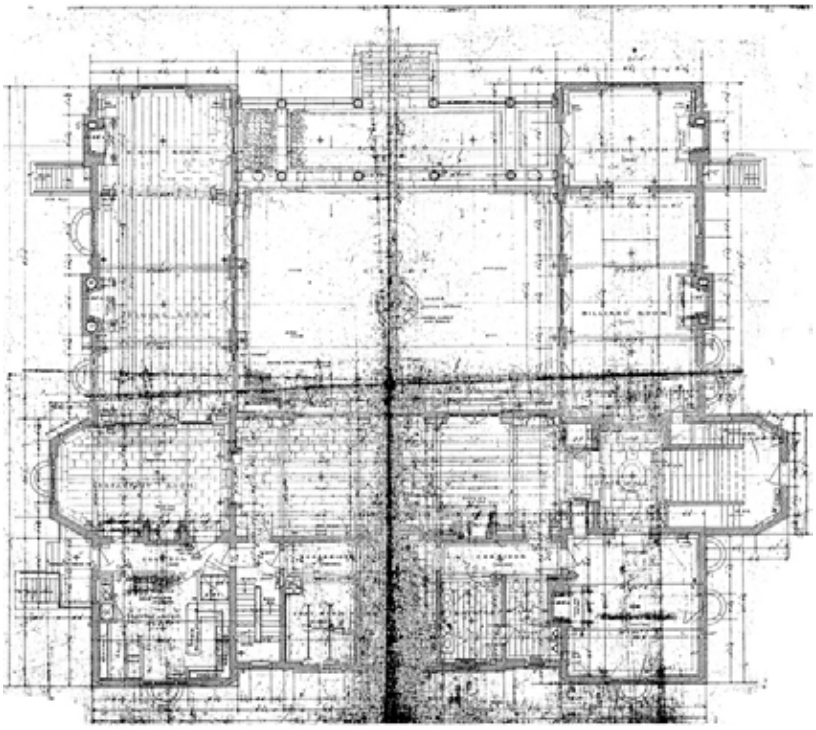
PRINCETON EATING CLUBS HISTORIC IMAGES

H32 1905c 1st Quadrangle Club Fine House HSP

H33 1910c Prospect St Cannon 21 Quadrangle 13 Campus 5 MP77 3112 Mudd

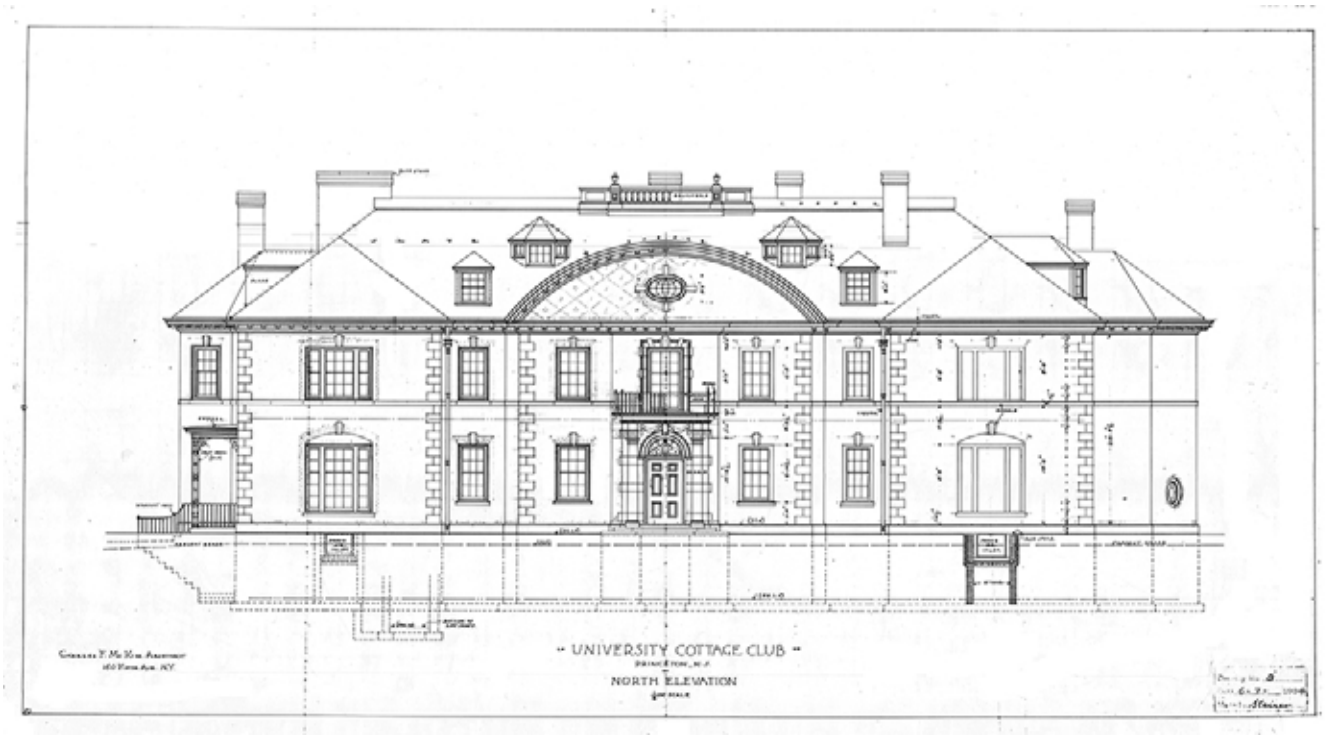
PRINCETON EATING CLUBS HISTORIC IMAGES

H34 1905c Charles McKim_by_Frances_Benjamin_Johnston wik



H35 1904 3rd Cottage Club MMW 1st Floor UCC

PRINCETON EATING CLUBS HISTORIC IMAGES

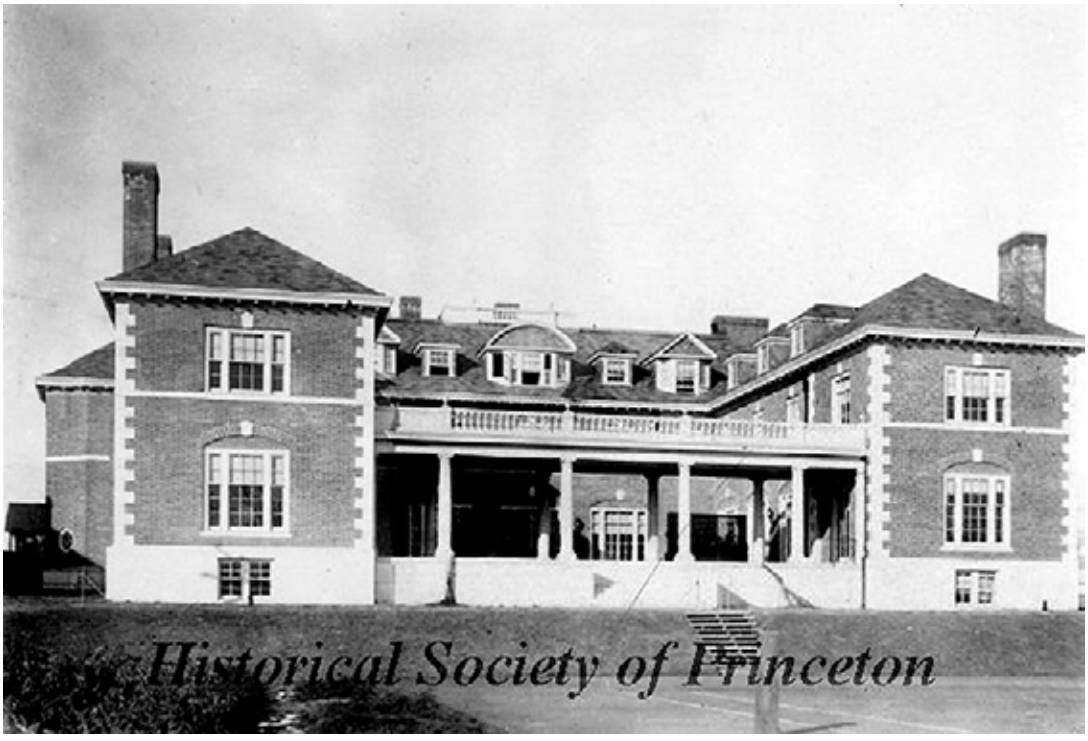


H36 1904.6.7 3rd Cottage Club MMW Front Elevation UCC

H37 1904.6.7 3rd Cottage Club MMW Rear Elevation UCC

PRINCETON EATING CLUBS HISTORIC IMAGES

H38 1905c 3rd Cottage Club ADO2 7786 Mudd



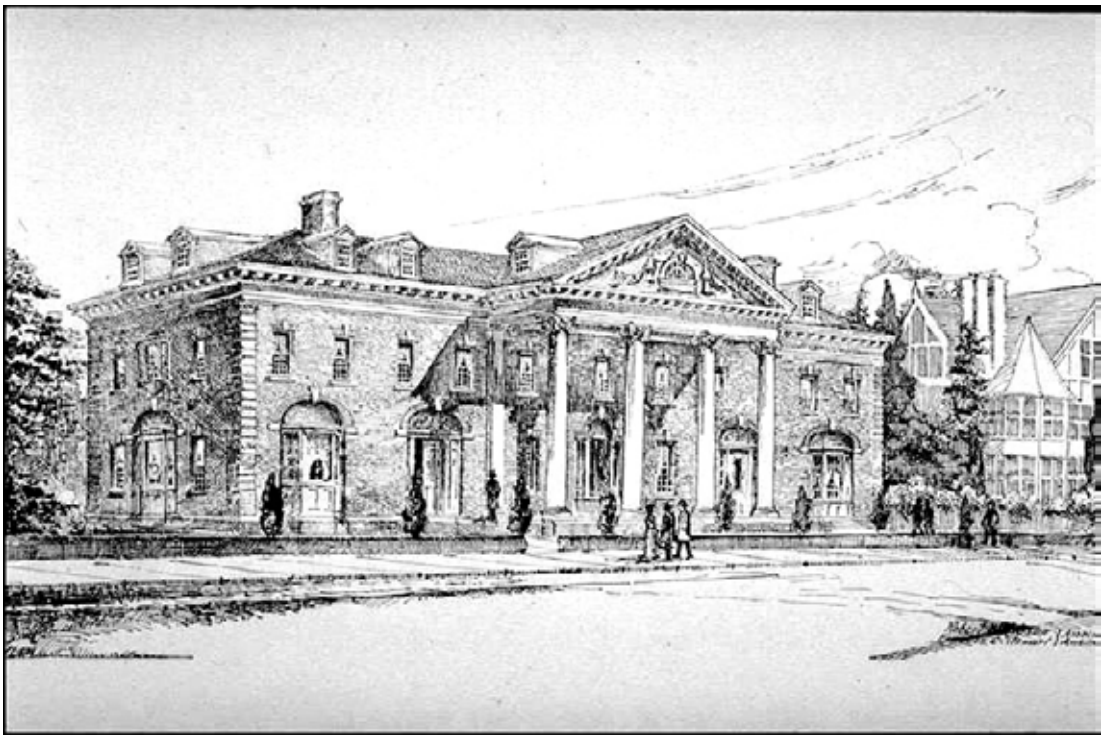
H39 1908 3rd Cottage Club rear Rose 2 PHS

PRINCETON EATING CLUBS HISTORIC IMAGES

H40 1910c 3rd Cottage Club Library Sp03 558 Mudd

H41 1907 1st Terrace Club Hibben House MP83 3360 Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

