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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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HISTORIC PRESERVATION OFFICE

INTERAGENCY RES
NATIONAL PARKS

This form is for use in nominating or requesting determinations for individual properties and districts. See **INTERAGENCY RES** Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mountain Avenue Historic District

other names/site number _____

2. Location

street & number 73-143 Mountain Avenue not for publication

city or town Princeton Township vicinity

state New Jersey code 034 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 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 12/9/94
Signature of certifying official/Title Date
Assistant Commissioner for Natural & Historic Resources/DSHPO
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature] for
Signature of the Keeper Entered in the National Register Date of Action
Edson H. Beall 2/2/95

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	4	buildings
		sites
		structures
		objects
14	4	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

~~DOMESTIC: single dwelling~~
~~AGRICULTURE: agricultural field~~

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
 LATE VICTORIAN: ECLECTIC
 LATE 19TH AND EARLY 20TH CENTURY
 AMERICAN MOVEMENTS: 4-square
 LATW 19TH AND 20THE CENTURY

Materials

(Enter categories from instructions)

foundation STONE: sandstone
 walls WOOD: weatherboard, shingle
 roof STONE: slate; SYNTHETICS
 other PORCHES: wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

- 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.
- 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 N/A
(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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1840-1940

Significant Dates

1901

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Historic Preservation Office
Princeton Township

MOUNTAIN AVENUE HISTORIC DISTRICT

Name of Property

MERCER CO., NEW JERSEY

County and State

10. Geographical Data

Acreege of Property 8.65 Princeton, NJ Quad

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 8 5 2 7 8 2 0 4 4 6 7 3 0 0
Zone Easting Northing

3 1 8 5 2 7 5 4 0 4 4 6 7 0 8 0
Zone Easting Northing

2 1 8 5 2 7 8 6 0 4 4 6 7 2 4 0
Zone Easting Northing

4 1 8 5 2 7 5 4 0 4 4 6 7 1 2 0
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

5 1 8 5 2 7 7 2 0 4 4 6 7 2 8 0

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Constance M. Greiff, Director

organization Heritage Studies

October 1, 1992

date Revised, May 25, 1994

street & number 60 Princeton Avenue

telephone 609-924-3235

city or town Rocky Hill

state NJ

zip code 08553

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

Section number 7 Page 1

The Mountain Avenue Historic District is near the southern boundary of the northwest quadrant of Princeton Township. It lies along the north side of Mountain Avenue between the parking lot for the Mountain Lakes Preserve to the east and a private road, Quarry Lane, to the west. It consists of 11 houses and eight outbuildings. Ten of the houses date from within the period of significance (c. 1840-1940) and are classified as contributing. Four of the outbuildings also date from the period of significance. There are thus 14 contributing buildings and four non-contributing buildings (all but one of them garages) within the district.

With two exceptions the houses date from the closing years of the 19th century and the first four decades of the 20th century. One of these is a brick house. The other is a post-World War II house. All are oriented to the street and are 2 1/2 stories in height. With one exception they are of frame construction with clapboard or shingle siding. All can be classified as vernacular versions of 19th or 20th century styles, some with minimal stylistic reference. Their designs come from pattern books or catalogs rather than an architect's drawing board. Styles represented include Greek Revival, Queen Anne, American 4-Square and "builder's Colonial Revival".

The majority have relatively shallow setbacks. Lots are generally well planted with mature trees and shrubs, giving the streetscape a distinctly suburban character. The district is clearly distinguished from those on the opposite side of Mountain Avenue, which developed in the two decades after World War II, and from the large property to the west, recently subdivided as a clustered development, and the open space to the east. The distinction in land use pattern, with the later developments organized along winding roads or cul-de-sacs can be clearly seen on the attached boundary map.

Mountain Avenue developed from east to west, so that the older houses are at the eastern end.

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

Section number 7 Page 2

Address: 73 Mountain Avenue

Photo: 1

Block and Lot: S-50.10/128

Owner: Richard M. and Martha Z. Moseley

Date: c. 1840

Source: A building appears on this lot on maps as early as the 1840s, although in all cases the delineation suggests that the house was set further back from the road. Early photographs suggest that the house on the maps, since demolished, was frame. The style of this house, however, accords with a date in the 1840s. Whether the early mapmakers ignored this house, as a secondary building on the same property (a not infrequent occurrence), or whether this house was moved to the site from another location is unknown.

Style: Vernacular Greek Revival

Description: This symmetrical brick building, set on a random ashlar foundation, is three bays wide and two bays deep. The brick is now painted, but there is evidence of an earlier lime wash under the paint. The front entry is marked by a portico with substantial paired, wooden Tuscan columns. The doorway is framed by a transom and sidelights. Windows are 6/6 with splayed stone lintels on the first story and plain block lintels on the second. There is an added dormer centered on the front of the roof. Interior trim on the first floor has been considerably altered and new windows have been inserted. On the second floor, however, window and door trim exhibits typical, hand-planed late Greek Revival moldings, with square corner blocks.

Classification: Contributing

Outbuilding: Non-contributing later garage

Address: 81 Mountain Avenue

Photo: 2 and 3

Block and Lot: S-50.10/38

Owner: E. Drexel and Lois S. Godfrey

Date: 1900-1903

Source: This large lot has a complicated history. James C. Margerum put together the 4.12 acres in a series of purchases made between 1901 and 1907. The larger parcels were bought from Rodman P. Henderson. The parcel on which the house is located, measuring 150 x 150 feet was purchased from Francis J. Reed in 1907. Reed had obtained this lot from Henderson in 1900 and probably built the house shortly thereafter. The house and his name appear on the 1903 Pugh & Downing map.

Style: L-plan with Shingle Style features

Description: The tall, 2 1/2 story house rests on a stone foundation. The first story is clad in clapboard. The second story and prominent gable peaks are patterned with shingles laid in stripes, consisting of

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

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rows of square-butt shingles interspersed with rows of arcuated shingles. Windows are 2/2 with molded lintels similar to those at 107, 111, 115, and 119. The front porch has been enclosed in two separate periods. The older infill, to the west, creating a glass-enclosed porch, is Colonial Revival in character, probably dating to the early 20th century. Windows with transoms, with a fan or sunburst motif, have been placed between Tuscan columns. Similar windows can be observed on at least two house on Wiggins Street in Princeton Borough and one on Main Street, Cranbury, suggesting that these were stock items readily available in the early 20th century. The front door is approached through a fairly deep portico, again flanked by Tuscan columns. To the east (right) of the entrance, the infill of the porch has created a room. It appears to date from the 1950-1980 period with clapboard walls, single-paned glass transoms and vertical strip windows, and a triple window on the west facade.

Classification: Contributing

Outbuilding: There is a large and notable carriage house east of and to the rear of the house. It has a cross-gable roof of steep pitch, surmounted by a square cupola, which is also topped with a cross-gabled roof. Contributing.

