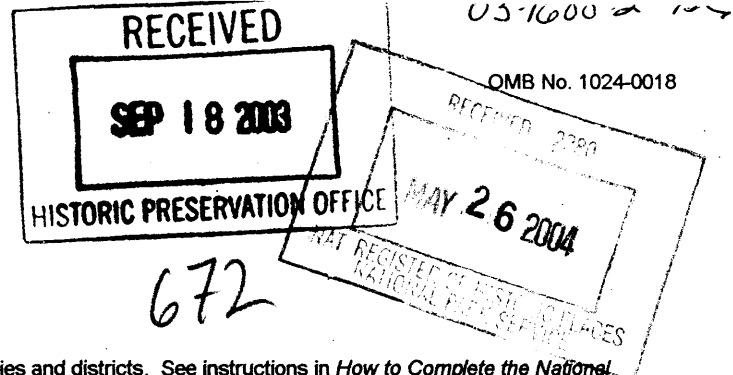


United States Department of the Interior  
National Park Service

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 *How to 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 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 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 Livingston Manor Historic District  
other names/site number N/A

2. Location

street & number Parts of Cleveland Avenue, Grant Avenue, Harrison Avenue, Lawrence Avenue,  
Lincoln Avenue, Madison Avenue, North Second Avenue, and River Road.  not for publication  
city or town Highland Park Borough  vicinity  
state New Jersey code 023 county Middlesex zip code 08904

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 of certifying official [Signature] Date 4/11/04  
John S. Watson, Jr. Assistant Commissioner Natural & Historic Resources/DSHPO  
State or 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 commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this 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 of Keeper [Signature] Date of Action 7/7/04

**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
- district
- site
- structure
- object

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

Contributing	Non-contributing
234	129
4	
238	129

buildings  
sites  
structures  
objects  
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  
1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Queen Anne, vernacular

Bungalow, Craftsman

American Foursquare

Colonial Revival

Shingle Style, vernacular

Spanish Colonial Revival

Greek Revival

**Materials**

(Enter categories from instructions)

foundation Concrete, brick

roof Asphalt, Slate, Ceramic Tile

walls Wood Shingle, Clapboard, Synthetics, Stucco, Brick

other Brick, Wood, Iron, Glass

**Narrative Description**

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

See 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

(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 a 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.

### Narrative Statement of Significance

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

### Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

### Period of Significance

1843-1925

### Significant Dates

January 14, 1897; December 1, 1906;

January 9, 1909; April 7, 1914; June 17, 1916;

August 16, 1918

### Significant Person

(Complete if Criterion B is marked above)

Whittlesey, Watson (1862-1914)

Whittlesey, Anna W. (d. 1918)

### Cultural Affiliation

N/A

### Architect/Builder

Hasselmann, Francis George (1877-1932)

Krug, George Edward

See Continuation Sheet

## 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):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- 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 (Highland Park Borough Hall, Highland Park Public Library)
- University (Rutgers University, Special Collections and University Archives)
- Other (Highland Park Historical Society)

Name of repository:

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**10. Geographical Data**

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**Acreage of Property** 52.5

**UTM References**

(Place additional UTM references on a continuation sheet.)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18 547560</u>	<u>4483280</u>	3	<u>18 547500</u>	<u>4483420</u>
2	<u>18 547940</u>	<u>4483280</u>	4	<u>18 547280</u>	<u>4483680</u>

See continuation sheet.

**Verbal Boundary Description**

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

**Boundary Justification**

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

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**11. Form Prepared By**

---

name/title Jeanne Kolva

organization Highland Park Borough Historian

date September, 2003

street & number 228 Donaldson Street

telephone (732) 220-6618

city or town Highland Park

state NJ

zip code 08904

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**Additional Documentation**

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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 the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_

zip code \_\_\_\_\_

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**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 the 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 Project (1024-0018), Washington, DC 20503.