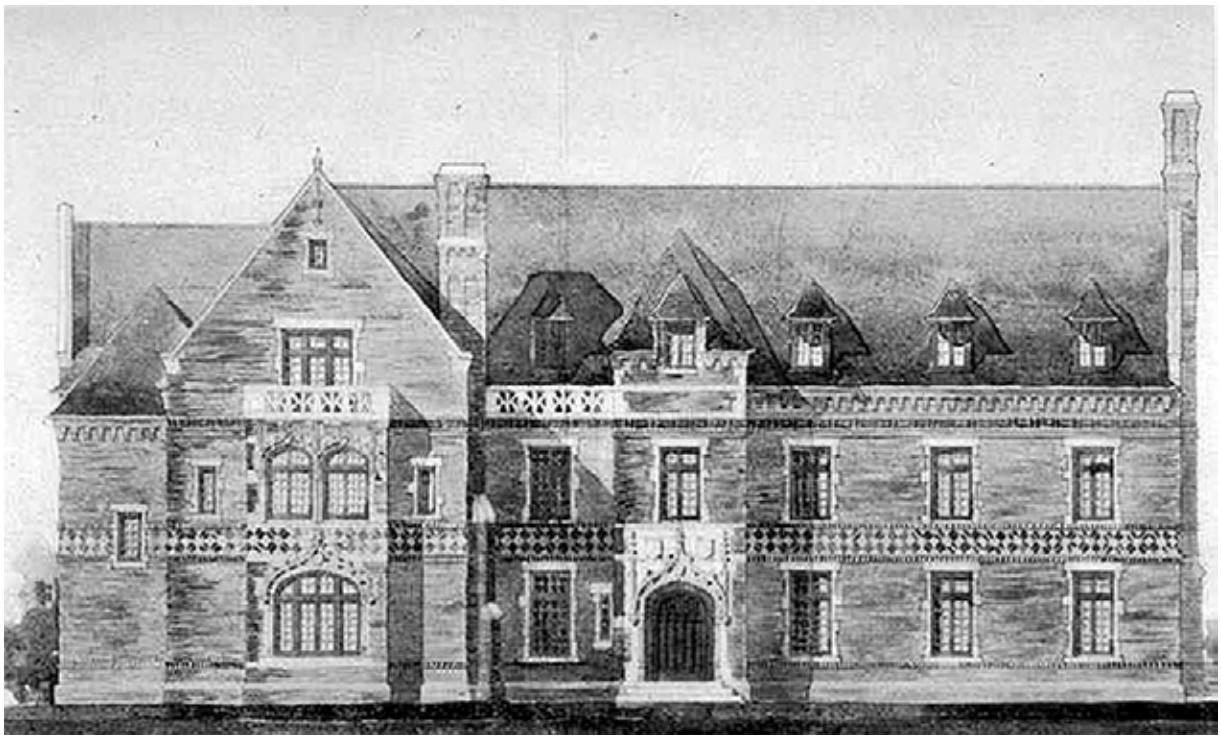


H42 1905c 4th Colonial Club Sketch CC

H43 1910c 4th Colonial Club SP02 522 Mudd

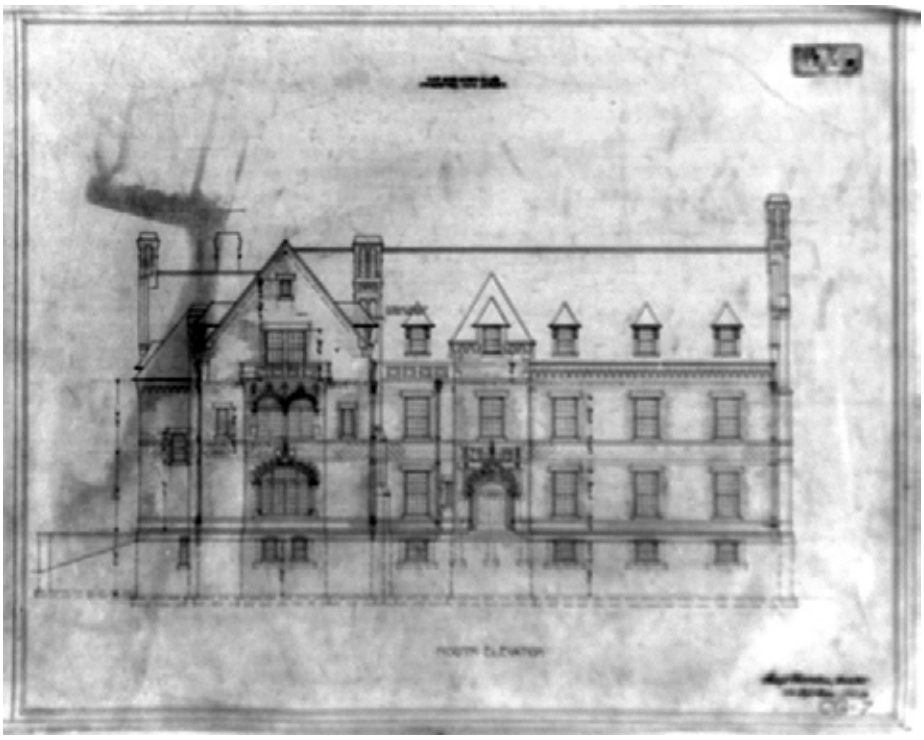
PRINCETON EATING CLUBS HISTORIC IMAGES

H44 1941c 4th Colonial Club Dining Room CCPU

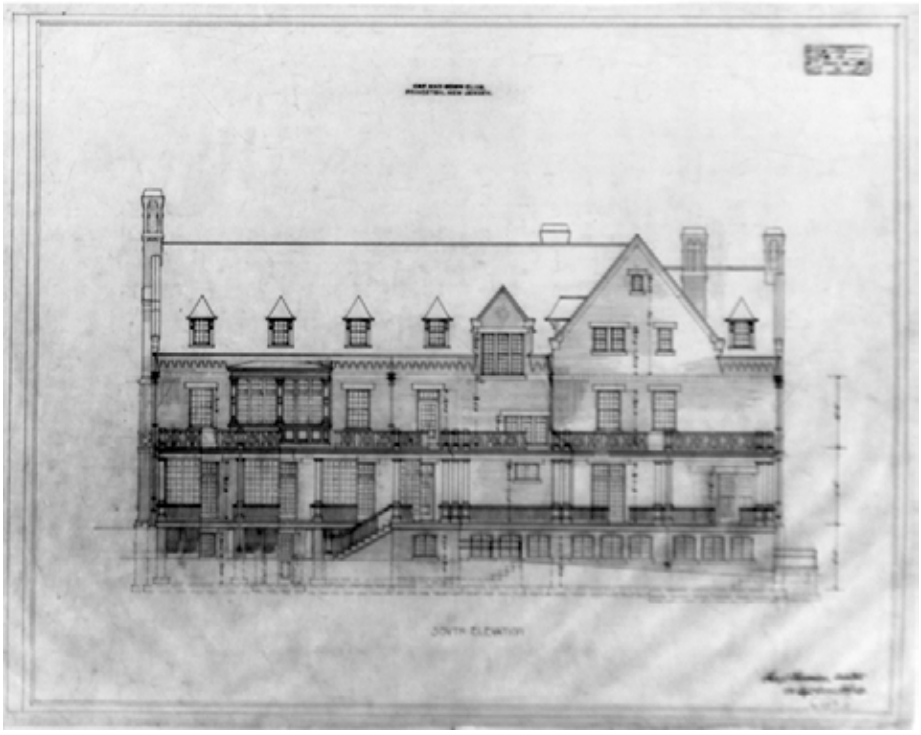


H45 1908c 3rd Cap & Gown Club Sketch etcweb

PRINCETON EATING CLUBS HISTORIC IMAGES



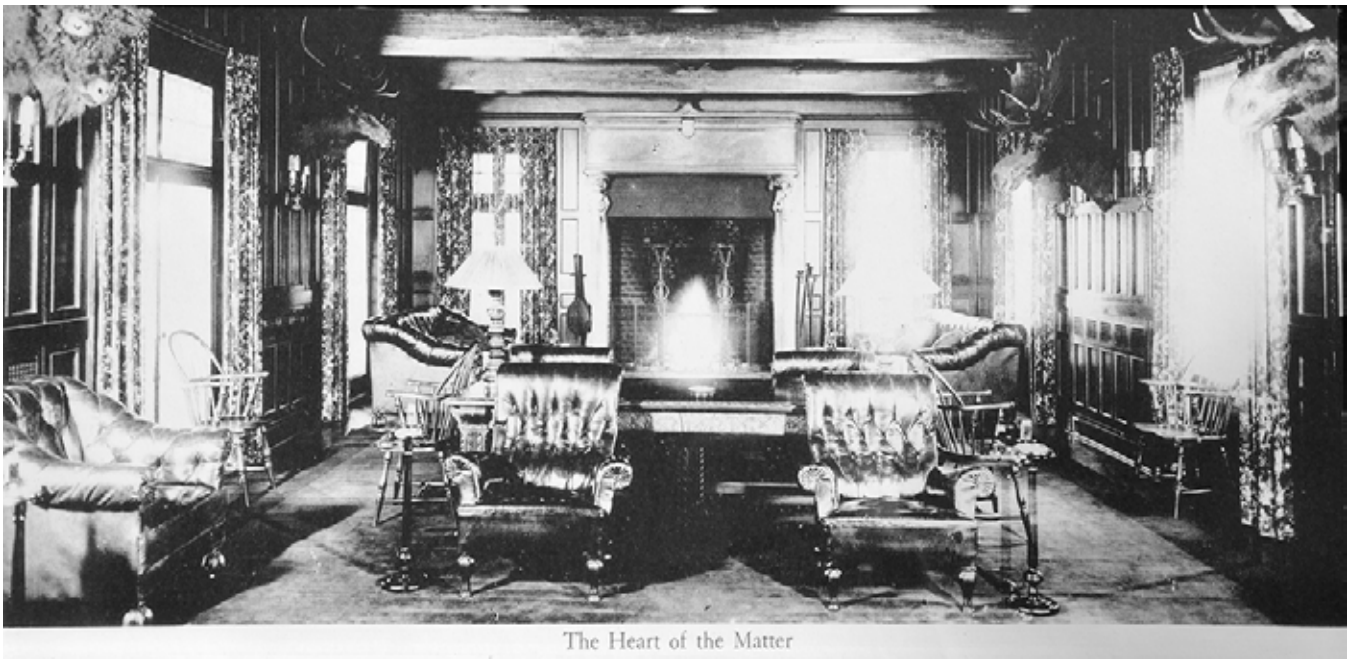
H46 1908c 3rd Cap & Gown Club CG7 North Elevation Mudd