Address: 97 Mountain Avenue

Photo: 4

Block and Lot: S-50.10/37

Owner: Thomas B. Arnold

Date: 1910-1913

Seurce: Rodman P. Henderson sold this property as two lots, which were consolidated by Robert Campbell in 1910. Campbell acquired the lots for \$300 and \$1 respectively and sold them in 1913 for \$3200.

Style: American 4-Square

Description: The plain block of the 4-square plan is broken by a 1-story, semi-hexagonal bay on the west side. There are large hip-roofed dormers on the front and east and west sides. Windows are 2/2 on the second story, but have been replaced with 1/1 on the first story. The house is sheathed in clapboard and has an early composition shingled roof. The front porch has been replaced with brick base, piers, and railing.

Classification: Contributing

Outbuilding: A small carriage house with slate-covered gambrel roof and two gable dormers is on the west side to the rear. Contributing.

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

Section number 7 Page 4

Address: 105 Mountain Avenue

Photo: 5 and 6

Block and Lot: S-50.10,/36

Owner: Michael and Catherine J. Perna

Date: c. 1920

Source: Rodman P. Henderson conveyed this land to Price Henderson in 1919.

Style: American 4-Square

Description: A simple example of its genre, with a hip roof and hip-roofed dormer centered on the front of the roof. The walls are clapboard, the roof composition shingle. The windows have molded lintels similar to those on 111, 115 and 119. The front porch has been enclosed and there is a one-story addition at the rear. An interesting feature of this property is the fine, reused wrought and cast iron fence across its front. Mounted between stone piers, the fence sections probably date to the mid-19th century and feature grape and urn motifs.

Classification: Contributing

Address: 107 Mountain Avenue

Photo: 7

Block and Lot: S-50.10/97

Owner: Michael and Catherine J. Perna

Date: c. 1905-1908

Source: This lot was conveyed to his son Isaac by Rodman P. Henderson in two sections, one with 33-foot frontage in 1905, the other strip, with 8-foot frontage in 1908. It does not appear on the 1905 Mueller Atlas map, but probably was built shortly thereafter.

Style: L-Plan Pattern Book Victorian

Description: This house presents a prominent gable to the street. While the main body of the house is sheathed in clapboard over a stone foundation, the gable is decorated with scalloped shingles. A prominent cornice returns at the gable ends to give the effect of a pediment. The roof is slate. A front porch has been enclosed; there is a semi-hexagonal, 2-story bay on the east side.

Classification: Contributing

Outbuilding: Non-contributing later garage.

Address: 111 Mountain Avenue

Photo: 8

Block and Lot: S-50.10/62

Owner: Rector, Wardens and Vestrymen of Trinity Church

Date: c. 1905

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

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Source: Charles Henderson acquired the front part of this lot from his father, Rodman P. Henderson in 1905.

Style: Vernacular Victorian with Queen Anne porch

Description: This 3-bay, 2 1/2-story has a rubble stone foundation, clapboard-clad walls and a wood shingle roof with exposed rafter tails. Windows are tall 1/1 sash, with molded lintels similar to those at 119 and 115. There is an open porch across the front with turned posts and a frieze of square spindles. There is a 2-story back building, also clapboarded and with 1/1 sash.

Classification: Contributing

Outbuilding: There is a non-contributing later garage.

Address: 115 Mountain Avenue

Photo: 9

Block and Lot: S-50.10/57

Owner: Jefferson D. Collings

Date: Last quarter 19th century

Source: Rodman Henderson purchased the 18.18 acre lot in 1895, from which the properties west of 73 Mountain Avenue were carved. This was his house, described in his will as "the property which I now occupy and which is situated on the northerly side of Mountain Avenue, ... having a frontage of 70 feet on Mountain Avenue and a depth of 180 feet," R.P. Henderson is shown as living on Mountain Avenue on the 1903 map. It is possible that the house was built by Philip Hendrickson. He and his wife purchased the property in 1863; his widow sold it to Henderson.

Style: Victorian Vernacular

Description: This 3-bay, 2 1/2 story house is only one room deep, with a 2-story, 2-bay deep back building. The foundation is random rubble stone; the siding is clapboard; the roof is covered with asphalt shingle. The windows across the front of the house are 6/6 sash with molded lintels similar in configuration to the lintels of 115 and 111; a later 1/1 sash has been inserted on the second floor of the western facade. The back building, probably an addition, rests on a block foundation and is sheathed with German siding. Windows in the back building have 1/1 sash. There is a one-story porch, now enclosed by screens, across the front of the house. The porch has turned posts with Stick Style brackets.

Classification: Contributing

Address: 119 Mountain Avenue

Block and Lot: S-50.10/56

Vacant lot

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MERCER CO., NEW JERSEY

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Address: 125 Mountain Avenue

Photo: 10

Block and Lot: S-50.10/55

Owner: Mark J. M. and Elizabeth G. Murphy

Date: 1950s or 1960s

Source: There were a number of transactions covering this property between 1957 and 1967, all for the consideration of \$1.00, so that determining the precise date without recourse to the building records is difficult.

Style: Post World War II split level

Classification: Non-contributing

Address: 131 Mountain Avenue

Photo: 11

Block and Lot: S-50.10/54

Owner: David Wurtzel and Sharon Ben-Levi

Date: Probably 1938

Source: This is one of several lots at the western end of Mountain Avenue sold by Rodman P. Henderson's executor in 1931. This lot was purchased by Price Henderson, who owned it until 1938. The house is similar to those featured in builders' guides and catalogs in the 1930s.

Style: "Builder's" Colonial Revival

Description: This is a 3-bay, 2 1/2 story, symmetrical house with central entry. There is a segmentally arched portico supported on slender paired piers. The entrance has a blind segmental fanlight and glazed sidelights. All windows are 6/1 sash. Siding is clapboard, roof asphalt shingle

Classification: Contributing

Outbuildings: There is a garage of the same period. Contributing.

Address: 139 Mountain Avenue

Photo: 12

Block and Lot: S-50.10/44 and 74

Owner: Samuel P. Lisi

Date: c. 1924

Source: Lot 44, on which the older part of the house stands was sold by the Hendersons in 1924.

Style: American 4-Square. The house resembles "The Gladstone", a Sears, Roebuck & Co. Honor-Bilt Home, as shown in 1920s catalogs.

Description: This is simple 4-Square, with the entrance at the west end of the front. A full-width porch runs across the front, with a hipped roof supported on brick piers, on each of which are grouped three wooden piers. The piers are located at either end of the porch, with a third

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

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nearer the western pier, defining the opposite side of the entrance. The roof of the house is also hipped, and there is a large hip-roofed dormer centered on the roof. A one-story, relatively recent, addition extends to the east. The house is sheathed in wood shingle, painted, while the addition is aluminum-sided. Louvered aluminum shutters have been added. Despite the addition, the configuration of the building and its fenestration pattern remain intact.

