

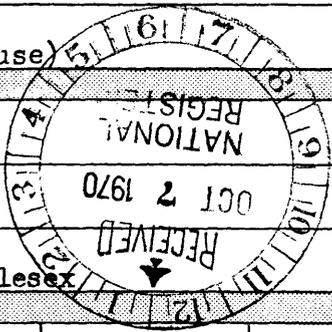
NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:  
New Jersey  
COUNTY:  
Middlesex County  
FOR NPS USE ONLY  
ENTRY NUMBER: 712.34.0006  
DATE: 2/24/71

1. NAME  
COMMON:  
The Westminster, Brighton House  
AND/OR HISTORIC:  
\* The Proprietary House, (The William Franklin House)

2. LOCATION  
STREET AND NUMBER:  
139-151 Kearny Ave.  
CITY OR TOWN:  
Perth Amboy  
STATE: New Jersey  
CODE: 43  
COUNTY: Middlesex  
CODE: 023



HB 5618790  
 218 NY 454673

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) none - caretaker only

4. OWNER OF PROPERTY  
OWNER'S NAME:  
State of New Jersey, Department of Environmental Protection  
STREET AND NUMBER:  
Box 1390, John Fitch Plaza  
CITY OR TOWN:  
Trenton  
STATE:  
New Jersey  
CODE:  
34

5. LOCATION OF LEGAL DESCRIPTION  
COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Middlesex County  
STREET AND NUMBER:  
CITY OR TOWN:  
New Brunswick  
STATE:  
New Jersey  
CODE:  
34

6. REPRESENTATION IN EXISTING SURVEYS  
TITLE OF SURVEY:  
Historic American Buildings Survey N.J. 341  
DATE OF SURVEY: 1936, 1937  
 Federal  State  County  Local  
DEPOSITORY FOR SURVEY RECORDS:  
Library of Congress  
STREET AND NUMBER:  
CITY OR TOWN:  
Washington  
STATE:  
District of Columbia  
CODE:  
08

STATE: New Jersey  
 COUNTY: Middlesex  
 ENTRY NUMBER: 712.34.0006  
 DATE: 2/24/71  
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7. Description

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

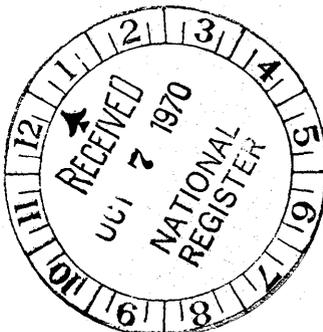
This colonial mansion was constructed of Flemish and English bond brick with a stone foundation. It is three and a half stories on a raised basement with gambrel roof and cupola. The window lintels have keystones and there are brown sandstone copings on the ends of the gables. The south wing was added in c.1809 when it became the Brighton Hotel. In all there are 42 rooms, 5-room apartment with bath, a 3-room apartment with bath, 5 baths, 4 shower rooms and 4 2-piece lavatories.

The interior is frame but there are heavy brick partition walls throughout the building. Construction is of heavy timber with wide plank floors and plaster walls. Ceiling heights are up to 14 feet. Most of the windows are double hung.

The roof is asphalt shingle. Fire escapes have been added to the building. A retaining wall has been constructed along the front of the property. Masonry garages with frame roofs have been constructed on the rear part of the property.

This formal town house originally overlooked Arthur Kill and the lower Raritan River. The formal gardens were destroyed by additions to the original house and the amount of land associated with the house has been reduced to six tenths of an acre. Surrounding buildings and modern utilities abstract the view of this once grand structure. The porches, windows and much of the interior ~~has~~ *have* been altered in order for it to function as a hotel.

SEE INSTRUCTIONS



8. Statement of Significance

PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1764; 1776 - Arrest of Gov. W. Franklin, Gen.

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education           | <input checked="" type="checkbox"/> Political | Howe's Headquarters)                                |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering         | <input type="checkbox"/> Religion/Phi-        | <input type="checkbox"/> Urban Planning             |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry            | losophy                                       | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention           | <input type="checkbox"/> Science              | <u>governmental -</u>                               |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape           | <input type="checkbox"/> Sculpture            | <u>residence of</u>                                 |
| <input type="checkbox"/> Art                     | Architecture                                 | <input type="checkbox"/> Social/Human-        | <u>Royal Governor</u>                               |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature          | itarian                                       | _____   |
| <input type="checkbox"/> Communications          | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Theater              | _____   |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music               | <input type="checkbox"/> Transportation       | _____   |

STATEMENT OF SIGNIFICANCE

On March 25, 1761 the President of the New Jersey Council of Proprietors of the Eastern Division of the Province requested that a convenient house for the Governor be constructed.

The house was completed on September 15, 1764. Chief Justice Frederick Smyth and his family were the first occupants, (May 1766 - May 1771). William Franklin, the last Royal Governor, and his wife, Elizabeth moved in October 1774 into the house. William, son of Benjamin Franklin, remained loyal to the Crown and was arrested by Continentals in this house on June 16, 1776.