H47 1908c 3rd Cap & Gown Club CG8 South Elevation Mudd

PRINCETON EATING CLUBS HISTORIC IMAGES

H48 1910c 3rd Cap & Gown Club MP23 550 Mudd



H49 1910c 3rd Cap & Gown Club Lounge C&G

PRINCETON EATING CLUBS HISTORIC IMAGES

H50 1913 3rd Campus Club Bric a Brac

H51 1910c 4th Cannon Club Architect Edgar V. Seeler wik

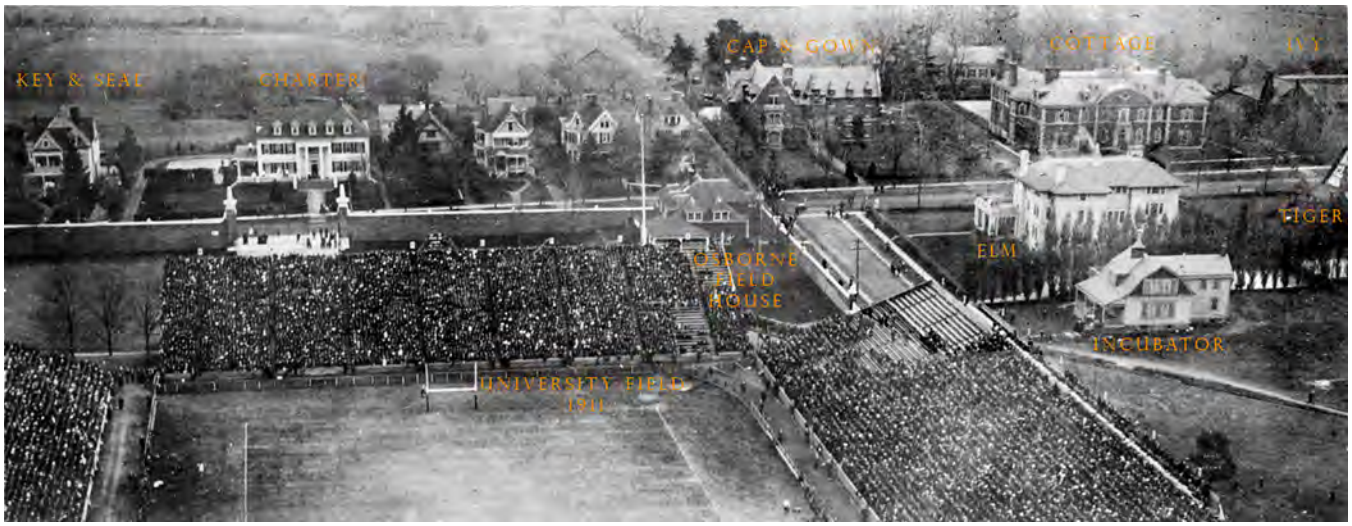
PRINCETON EATING CLUBS HISTORIC IMAGES

H52 1913 4th Cannon Club Bric a Brac

H53 1927c 4th Cannon Club Lounge 2 CCS

PRINCETON EATING CLUBS HISTORIC IMAGES

H54 1910c Prospect St Tower 93 Key & Seal 83 Charter 79 MP77 3113 Mudd



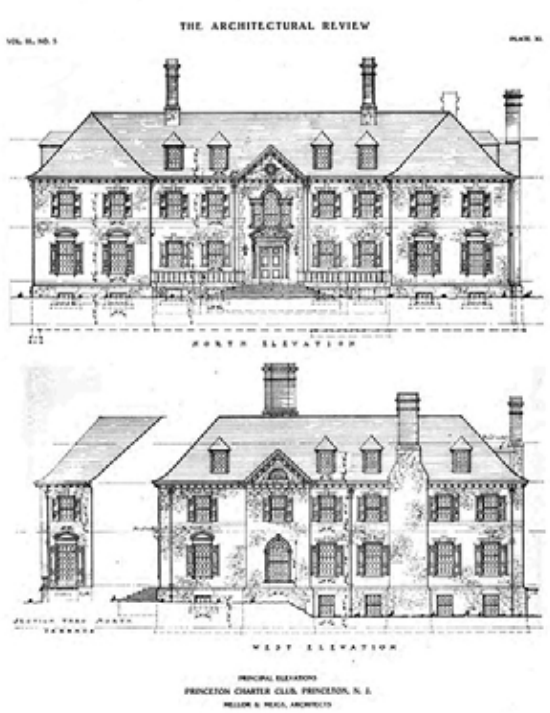
H55 1911 University Field MP87 3351 MUDD

PRINCETON EATING CLUBS HISTORIC IMAGES

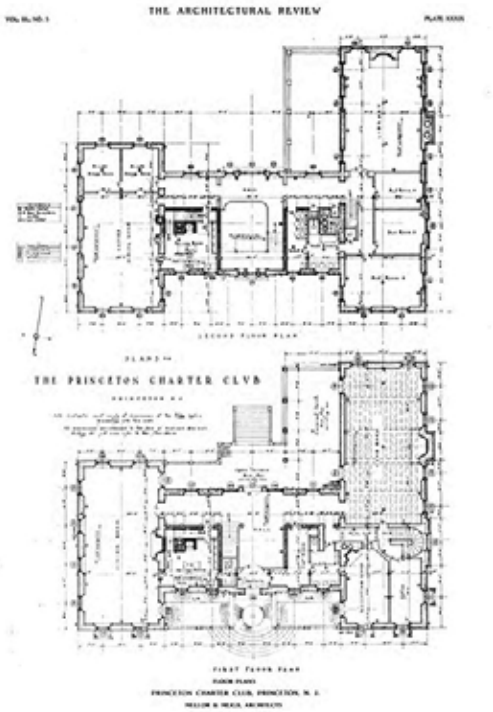
H56 1890c 2nd Charter Club Architect Arther Meigs wik