Classification: Contributing

Address: 143 Mountain Avenue

Photo: 13

Block and Lot: S-50.10/48

Owner: Filomena Pinelli

Date: Probably 1931

Source of date: This is one of several lots at the western end of Mountain Avenue sold by the administrator of Rodman Henderson's estate in 1931. The house is similar to those featured in builders' guides and catalogs in the 1930s.

Style: "Builders'" Colonial Revival

Description: This is 3-bay, 2 1/2 story house with gable roof, and one story porch attached to the west side. The facade has a central entrance flanked by paired windows. A small arched portico with slender Tuscan columns fronts the entry. On the upper story there is a window to either side with narrower paired windows in the center. There are two gabled dormers in the roof. The porch is enclosed by screening between Tuscan columns matching those of the portico. The house has been clad in aluminum clapboard, with louvered aluminum shutters. The roof is asphalt shingled.

Classification: Contributing

Outbuildings: Garage of same period, also contributing

Address: 147 Mountain Avenue

Block and Lot: S-50.10/75

This is Quarry Lane, a private road

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

Section number 8 Page 1

Within Princeton Township, the north side of Mountain Avenue between the west side of the Mountain Lakes Preserve and Quarry Lane forms a unique enclave of middle-class suburban development of the late 19th-early 20th centuries, and is associated with the shift of a long-established local family from agriculture to other pursuits. The spatial organization of its buildings, as well as their styles, clearly distinguishes the grouping from surrounding areas. Its isolation and configuration were even more striking before the more generalized suburbanization of Princeton Township, which did not occur until after World War II. An aerial photograph taken in 1921 (Figure 4) shows Mountain Avenue as very much a place apart, with the relative density of its buildings entirely surrounded by open fields and woods. The post-War II housing development to the south and west is clearly different in character, with larger lots and winding cul-de-sac streets. The district possesses integrity of location, setting and, particularly, of feeling and association. It remains a distinctive entity within Princeton Township.

The district, while suburban, embodies the more urban arrangement of the landscape and stylistic choices generally associated with what have been defined as "streetcar suburbs." In a preface to his book on the American home between 1815 and 1915, David P. Handlin acknowledges the influence of Professor John Coolidge. Coolidge, a pioneer in studying the totality of the built environment of an American community, had impressed upon Handlin "the importance of distinguishing between buildings and places that are culturally significant and those that have enduring aesthetic value." The Mountain Avenue Historic District fits the definition of a culturally significant entity. Its buildings are typical of the period when they were built, rather than stylistically distinguished. As a group they compose an area of greater significance than the sum of their parts. Collectively, they represent the transformation of Princeton Township from farmland to suburbia.

Mountain Avenue falls into the category of the "streetcar suburb." Such areas, relatively close to existing urban areas, made it possible for members of the lower middle and working classes to live at some remove from their places of employment, enjoying the possibility of some land around their homes and comparatively easy access to more open countryside. They contrasted with many of the "railroad suburbs," built for the small percentage of the population that could afford the expense of commuting long distances. These often, as on Philadelphia's Main Line, offered the amplitude of large lots and sometimes of romantic planning with curving access roads and extensive plantings. The streetcar suburb was more urban in spatial planning, with small front setbacks and, frequently, minimal side setbacks. While this phenomenon

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

Section number 8 Page 2

has been studied on the fringes of metropolitan areas, Mountain Avenue exemplifies the extension of the phenomenon to the outskirts of an established agglomerated town (itself undergoing the process of "railroad" suburbanization) at the turn of the 19th and 20th centuries.

Through the 19th century, Princeton Borough was "the town" with relatively dense, more urban development, in contrast to the largely agricultural Township surrounding it. Its inhabitants, rich and poor, lived within walking distance of working places and shops. The inhabitants of Princeton Township were (with the exception of the proprietors of the area's large estates) tied to the land. Improvements in transportation made it possible to expand both employment and residential opportunities, so that the middle class, in particular, could live at some distance from their places of employment in the relatively pure air and quiet of what was still largely countryside. Mountain Avenue developed largely as one family's response to change in employment patterns and to the development of suburbia.

The houses along the north side of Mountain Avenue form a continuous streetscape and, with one exception, have a common history. (The exception is the oldest and easternmost of the buildings, the brick house located at 73 Mountain Avenue.) With two exceptions, the houses along Mountain Avenue are part of a small (18.8-acre) farm purchased by Rodman Henderson in 1895. As his children grew to adulthood, Henderson conveyed lots to them, on which they built houses. Other lots were subdivided after his death, on a similar scale to those developed previously.

While Rodman Henderson had been a farmer, both in the earlier part of his life and in his later years, none of his sons followed in his footsteps. Price S. and Joseph L. were florists and greenhouse men, both working for a time at the Stockton greenhouses. Price also was a carpenter, as was his older brother Isaac, who worked for two of Princeton's most prominent contractors, Matthews and Bowers. Charles was a painter and decorator.¹ When they worked at the Stockton greenhouses, which were on the south side of Mountain Avenue, Price and Joseph could walk to work. Living on Mountain Avenue and working in Princeton, Lawrenceville or Trenton was made easier for the other members of the family by improvements in transportation that took place soon after Rodman Henderson bought his property. In late 1901 a trolley line opened, which ran south of Mountain Avenue on a southwest to

¹ Information on the family's occupations comes from an interview with Anna Henderson and the Princeton directories.

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSPY

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northeast diagonal from Bayard Lane to Witherspoon Street. Known familiarly as "The Fast Line" or the "Johnson Line", this was legally the New Jersey and Pennsylvania Traction Company and later the Trenton-Princeton Traction Company. The line ran from Warren Street near State Street in Trenton and proceeded northeast, roughly paralleling Route 206 to the north. Begun in 1899, it first served the north side of Lawrenceville. In 1901 it was extended to Princeton and ran in a northeasterly direction through Princeton Township to Witherspoon Street. There it turned south onto Witherspoon Street, originally terminating at a point just above Henry Avenue; in 1902 the line was extended to Spring Street, a block from Nassau Street. Trains ran every 40 minutes.² Isaac Henderson thus had ready access to the locations where his employers had major projects, the former Morven estate and Princeton University.