While Perth Amboy was occupied by the British troops, the house was the headquarters of Commander General William Howe.

The building was sold by the Board of Proprietors in 1785. It has served as a hotel (The Brighton), a Presbyterian Church clergy home, and later again as a hotel, (the Westminster).

The house is one of the last surviving colonial governors residences in the nation and the only surviving building constructed for the royal governor in New Jersey. The house, although in a poor condition, has all the hallmarks of an eighteenth century manor. The details of its construction from its stone foundation and brick fabric to its gambrel roof and its massiveness indicate its former splendor.

The interior, although greatly altered, could be rebuilt from the vestiges that are half-hidden throughout the structure. Older photographs, lithographs and verbal descriptions give glimpses of now removed details.



SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Miller, George J. "Westminster" - Story of a Colonial House, Perth Amboy  
 Proceedings of the New Jersey Historical Society, 15(1930)

Historic Sites Inventory #2422.7, Historic Sites Section  
 Department of Environmental Protection  
 Box 1420, Trenton, N.J.

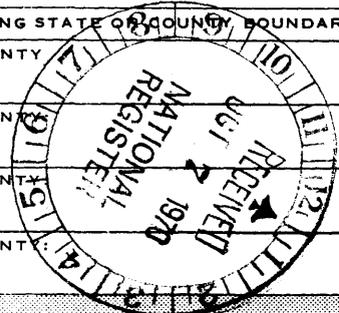
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 . "	0 . "		40 ° 30 ' 13 "	74 ° 16 ' 09 "	
NE	0 . "	0 . "				
SE	0 . "	0 . "				
SW	0 . "	0 . "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 0.603 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE:  
Charlotte Tomaszewski, Research Assistant, Historic Sites Section

ORGANIZATION: Department of Environmental Protection DATE: July, 1970

STREET AND NUMBER:  
Box 1420

CITY OR TOWN: Trenton STATE: New Jersey CODE: 34

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: *Richard B. ...*

Title: Commissioner, Department of Environmental Protection

Date: September 11, 1970

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

*Ernest A. Connolly*  
 Chief, Office of Archeology and Historic Preservation

Date: FEB 24 1971

ATTEST:

*William J. ...*  
 Keeper of The National Register

Date: JAN 20 1971

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

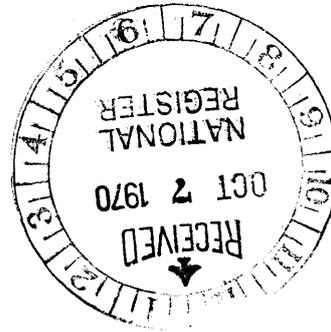
(Continuation Sheet)

STATE New Jersey	
COUNTY Middlesex County	
FOR NPS USE ONLY	
ENTRY NUMBER 71.2.34.0006	DATE 2/24/71

(Number all entries)

Proprietary House, The  
139-151 Kearny Ave.  
Perth Amboy, New Jersey  
Middlesex  
Code: 34  
023

6. N.J. Historic Sites Inventory #2422.7  
Historic Sites Section  
Department of Environmental Protection  
Box 1420, Trenton, N.J.  
Mercer  
Code: 29  
021



NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE New Jersey	
COUNTY Middlesex	
FOR NPS USE ONLY	
ENTRY NUMBER 71.2.34.0006	DATE 2/24/71

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Westminster (Brighton House)			
AND/OR HISTORIC: The Proprietary House, William Franklin House			
<b>2. LOCATION</b>			
STREET AND NUMBER: 139-151 Kearny Ave. (W. side of street)			
CITY OR TOWN: Perth Amboy			
STATE: New Jersey	CODE 34	COUNTY: Middlesex	CODE 023
<b>3. MAP REFERENCE</b>			
SOURCE: CITY LOT MAP, PERTH AMBOY			
SCALE: 1":100'			
DATE: 1968			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



SUBJECT SITE OR PLOT

NOTE: FOR CAPTION:  
PLACE SEE BELOW

MILITARY

STREET

AVENUE

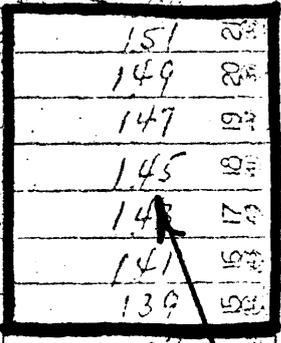
STREET

HIGH

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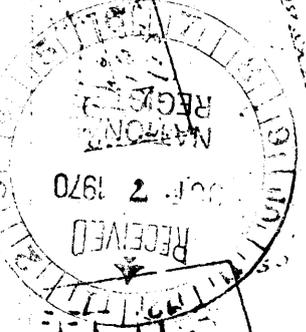
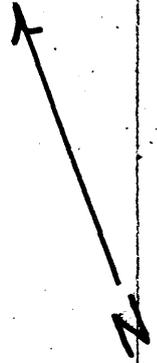
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93	43
91	43



22

23



LAT 40° 30' 13"  
LONG 74° 16' 09"  
WEST MINISTER  
PERTH AMBOY N.J.  
SHEET 116