H57 1913 2nd Charter Club Sketch Bric a Brac

PRINCETON EATING CLUBS HISTORIC IMAGES

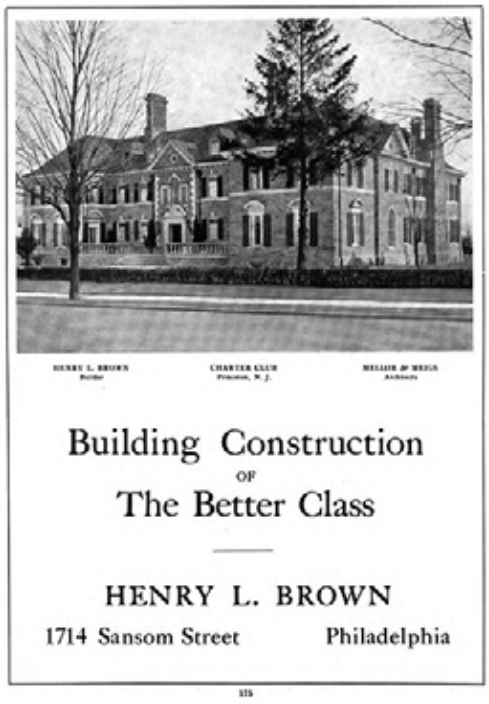


H58 1914 2nd Charter Club N&W Elevations Architectural Review HT



H59 1914 2nd Charter Club Plans Architectural Review HT

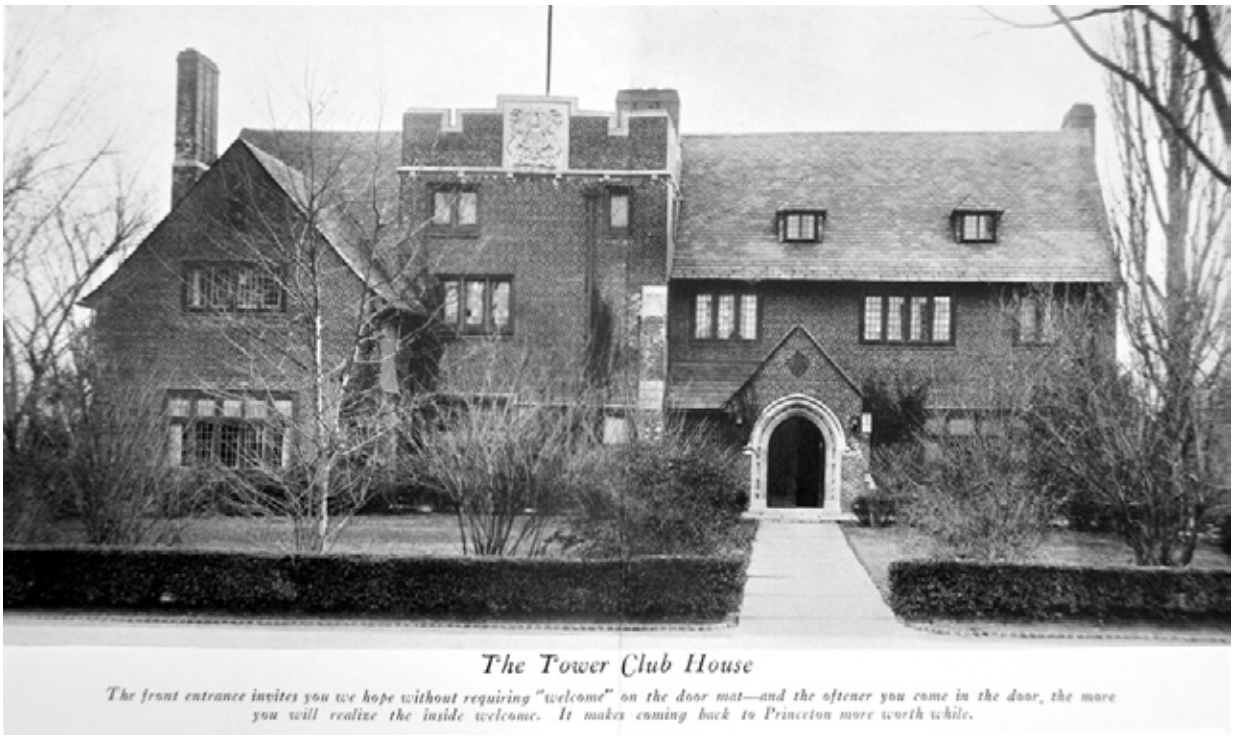
PRINCETON EATING CLUBS HISTORIC IMAGES



H60 1914 2nd Charter Club Brown Builder T-Square

H61 1924 2nd Charter Club AD02 7780 Mudd

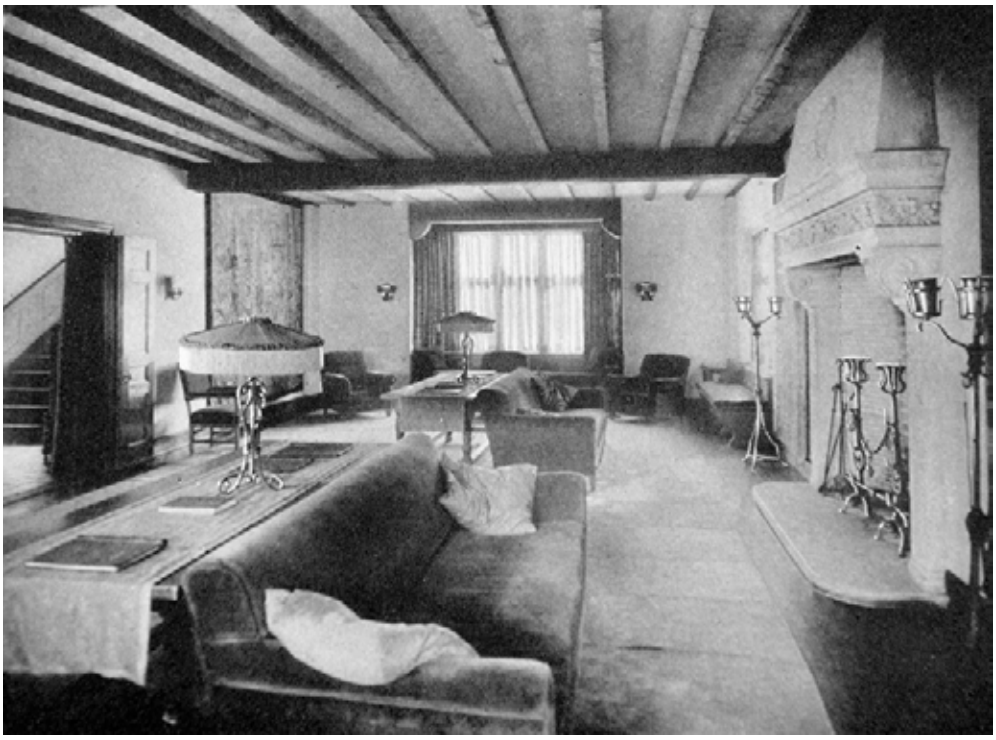
PRINCETON EATING CLUBS HISTORIC IMAGES



The Tower Club House

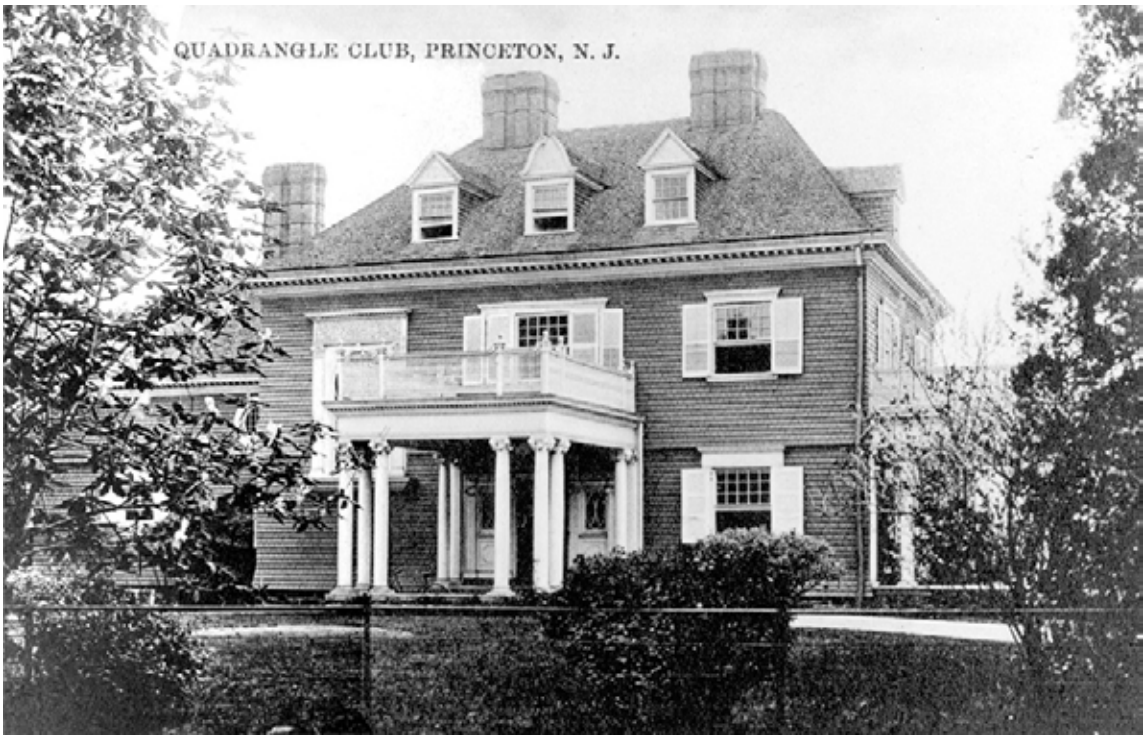
The front entrance invites you we hope without requiring "welcome" on the door mat—and the oftener you come in the door, the more you will realize the inside welcome. It makes coming back to Princeton more worth while.