All the land on both sides of Mountain Avenue was part of the large parcel sold to Richard Stockton by William Penn in 1701. By the time Mountain Avenue was opened, as part of the relaying of "the road leading from Blawenborough to Princeton" in the spring of 1793, the land had been divided by sale and inheritance. The road was run between land belonging to John R. and John I. Stockton to the north and Richard (the Duke) Stockton to the south.³ Although there is no evidence of any form of development on the north side of Mountain Avenue at this date, the improvement of the road evidently stirred some interest. By 1796 Peter Stryker owned an 80-acre tract, acquired in two parcels to either side of a stream. His property included what is now the Mountain Lakes preserve, plus the lot on which 73 Mountain Avenue was built later.⁴ The property passed to Peter Stryker's brother Jacob, who sold it to Samuel Updike in 1806.⁵ The Updikes occupied it until 1863. By the 1840s there was a house on the property. [See Maps 1 and 3] A house continued to be shown in the same location on subsequent maps up to 1905. Early photographs suggest that this house, since demolished, was frame. The 1849 Otley and Keily (Figure 1) and 1875 Everts and Stewart Atlas maps show it set back further from the road than the present house at 73 Mountain Avenue. On the other hand, the style and fabric of the

² Barker Gummere and Gary Kleinedler, **Trenton-Princeton Traction Company**, Traction Orange Co. (1966), pp. 10-12.

³ Somerset County Road Book, A-2:88-92.

⁴ Somerset County Deeds, D:621.

⁵ Ibid, D:624.

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present house at 73 Mountain Avenue are consistent with a date in the late 1830s or 1840s. The house may have been a secondary dwelling on the property or may have been moved to its present location. It appears on the 1903 Pugh & Downing Map (Figure 2).

After the death of Samuel Updike in 1863, the land was sold by his administrators.⁶ It passed through several hands until it was purchased by Stephen Margerum, Jr. in 1883.⁷ Margerum began damming a stream on the upper part of the property to create a pond from which he could harvest ice, selling this product first under the name of the Riverside Ice Company and then using the name Mountain Lakes Ice Company.⁸ Margerum left the property to his son James.⁹ James Margerum was shown as the owner of the house on the lot in 1903. Soon thereafter, in 1906, James Margerum sold the property and the business to a group of local business men.¹⁰ Operated as the Princeton Ice Company until the 1920s, the 80 acres eventually was sold to Edgar Palmer in 1929.¹¹ It passed from Palmer and his widow to Elizabeth Grant Clark. During at least part of the Palmer-Clark ownership, the dwelling was rented.¹² The Palmers occupied a house in Princeton Borough, while the Clarks eventually erected a house on the upper part of the property adjacent to the pond. Thus, the house was divorced from the land and used as a residence in what had become a pleasant suburban setting. This use was ratified in 1958, when the Clarks subdivided the 1.65 acres around the lot from the larger property.¹³

The remaining frontage west of 73 Mountain Avenue to Quarry Lane has a common ownership differing from the land to its east and north. This

⁶ Mercer County Deeds, 63:70.

⁷ Ibid., 137:494.

⁸ Hunter Research, Inc., "A Cultural Resource Survey at the Mountain Lakes Preserve" (June 1991), pp. 4-6.

⁹ Mercer County Wills, S:233.

¹⁰ Mercer County Deeds, O:524.

¹¹ Ibid, 650:344, Hunter Research, Inc., pp. 4-6.

¹² Mercer County Deeds, 1393:257.

¹³ Ibid, 1453:531.

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MERCER CO., NEW JERSEY

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was part of a tract of 18.8 acres owned in the early part of the 19th century by John Baptist Teissiere. Teissiere was one of a relatively large group of French refugees, many of whom settled in the Cherry Hill and Cedar Grove areas of what was then Montgomery Township, Somerset County, in the 1790s.¹⁴ Some were refugees from the French Revolution, others from the slave revolts in the West Indies. Teissiere purchased numerous tracts of land in the early 19th century. This particular tract lay to the east of the larger parcel on which he lived, his homestead being on the land running west from Quarry Lane to the Great Road.¹⁵ His will authorized his executors to sell the smaller property to the east of his homestead. Although the property passed through several hands in the 19th century, maps do not indicate that it was occupied. Not all buildings were noted, however, and it is possible that Philip Hendrickson, who purchased the property in 1863, built a house on it, which Rodman Henderson later occupied and added to.

Rodman Henderson bought the property in 1895.¹⁶ At the turn of the century, Henderson did excavation work and operated a small store at Cedar Grove, where he had a farm.¹⁷ The 1899 Princeton directory and 1900 censuses list him as a contractor. For a while he may have operated a quarry in the northwest corner of the Mountain Avenue, which he subsequently sold to William R. Matthews of the Matthews Construction Company. Later he operated a truck farm, although by 1916, his acreage was reduced to 9.22 acres.

In the early years of the 20th century, Rodman Henderson began selling the Mountain Avenue frontage. The first of the sales, in 1900, was to Francis J. Reed, who built the house at 81 Mountain Avenue between that date and 1905.¹⁸ The lot at the eastern corner of Henderson Avenue was sold in 1907.¹⁹ The remaining lots between Henderson Avenue and Rodman

¹⁴ John F. Hageman, *Princeton and its Institutions*, Philadelphia: J. B. Lippincott & Co. (1879), I:197-198.

¹⁵ Will of John Baptist Teissiere, Somerset County Will 02618.

¹⁶ Mercer County Deeds, 215:262.

¹⁷ Recollections of Elmer P. Leigh in *Princeton Recollector*, July 1975, pp. 6-7.

¹⁸ Mercer County Deeds 242:479.

¹⁹ *Ibid*, 299:86.

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Henderson's house were sold or given to his sons during his lifetime, 105 to Price S. in 1919, 107 to Isaac L. in 1905, and 111 to Charles B. in 1905.²⁰ With the exception of 139 Mountain Avenue, which was sold out of the family in 1924, the lots west of Rodman Henderson's house were not subdivided until 1931, four years after his death.

The houses themselves represent conservative, popular modes at the time they were built. All are vernacular versions of their several styles. Some appear to be derived from pattern books; others resemble, or may in fact be, prefabricated or standard models supplied by builders. Several employ stock components, suggesting that local suppliers provided the building materials.

The oldest of the buildings, 73 Mountain Avenue (Photo 1) originally was relatively isolated, although another house, set further back, appears to have shared its lot. It is a simplified version of the sturdy Greek Revival found in such other buildings as the Joseph Henry House on the Princeton University campus. Plan and massing still hark back to the Georgian period, while the Tuscan portico is a more high-style element.

Four of the houses, one probably dating from the last quarter of the 19th century, the others from the first decade of the 20th exhibit some Queen Anne detailing, applied to basic, simple volumes. The most elaborate of these, 81 Mountain Avenue (Photos 2 and 3), is an L-plan "pattern-book" house, its upper stories articulated by patterned shingles. There is also a fine example of a cross-gabled carriage house on this property, as well as an ice house. A simpler and smaller L-plan house at 107 Mountain Avenue also features decorative shingles in the gable. The second oldest house in the group, the Rodman Henderson House at 115 Mountain Avenue (Photo 9) is a 3-bay "I" house, of a form that could have been built almost any time in the 19th century. The only external clue to its date is the front porch, with its turned posts and Eastlake brackets. Its near neighbor, 111 Mountain Avenue (Photo 8), although possibly built as much as 30 or 40 years later, is remarkably similar in style, although slightly more vertical in massing.