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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Livingston Manor Historic District  
Highland Park, New Jersey

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**NARRATIVE DESCRIPTION**

Livingston Manor is an early-20<sup>th</sup>-century residential neighborhood located in the northwesterly section of the borough of Highland Park, New Jersey. Highland Park is located on the eastern bank of the Raritan River across from the city of New Brunswick, New Jersey. The Livingston Manor neighborhood represents approximately one-fifth of Highland Park's growth as a streetcar suburb during the first quarter of the 20<sup>th</sup> century. Livingston Manor was a subdivision built upon a former homestead site. The rectilinear plats were first laid out in 1897 shortly after the homestead was purchased by Watson Whittlesey (1863-1914), a real estate developer born in Rochester, New York. The housing development on the tree-lined streets grew primarily between 1906 and 1925 when Whittlesey's company, the Livingston Manor Corporation and its successor, the Highland Park Building Company, constructed single-family houses from plans produced by a select group of architects. It is an excellent example of an early-20<sup>th</sup>-century planned, private, suburban development with many examples of vernacular Queen Anne houses, Bungalows, and Colonial Revival houses constructed for a range of working class and middle class home buyers. While a variety of building types and styles are present on each block, the buildings in the district are distinct by the use of specific building plans found no where else in Highland Park and by the embellishments that are typical of the Craftsman school, which emphasized the value of the labor of skilled artisans who showed pride in their abilities. The majority of the buildings within the geographic boundaries of this district form a coherent entity sharing stylistic traits, quality materials from the early-20<sup>th</sup> century, as well as developmental history.

Livingston Manor is situated on land that rises fifty to eighty feet above the riverbank and that was once a 150-acre estate with a National Register listed, c. 1843 Greek Revival house (the Livingston Homestead, Inventory # 1) at its center (*See Fig. A*). The old estate lands were bounded by the railroad (now Amtrak's Northeast Corridor) to the northwest, River Road to the southwest, a path called the Parkway to the southeast, and the Mill Brook to the northeast. In 1897, soon after the purchase, Whittlesey filed an initial development plan with the Middlesex County Building Department that was delineated on a map entitled "Map of 1090 Building Lots Owned by Watson Whittlesey Located at Highland Park, in the Township of Raritan, County of Middlesex and State of New Jersey" (*See Fig. B*). The map depicted six avenues perpendicular to River Road; Jackson, Cleveland, Harrison, Grant, Lincoln, and Lawrence (with a dogleg bend), and two streets parallel to River Road; Highland Avenue (later renamed North Second Avenue) and Madison Avenue. Whittlesey laid out his suburban streets with 50-foot widths, except for Harrison Avenue and North Second Avenue. These two avenues received 60-foot widths to allow for an extended trolley line on Harrison Avenue, which travels in a northeast to southwest direction, and on North Second Avenue, which bisects the neighborhood in a northwest to southeast direction (*See Fig. V V*). These trolley line extensions never materialized. The original entrance to Livingston Manor was Harrison Avenue off of River Road, which had a trolley line running between New Brunswick and Bound Brook. In the era before street lights, the early entrances off River Road at Harrison and Cleveland Avenues were marked with masonry monuments topped with spherical finials, perhaps at one time holding small lanterns (# 4, 172, 223). In 1908, North Second Avenue was extended southward to connect Livingston Manor to Raritan Avenue, Highland Park's main east/west thoroughfare, commercial corridor, and also the route of a trolley line between New Brunswick and Perth Amboy. In two locations east of North Second Avenue, sidewalks between lots transverse the long streets of Lawrence, Lincoln, and Grant Avenues. These walkways facilitated those employees who walked to and from the factories situated along Cleveland Avenue, the northwesternmost avenue in Livingston Manor.

In the first years of this development, the houses were constructed one entire block at a time beginning with the southeast side of Grant Avenue between Lawrence Avenue and North Second Avenue (# 5 to 17) (*See Fig. C*). The next block to be developed was the northwest side of Lincoln Avenue between Lawrence Avenue and North Second Avenue (# 18 to 29) (*See Fig. D*). Six stucco bungalows were constructed on the southern side of Lawrence east of Lincoln Avenue (# 34 to 37). Individual houses went up on corner lots such as 17 Lawrence Avenue (# 170) on the corner of Lawrence and Grant Avenues,

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and 202 Grant Avenue (# 123) on the corner of Grant and North Second Avenues. As the housing development grew in popularity, houses were constructed less systematically by block, and more often on lots that individual homeowners randomly selected from the remaining available properties. As a whole, the area to the southwest of North Second Avenue, between Second Avenue and River Road, contains a higher number of houses constructed in the first years of the development than the area to the northeast of North Second Avenue, between Second and Madison Avenues, which shows more infill construction to 1925. Nevertheless, the majority of the houses exhibit the same high levels of craftsmanship due in large part to the fact that the same craftsmen worked on many of the houses in the two decades of this neighborhood's development.