H62 1927c 5th Tower Club 1st 25 Years TC



H63 1916c 5th Tower Club Club Room 1st 25 Years TC

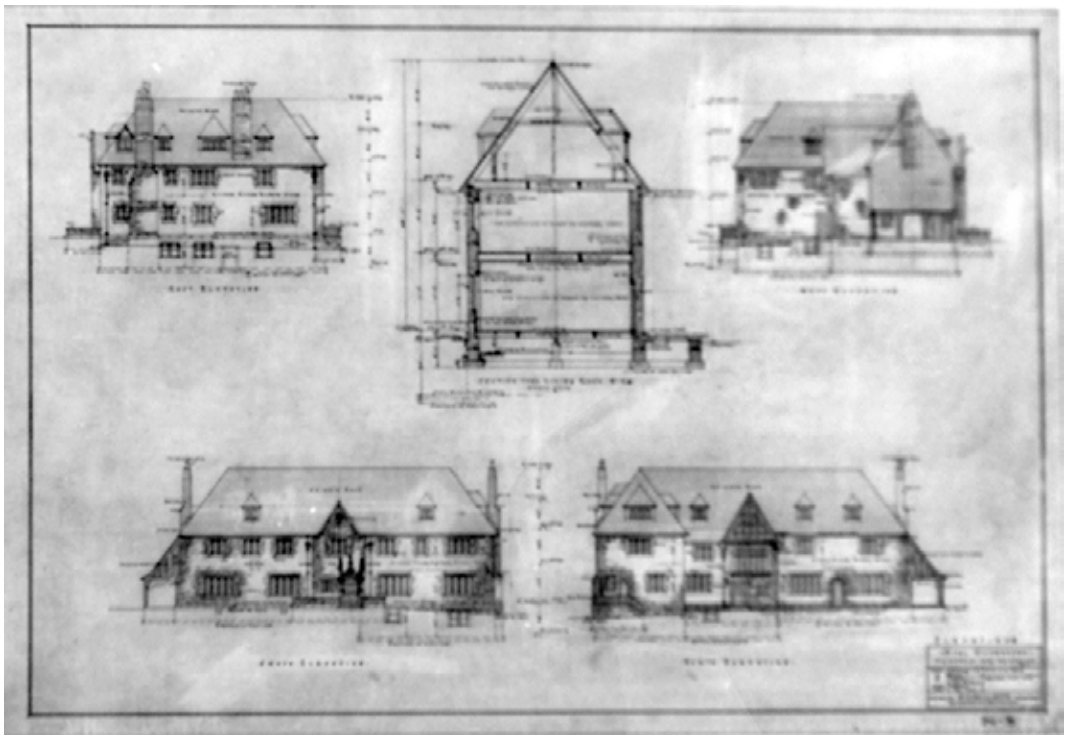
PRINCETON EATING CLUBS HISTORIC IMAGES



H64 1910c 2nd Quadrangle Club McCosh AD02 7822 Mudd

H65 1915c 3rd Quadrangle Club Rose HSP

PRINCETON EATING CLUBS HISTORIC IMAGES

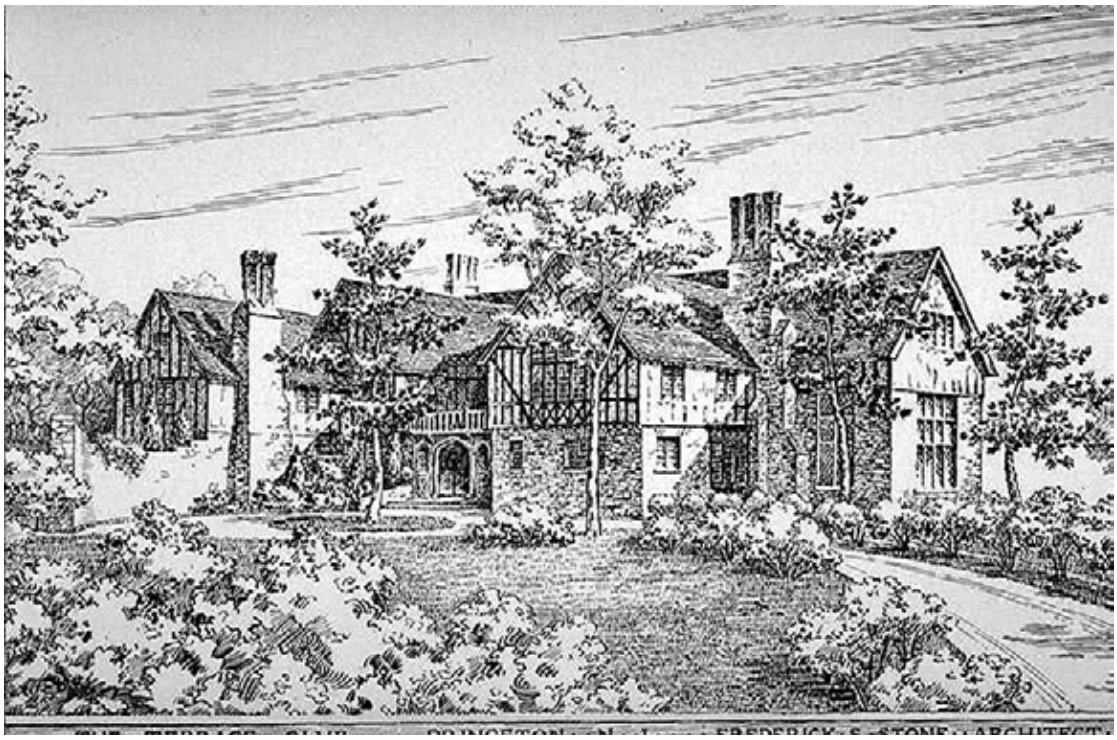


H66 1916c 2nd Dial Lodge DL3 Elev & Cross Sections Mudd