Three of the houses, 97 Mountain Avenue (Photo 4), 105 Mountain Avenue (Photo 5), and 139 Mountain Avenue (Photo 12) are American 4-Squares of simple character. The latter is a version of "The Gladstone," a model offered by Sears, Roebuck in the 1920s. (Fig. 5) Not only its exterior, but also its plan, correspond to the catalog illustration. Its present owner has found Sears, Roebuck labeling on the back side of woodwork.

²⁰ Ibid, 428:141; 284:384; 284:383.

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The presence of a prefabricated house in this location may be accounted for by the fact that the Trenton-Princeton Traction company was not merely a trolley, but rather had features of an interurban railway. It carried freight as well as passengers, connecting with the Philadelphia and Reading Railroad in East Trenton.²¹ In central New Jersey most Sears houses are found in towns served by railroads, the obvious way to ship such a bulky product long distances in pre-World War II America.

Two other houses in the group, 131 (Photo 11) and 143 Mountain Avenue (Photo 13) reflect the shift in taste toward the Colonial Revival characteristic of the 1930s. Both resemble a model called "The Trenton" in a booklet entitled "Homes of Comfort at Low Cost," copyrighted in 1929 by Standard Homes Co. of Washington, D.C., and distributed in Princeton by the Grover & Gulick Lumber Co. (Fig. 6) (Similar houses can be found on Princeton Avenue in Princeton Borough.)

Outbuildings on Mountain Avenue also reflect a change in modes of transportation that marked its transformation from outlying agricultural area to suburb. One of the older houses, 81 Mountain Avenue has a large carriage house; the garage at 107 also may have been a carriage house. The remaining houses built before 1930 either have no carriage houses or garages, or their garages were built later, indicating their original occupants' reliance on public transportation. The Colonial Revival houses built in the 1930s appear to have garages of the same vintage, revealing increasing dependence on the automobile.

²¹ Gummere and Kleinedler, p. 10.

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MERCER CO., NEW JERSEY

Section number 9 Page 1

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* Microfilm, New Jersey State Archives. More recent Mercer County
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MERCER CO., NEW JERSEY

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1849. Otley and Keily. Map of Mercer County.
1860. Lake and Beers. Map of the Vicinity of Trenton and Philadelphia.
1875. Everts and Stewart. Combination Atlas Map of Mercer County.
1903. Pugh & Downing. Map of Lawrenceville, New Jersey and Vicinity.
1905. A. H. Mueller & Co. Atlas of Trenton and Princeton, Mercer County, New Jersey.
1916. Atlas of the Township of Princeton, Mercer County, New Jersey (Tax Map).

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- Elmer P. Leigh. Reminiscences of Cedar Grove. **Princeton Recollector**, July 1975.
- "Trolleys." Vertical File. Historical Society of Princeton.

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National Park Service

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MOUNTAIN AVENUE HISTORIC DISTRICT
MERCER CO., NEW JERSEY

Section number 10 Page 1

Boundaries

The boundaries of the Mountain Avenue Historic District are as follows:

All lots referenced are in Block S-50.10.

Beginning on the north curb of Mountain Avenue adjacent to the southeast corner of Lot 128, then running northerly 413.0 feet along the easterly boundary of Lot 128 to its northeast corner, then westerly 175.0 feet along the rear lot line of Lot 128 and extending 200.10 feet on a line of convenience across Lot 38, then southerly along the western line of that lot to the northeast corner of Lot 37, then westerly along the rear line of that lot and a line of convenience crossing Henderson Avenue, then northerly, approximately 45.0 feet along the eastern line of Lot 36, then westerly along the rear lines of Lots 36 and 97, then northerly approximately 78 feet along the eastern line of Lot 62, then westerly along the northern line of Lot 62 and southerly along its western line to the rear line of Lot 57, then westerly along the rear lines of Lots 57 and 56, continuing on a line of convenience established by the rear lines of Lots 56 and 57 150.0 feet across Lots 54 and 55, then southerly along the western line of Lot 54 to the northeast corner of Lot 74, then westerly along the rear lot lines of Lots 74, 44, 48 and 75, then southerly 150.0 feet along the western line of Lot 75 to Mountain Avenue, then easterly along the north curb of Mountain Avenue to the place of beginning, containing approximately 6.7 acres.

Boundary Justification:

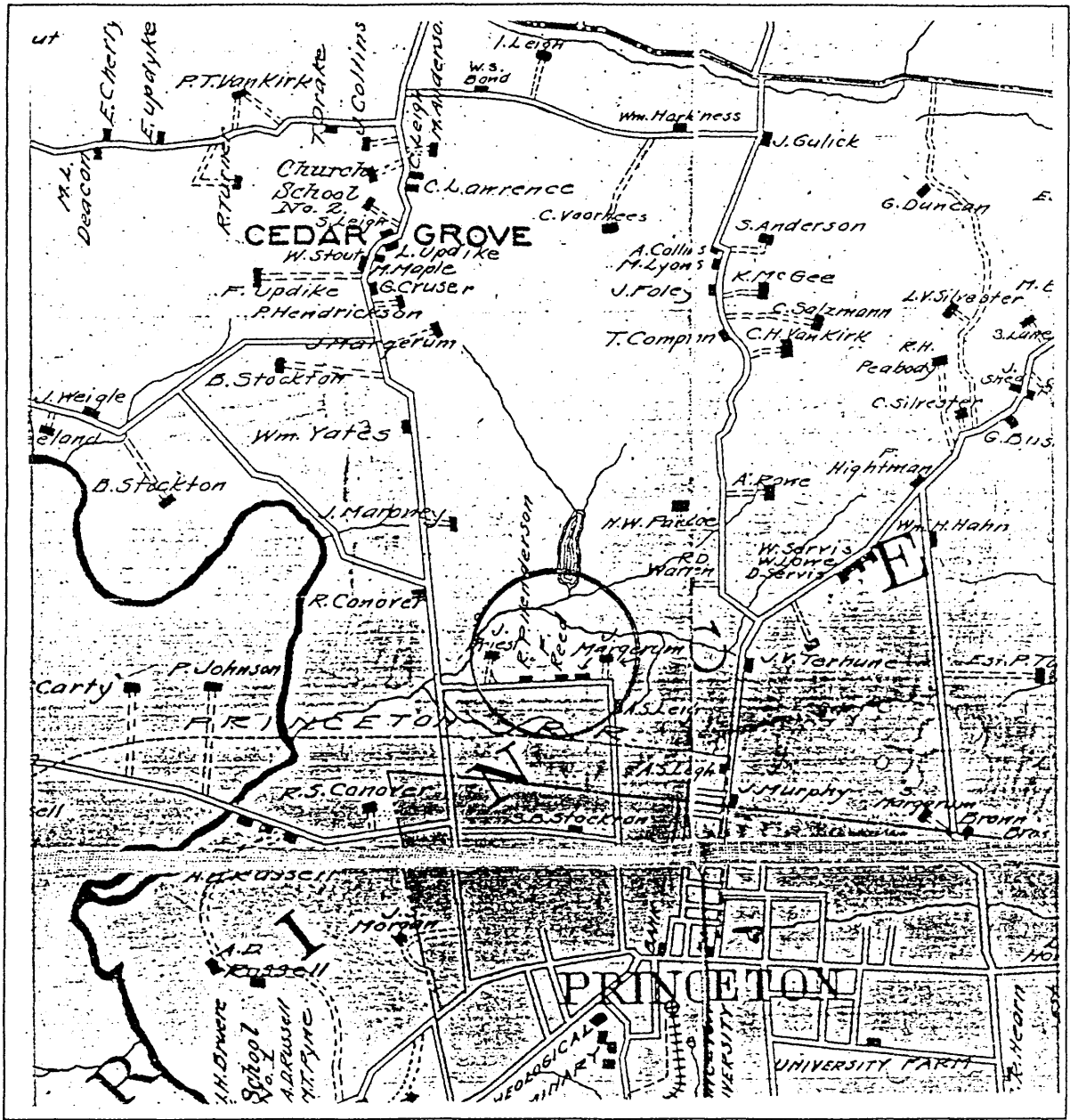
The boundaries were drawn to encompass all the residential buildings along the northern side of Mountain Avenue, east of Quarry Lane, that predate 1940 and which, with one exception, relate to the 19th century Rodman Henderson property and its subdivision in the early 20th century. Properties on the south side of Mountain Avenue were excluded because this area was developed after World War II. The development pattern is different. Rather than houses aligned to Mountain Avenue in what was still a relatively urban or "streetcar suburb" manner, the buildings face new side streets built to accommodate them, stressing privacy and removal from what had become an artery for automobile transportation. Land west of Quarry Lane was omitted because it was developed in the 1980s in an open, "cul-de-sac" pattern. Land east of the district was not included because it is open space.



MOUNTAIN AVENUE HISTORIC DISTRICT

Figure 1. J. W. Otley and J. Keily. Map of Mercer County, New Jersey. 1849.

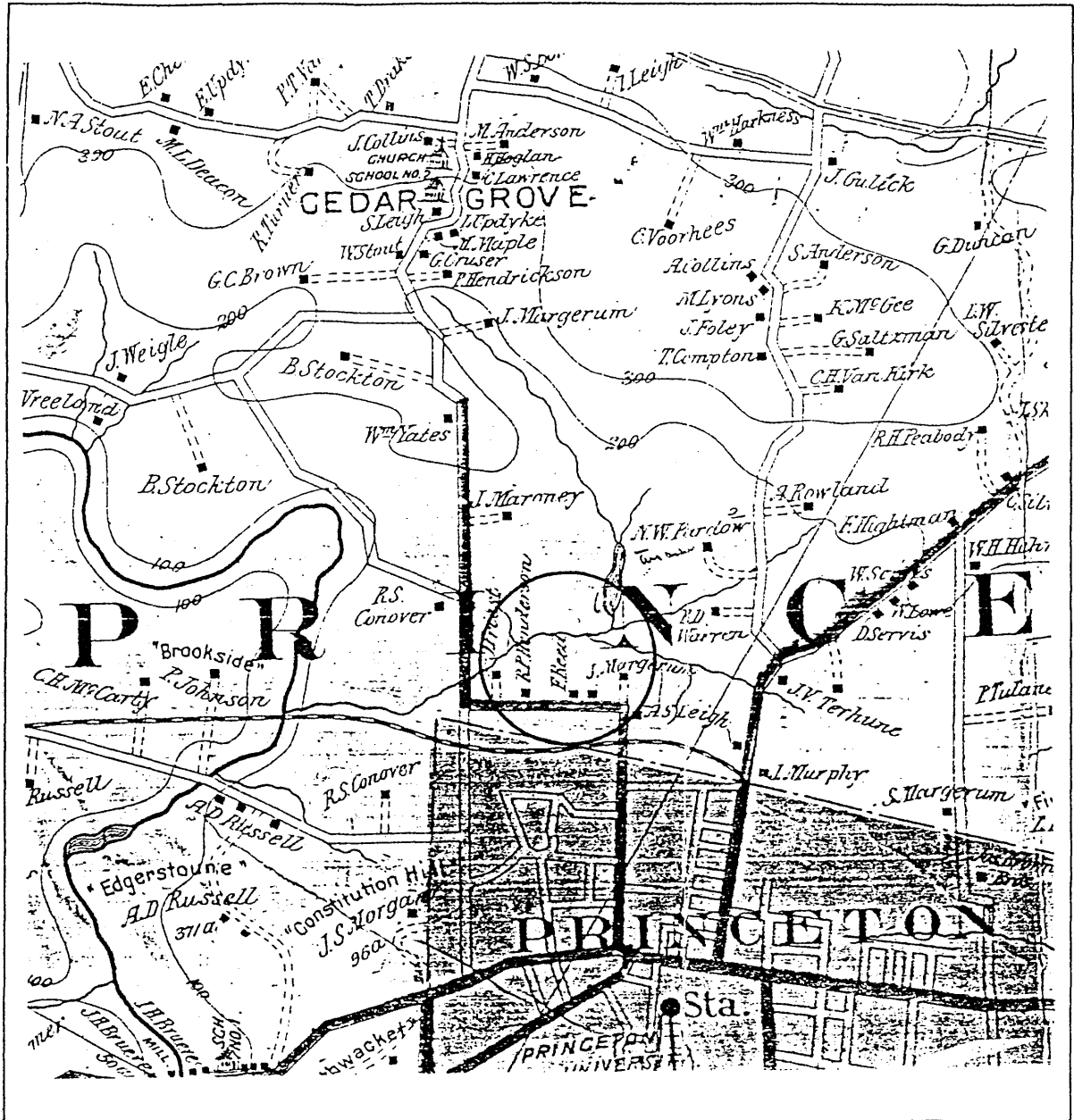
Princeton Township, Mercer County, New Jersey



MOUNTAIN AVENUE HISTORIC DISTRICT

Figure 2. Pugh & Downing. Map of Lawrenceville, New Jersey, and Vicinity. 1903.