In addition to the c. 1843 Greek Revival style house, the Livingston Homestead (# 1) that serves as the district's centerpiece, and the c. 1870s Queen Anne dwelling that overlooks River Road (# 2) (*See Fig. E*), Livingston Manor contains a moderate variety of vernacular, late Queen Anne and Shingle-style style houses, Colonial Revival dwellings, Craftsman era bungalows, American Foursquares, Tudor Revival houses, houses with unique designs, and a Spanish Colonial Revival house on lots with widths up to 110 feet and depths of generally 110 to 130 feet. The first group of six-room houses shared similar floor plans, but their outward appearances were different in shape and color. Whittlesey's plan broke the monotony of long rows of buildings that were exactly alike, typically found in urban areas. Every house was given its own individuality.<sup>1</sup>

By the time of Whittlesey's death in 1914, Cleveland, Harrison, Grant, Lincoln, and Lawrence Avenues had each developed their own character. Harrison Avenue between River Road and North Second Avenue, was considered to be the most prestigious street. Residential lots on Harrison Avenue had frontages which were typically 90 to 110 feet. The existing houses, such as the one at 22 Harrison Avenue, are substantially larger and have more elaborate detailing than other houses in the district (# 173 to 183) (*See Fig. F*). Grant, Lincoln, and Harrison Avenues, between North Second and Madison Avenues, were mainly developed with good-sized, two-story, 7-to-10-room homes, suitable for the businessman and his family. The houses at 227, 235, and 239 Lincoln Avenue (#s 116, 117, and 118) are shown as an example (*See Fig. G*). Larger bungalows, such as the one at 241 Grant Avenue (# 149) were also constructed on these streets after 1910. Lawrence Avenue had received a greater proportion of modest-sized 6-room bungalows (*See Fig. H*). All the houses were finely detailed and expertly constructed; however, as a whole, the others were not as grand as those on the aforementioned section of Harrison Avenue.

Livingston Manor houses were built with uniform setbacks by block. The majority of the houses were constructed on tall, poured concrete foundations, thus requiring front stairways consisting of five to seven steps. The date of construction was cast into an interior face of the foundation wall. Most of the houses originally had open-air front porches and many of those have been partially or fully enclosed in some way, sometimes around the original components, most likely after the 1960s. The streets were laid out in a way that the houses face northwest or southeast. Typically, the front porches were offset to the east side or the west and these offsets are consistent by block. Many of the Colonial Revival houses have one-story sunporches constructed laterally to either the east or the west. The earliest houses had porches with short or tall fluted Doric columns, and those constructed later had Tuscan columns. A smooth, buff-colored brick was often used as an exterior material on some of the houses constructed between 1906 and 1910. The houses also have a mix of textural surface treatments such as Stick-style embellishments in gable peaks or in porch pediments, and combination exteriors of stucco or brick and wood shingles or wood shingles and clapboard. It is presumed that all of the houses originally had slate roofs (except the few with Spanish tile roofs); however, the majority have received asphalt shingles during the intervening years.

Because all of Whittlesey's Livingston Manor houses were built by a single construction company, interior and exterior construction details and features were repeated throughout the Manor. The main living spaces of the typical interior were finished with oak flooring on the first floor and pine flooring on the second and third floors. Interior woodwork was either oak

<sup>1</sup> 1 September 1906 *Daily Home News* article.

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Livingston Manor Historic District  
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or chestnut, since chestnut was plentiful due to the chestnut blight. Interior details, such as or fluted Doric columns or tapered square columns, mimicked exterior details. Some of the more formal houses included exposed decorative beam ceilings. Lighting fixtures were different in every room. Each house came with a kerosene space heater which supplemented the cast-iron radiators. Most houses had a working fireplace and all had finished kitchens. The typical Manor house had one bathroom on the second floor and possibly an additional bathroom on the third floor.<sup>2</sup> On occasion, the interiors of the Livingston Manor houses were described in great detail by newspaper reporters. An example written on April 8, 1911 about the Whittlesey's "new home" at 8 Harrison Avenue (# 4) is included in the Additional Documentation section (*See Fig. I*).

The Livingston Manor Corporation's tradition of using quality craftsmanship and materials was continued by its successor, the Highland Park Building Company. This continuity can be seen by comparing similar houses such as the 1911 bungalow at 254 Lawrence Avenue (# 72) (*See Fig. J*) and the 1919 bungalow at 241 Grant Avenue (# 149) (*See Fig. K*). Quality construction continued to be the hallmark of this neighborhood into the mid-1920s, when the lots were almost completely built upon.