H67 1917c 2nd Dial Lodge Rose HSP

PRINCETON EATING CLUBS HISTORIC IMAGES

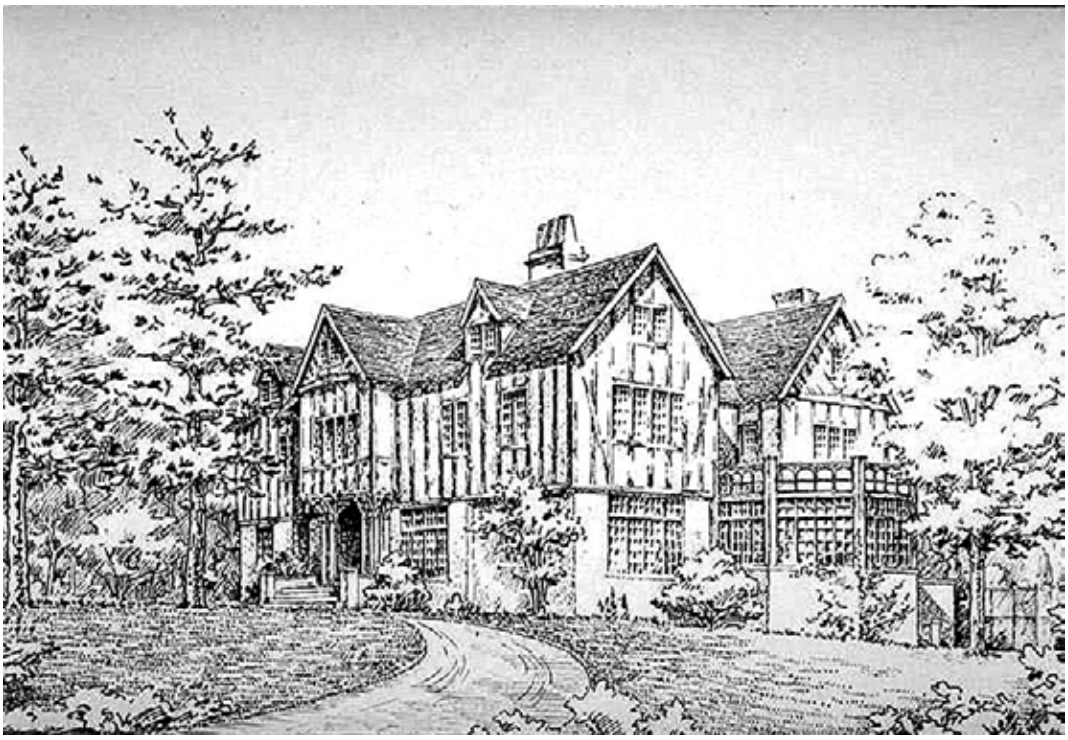
H68 1918c 2nd Dial Lodge MP36 1056 Mudd



H69 1916 2nd Terrace Club proposal Frederick Stone Bric a Brac

PRINCETON EATING CLUBS HISTORIC IMAGES

H70 1920c 2nd Terrace Club Architect Rolf Bauhan HSP



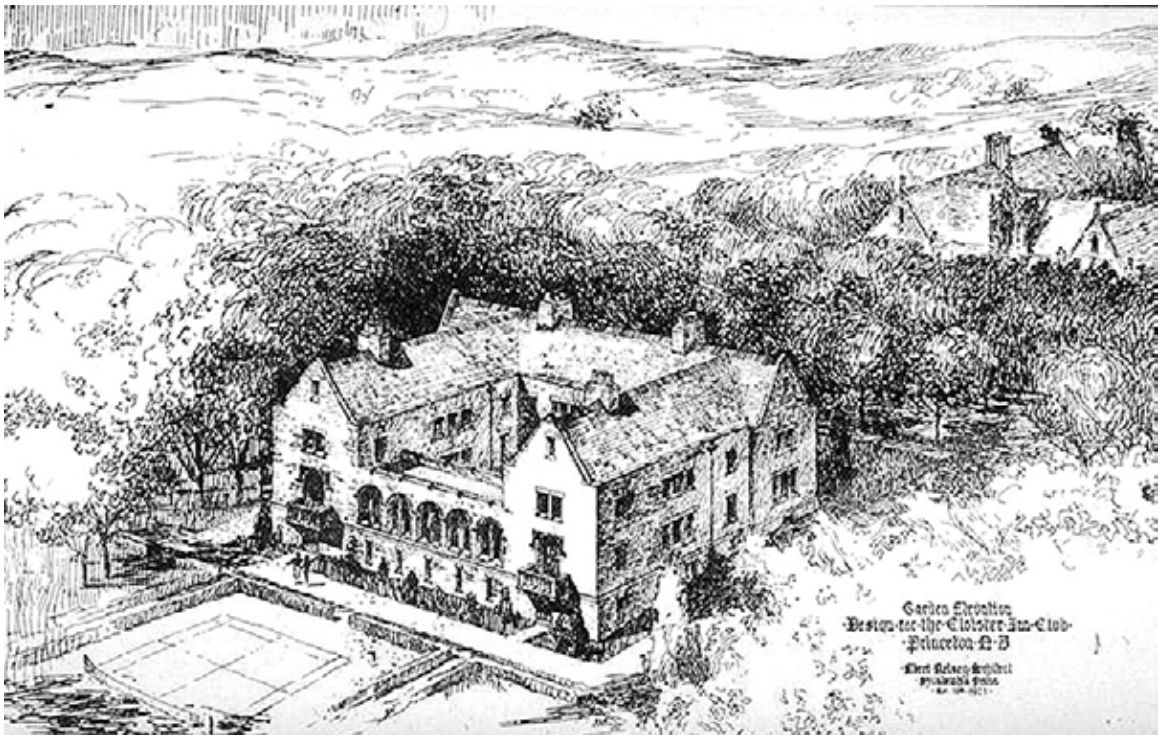
H71 1921 2nd Terrace Club F Stone & R Bauhan Architects Bric a Brac