Princeton Township, Mercer County, NJ



MOUNTAIN AVENUE HISTORIC DISTRICT

Figure 3. A. H. Mueller & Co. Atlas of Trenton and Princeton, New Jersey. 1905.

Princeton Township, Mercer County, New Jersey

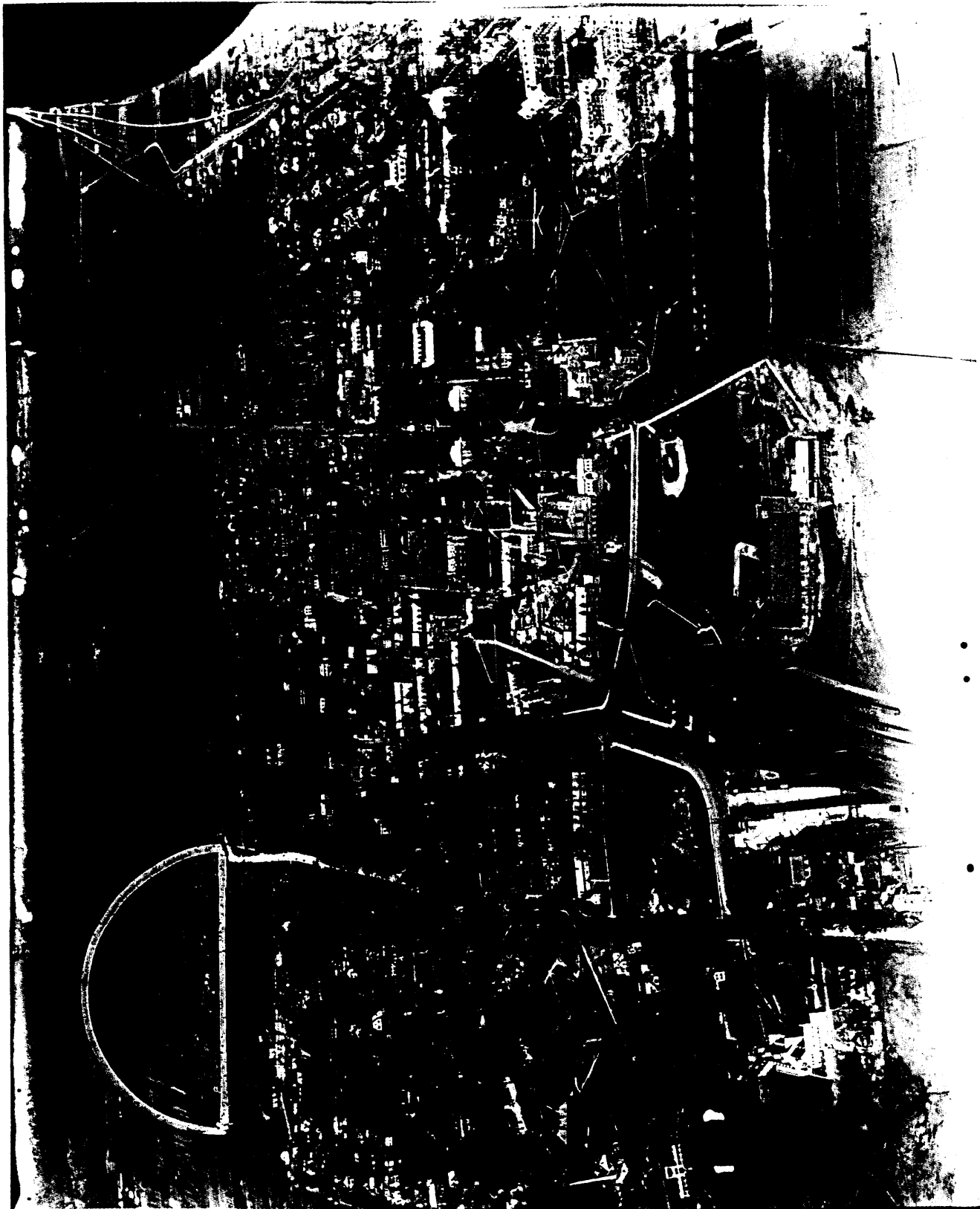


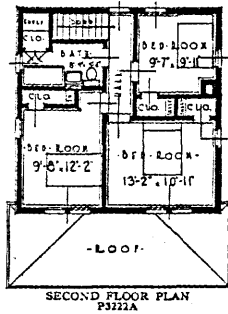
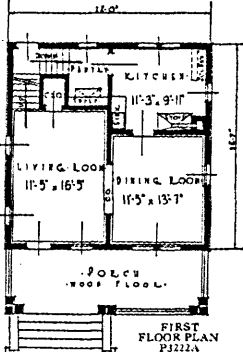
Figure 4. Aerial view, 1926. The Mountain Avenue Historic District is within the semicircle. The Henderson family's houses are grouped in the center. 139 Mountain Avenue stands isolated to the left. Historical Society of Princeton.

Princeton Township, Mercer County, New Jersey

SIX ROOMS AND BIG PORCH



Can be built on a lot 30 feet wide



THIS popular style of architecture provides for the greatest amount of comfort in a two-story six-room house. The simplicity of the exterior, together with the fact that there is no waste space, makes the Gladstone a high grade house at a low price.

Shingles on the roof, dormer and porch can be stained either bungalow brown or moss green to harmonize with the painted cypress siding. Porch is 8 feet wide by 24 feet long. Foundation for porch can be built of brick or similar material, with a concrete cap serving to support the twin columns. If screened or glazed the porch will make a comfortable room in season. The house is 24 feet wide by 24 feet 7 inches long.

FIRST FLOOR

The Living Room. Entering the house from the porch you pass through a bevel plate glass door. You will be charmed with the living room, which is 11 feet 5 inches wide by 16 feet 5 inches long. Here ample space is provided for piano, library table, davenport and other furniture. Full length plate glass mirror door opens into a clothes closet equipped with wardrobe pole and shelf. From the end of this room a stairway leads to the second floor. Living room is well lighted and cross ventilated by three windows.

The Dining Room. A cased opening between living room and dining room makes them available as one very large room when entertaining. Dining room is 11 feet 5 inches wide by 13 feet 7 inches long, and contains space to seat the family and friends. An abundance of sunshine and air is secured by the double window in front and a window at the side.

The Kitchen. The kitchen is directly off the dining room and has a swinging door. A table may be placed beneath the double window. The location provides for cupboard, table, sink and range, reduces steps and saves time. Air and light come from three windows.

The pantry with shelves and space for refrigerator, well lighted by window, opens from the kitchen. Here steps lead to grade entry opening to yard and to basement.

SECOND FLOOR

The Bedrooms. Three bedrooms and bath are entered from hall on second floor. Simple furniture and air are furnished the front bedrooms through double windows and one side window in each room. The rear bedroom has two windows. A clothes closet with wardrobe rod and shelf is provided for each bedroom.