PRINCETON EATING CLUBS HISTORIC IMAGES

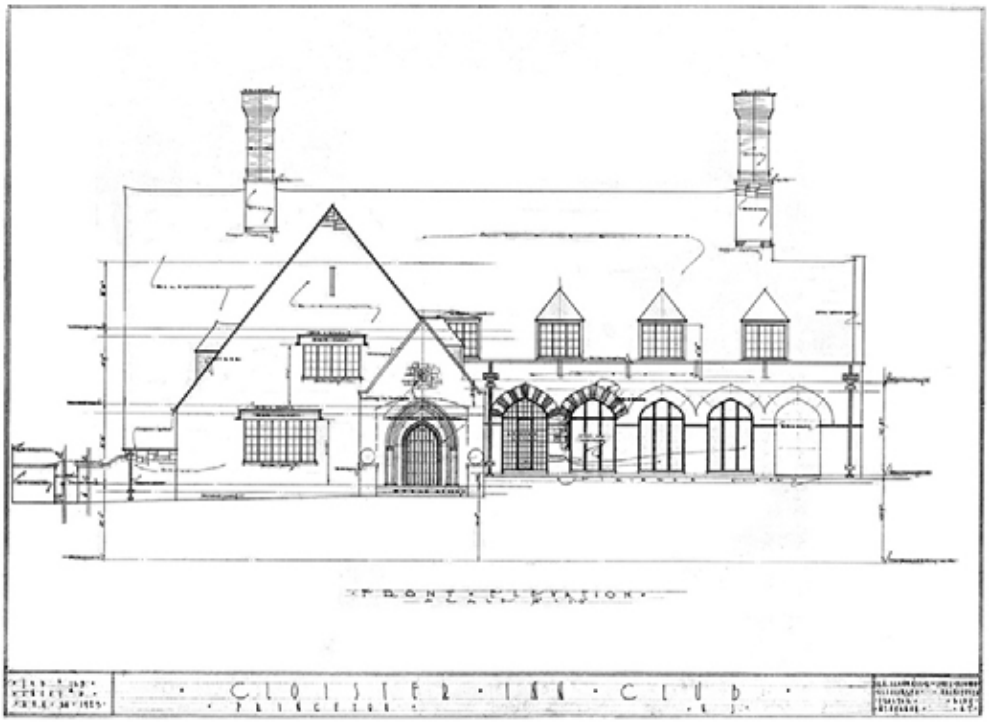
H72 1925c 2nd Terrace Club etcweb

H73 1921c 2nd Cloister Inn proposal RH Scannell etcweb

PRINCETON EATING CLUBS HISTORIC IMAGES



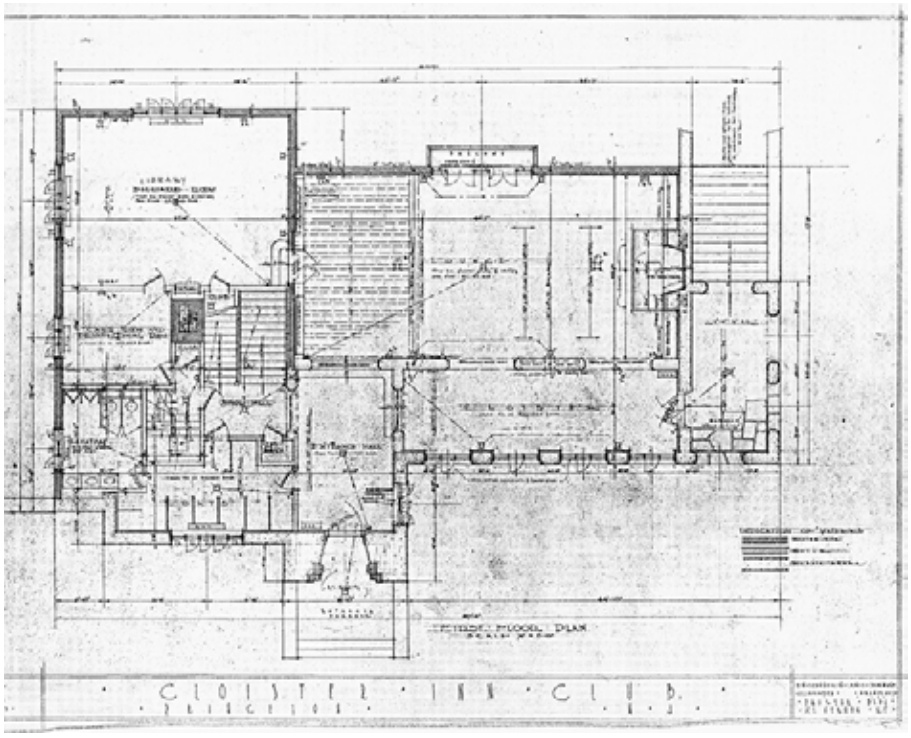
H74 1922c 2nd Cloister Inn proposal Albert Kelsey etcweb



H75 1923 2nd Cloister Inn Scannell & Bowman 0824 Elevation-Front CI

PRINCETON EATING CLUBS HISTORIC IMAGES

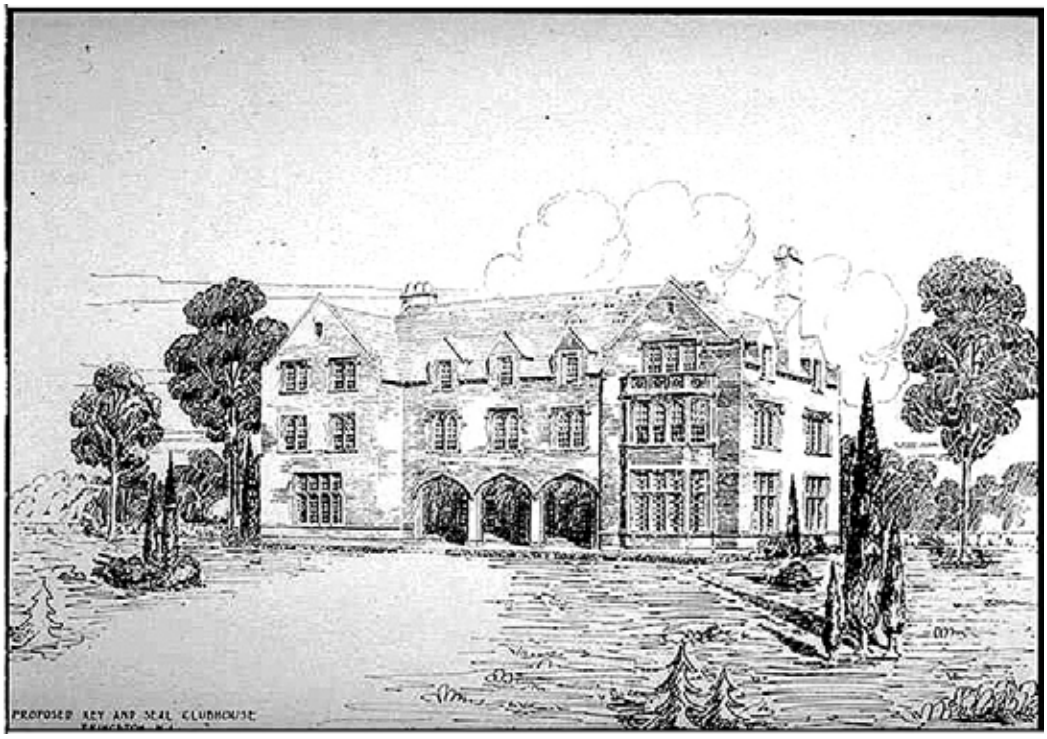
H76 1923 2nd Cloister Inn Scannell & Bowman 0824 Elevation-Rear CI



H77 1923 2nd Cloister Inn Scannell & Bowman 1102 1st Floor Plan CI

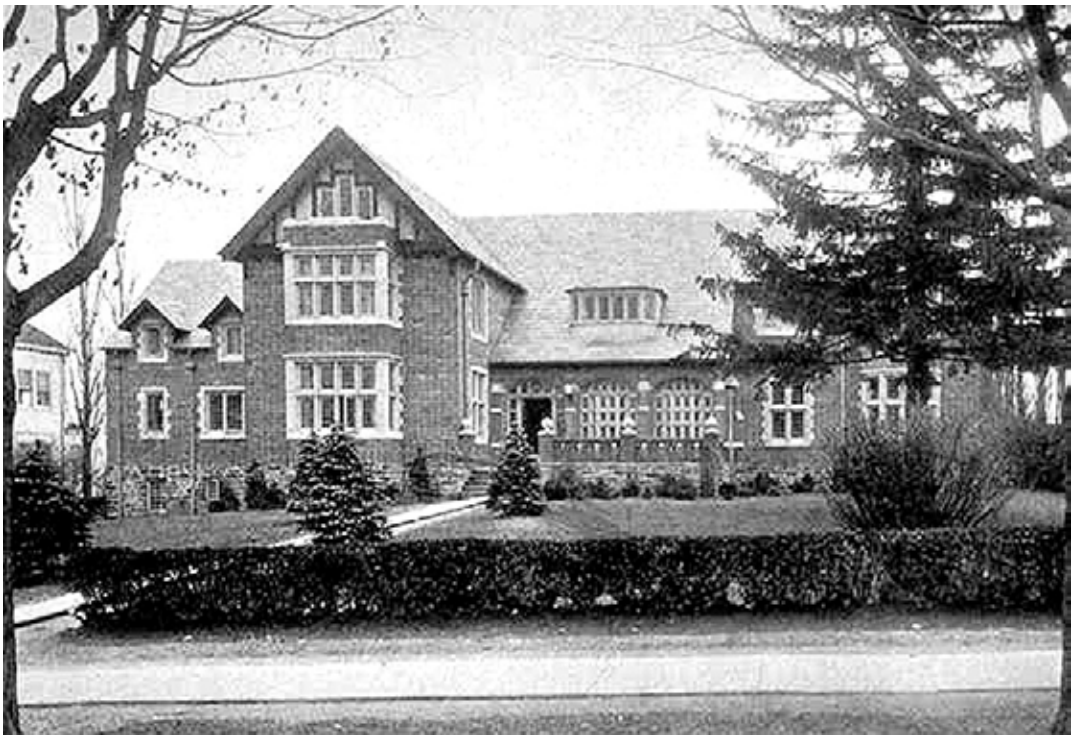
PRINCETON EATING CLUBS HISTORIC IMAGES

H78 1930c 2nd Cloister Inn etcweb



H79 1923c 2nd Key & Seal Club proposal Bric a Brac

PRINCETON EATING CLUBS HISTORIC IMAGES

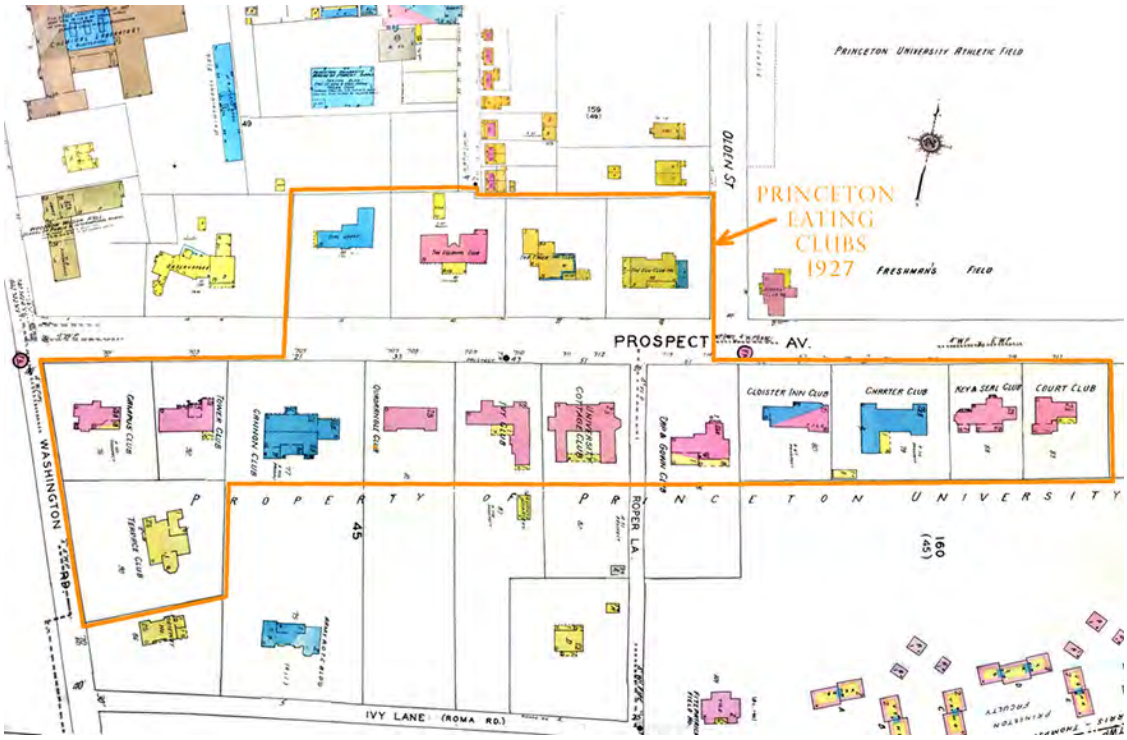


H80 1950c 2nd Key & Seal Club etcweb

H81 1926c 2nd Court Club Sketch Grovesnor White etcweb

PRINCETON EATING CLUBS HISTORIC IMAGES

H82 1950c 2nd Court Club etcweb



H83 1927 Princeton Eating Clubs Sanborn Map PU

PRINCETON EATING CLUBS HISTORIC IMAGES

H84 1936 Princeton Dallin Survey Hagley Library


EXIT


43


EXIT


VBI AMICI IBIDEM SVNT OPES


EXIT


61


RESTROOM
UPSTAIRS


5


EXIT


79


EXIT


FDC


13


26


26
ENDHEIM CENTER
OR FINANCE


62


62


EXIT


WE ARE VERY PROUD OF OUR OLYMPIANS
CONGRATULATIONS!


EXIT


CAMPARI


MAMMOUTH S. BORST HALL


83
83

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Princeton Historic District (Boundary Increase)

Multiple Name:

State & County: NEW JERSEY, Mercer

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
6/16/2017	7/18/2017	8/2/2017	7/31/2017	

Reference number: BC100001395

Nominator: State

Reason For Review:

__X__ Accept _____ Return _____ Reject **7/31/2017** Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 7/31/17

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Project # 17-0190
HPO-F2017-019

RECEIVED
JUN 16 2017
Natl. Reg. of Historic Places
National Park Service

State of New Jersey
MAIL CODE 501-04B
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE
P.O. Box 420
Trenton, NJ 08625-0420
TEL. (609) 984-0176 FAX (609) 984-0578

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

June 5, 2017

Paul Loether, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the Princeton Historic District (Boundary Increase and Additional Information), located in Princeton, Mercer County, New Jersey.

This nomination has received unanimous approval from the New Jersey State Review Board for Historic Sites. All procedures were followed in accordance with regulations published in the Federal Register.

Should you want any further information concerning this application, please feel free to contact Katherine J. Marcopul, Administrator, New Jersey Historic Preservation Office, Mail Code 501-04B, P.O. Box 420, Trenton, New Jersey 08625-0420, or call her at (609) 984-5816.

Sincerely,

Rich Boornazian
Deputy State Historic
Preservation Officer