The Bathroom. All plumbing is on one wall, affording installation economy. Wise use of space is demonstrated by a linen closet in this room.

The Basement. Basement under entire house is lighted by four lunge sash. Room for furnace, laundry and storage.

Height of Ceilings. Basement, 7 feet from concrete floor to instn. Main floor, 9 feet from floor to ceiling. Second floor, 8 feet 6 inches from floor to ceiling.

For Our Easy Payment Plan See Page 146

Honor Bilt

The Gladstone

"Already Cut" and Fitted
No. P3222A \$2,025.00
No. P3222B 2,219.00

What Our Price Includes

At the prices quoted we will furnish all the material to build this six-room house, consisting of: Lumber; Lath; Roofing, Best Grade Clear Red Cedar Shingles; Siding, Clear Cypress or Clear Red Cedar, Bevel; Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock; Flooring, Clear Douglas Fir or Pacific Coast Hemlock; Porch Flooring, Clear Edge Grain Fir; Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock; Finishing Lumber; High Grade Millwork (see pages 108 and 109); Interior Doors, Two-Vertical Panel Design of Douglas Fir; Trim, Beautiful Grain Douglas Fir or Yellow Pine; Medicine Cases; Kitchen Cabinet for P3222B; Windows of California Clear White Pine; 40-lb. Building Paper; Sash Weights; Eaves Troughs Down Spouts; Chicago Design Hardware (see page 120); Paint for Three Coats Outside Trim and Siding; Shellac and Varnish for Interior Trim and Doors. Complete Plans and Specifications. Built on concrete foundation and excavated under entire house. We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 12 and 13.

OPTIONS

Sheet Plaster and Plaster Finish, to take the place of wood lath, \$150.00 extra for P3222A; \$103.00 extra for P3222B. See page 142.
Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$29.00 extra for P3222A; \$31.00 extra for P3222B.
4-in-1 Style Oriental Asphalt Slate Surfaced Strip Shingles, guaranteed for seventeen years, instead of wood shingles for roof, \$18.00 extra for P3222A; \$13.00 extra for P3222B.
Oak Doors, Trim and Floors in living room and dining room, also Oak Stairs, Maple Floors in kitchen and bathroom, \$162.00 extra for P3222A; \$139.00 extra for P3222B.
Screen Doors and Windows, \$14.00 extra for P3222A; \$61.00 extra for P3222B.
Sewer Pipes and Windows, galvanized wire, \$49.00 extra for P3222A; \$44.00 extra for P3222B.

For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 140-141.

Figure 5. "The Gladstone" from Sears Roebuck & Co., Honor Bilt Modern Homes, 1927.

Princeton Township, Mercer County, New Jersey



The TRENTON

(Size 22X24')

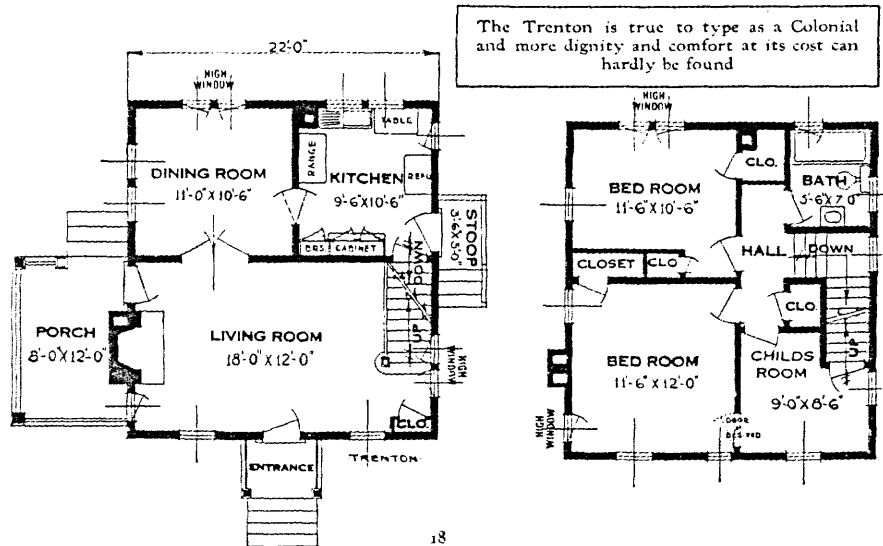


Figure 6. "The Trenton" from Homes of Comfort at Low Cost, 1929.

Princeton Township, Mercer County, New Jersey

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Section number _____ Photo _____ Page 1

Mountain Avenue Historic District
Mercer Co, New Jersey

List of Photographs

The following information is common to all photographs.

Name of Property: Mountain Avenue Historic District

Name of Photographer: Constance M. Greiff

Date: April 1992

Location: Princeton Township, Mercer County, New Jersey

Location of Negatives: Historic Preservation Commission
Township of Princeton
369 Witherspoon Street
Princeton, NJ 08540

1. 73 Mountain Avenue, view from south
2. 81 Mountain Avenue, view from south
3. 81 Mountain Avenue, view from southwest
4. 97 Mountain Avenue, view from southwest
5. 105 Mountain Avenue, view from southwest
6. 105 Mountain Avenue, detail of iron fence
7. 107 Mountain Avenue, view from south
8. 111 Mountain Avenue, view from southwest
9. 115 Mountain Avenue, view from southwest
10. 125 Mountain Avenue, view from south
11. 131 Mountain Avenue, view from southeast
12. 139 Mountain Avenue, view from southwest
13. 143 Mountain Avenue, view from southwest

TAX MAP
PRINCETON TOWNSHIP
MERCER COUNTY
NEW JERSEY
 PREPARED BY
FRANK L. QUINBY TWR ENGR R.E.L.S. 11087
 SCALE: 1" = 100'
 DATE: MARCH, 1989

BOUNDARY LINE JUNE 1992
 HISTORIC DISTRICT
 PRINCETON TOWNSHIP
 MERCER COUNTY, NJ
Heritage Studies
 Photo Views
 SCALE IN FEET
 0 100 200 300
 DOR contributing



SHEET 2

SHEET 2

SHEET 8

SHEET 8

SCALE: 1"=100'

4901
4902
4903
4904
4905
5010

REV BY EMG DEPT OCT 1, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1991

PRINCETON TOWNSHIP BOROUGHS

PRINCETON TOWNSHIP BOROUGHS

WILSON ROAD

WESTERLY ROAD

MORGAN PLACE

MOUNTAIN DRIVE

GLEN COURT

JAMES COURT

FLORENCE LANE

PARKWAY

S-5010

S-4904

S-4905

S-4902

S-4901

S-4903

BAZAAR LANE

GREAT ROAD

WINFIELD ROAD

RTE 206