Livingston Manor developed simultaneously with other sections of Highland Park. Land adjacent to Livingston Manor was receiving houses beginning in the 1910s, which continued into the 1930s. Livingston Manor was bounded to the south by the "Peter Hay Tract" and Andrew J. Conover's lands. However, houses on these tracts were largely built one or two at a time on speculation by local builders who used the ever-growing number of plan books and kit houses produced by companies such as Loizeaux, Aladdin, and Sears & Roebuck, to mention only a few. The lot sizes were typically 50 x 100 feet and these houses typically did not receive the extra Craftsman era details found in abundance throughout Livingston Manor. Outside contractors also bought a few lots on the fringes of the Livingston Manor and constructed a small number of houses.<sup>3</sup> Lincoln, Grant, and Harrison Avenues northeast of Madison Avenue between Madison and the Mill Brook, were developed in the mid-to-late 1920s, primarily by Samuel Gindin and other local builders. Howell Lumber Company constructed five houses on the northwest side of Harrison Avenue near Madison Avenue.<sup>4</sup> These areas, while in close proximity to Livingston Manor, have not been included within the Livingston Manor boundary. The few identified patternbook or kit houses within the Livingston Manor district were determined to be non-contributing resources due to their ubiquity throughout other sections of Highland Park and the United States (# 71, 77, 88, 197) (*See Sears' Crescent; Fig. L*).

As part of the residential nature of Livingston Manor, many detached garages were constructed at the rear of the lots. The 52 contributing and 90 non-contributing garages are typically one-story, frame or stucco buildings with three elements; roof, wall exterior, and door. The majority were determined to be non-contributing resources because they were constructed after the period of significance or they have received new overhead doors, asphalt shingles or synthetic siding in the intervening years (*See Fig. M*). The garages determined to be contributing resources were built before 1922 and have retained the majority of their original elements (*See Fig. N*). Although they do not change the residential character of Livingston Manor, the ancillary garages indicate the neighborhood's transition from a streetcar suburb to an automobile suburb.

### Summary

There are 182 contributing houses, 52 contributing garages and four contributing objects for a total number of 238 contributing resources in the Livingston Manor Historic District. Of the 182 contributing houses, 72 have retained high levels of integrity, which is just under 40% of the contributing houses. The other 110 have retained medium levels of integrity.

<sup>2</sup> 1997 CRCG report, p. 51.

<sup>3</sup> 1983 Historical Commission brochure.

<sup>4</sup> 1997 CRCG report, p. 56.

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Integrity was based on how many of the original construction components were still extant. A high level had most or all of the original components, while a medium level indicated that a few had been replaced with newer components.

There are 39 non-contributing houses and 90 non-contributing garages for a total number of 129 non-contributing resources in the Livingston Manor Historic District. Of the 39 non-contributing houses, 17 were constructed after the period of significance, 4 were kit houses, and the other 18 were determined to be non-contributing resources due to elaborate alterations.

LIVINGSTON MANOR HOUSES

Thirty-eight vernacular Queen Anne houses have the attributes of late Victorian-era architecture, which emphasized verticality and complex and asymmetrical façade arrangements. These houses are 2½ stories tall and have either cross gable or intersecting gable roofs. They integrate the front gable form with intersecting side gable blocks and asymmetrical façade arrangements that include one and two-story bay windows, cantilevered window bays, and offset, wrap-around porches. Only four are non-contributing resources (*See Fig. O*): (# 26, 28, 156, and 168). The remaining are contributing resources with medium and high levels of integrity: (# 2, 5, 8, 11, 12, 14, 16, 18, 22, 23, 27, 29, 31, 33, 43, 46, 90, 91, 96, 98, 110, 117, 118, 122, 123, 126, 128, 210). Six houses have gable fronts with twin peaks (*See Fig. P*) (# 6, 17, 24, 30, 32, 42) and several of these have Stick-style embellishments in the gable peaks (*See Fig. Q*).

Four houses constructed in 1906 on Grant Avenue have steeply pitched side gambrel roofs: (# 7) is a non-contributing resource and the other three are contributing resources with medium to high levels of integrity (# 10, 15, 25) (*See Fig. R*).

Six houses contain Shingle style characteristics of cross gambrel roofs and wood shingle exteriors. They are all contributing resources: (# 9, 13, 20, 120, 154, 169) (*See Fig. S*).

The 1½-story Bungalows come in six different variations:

- 1.) Stucco, side gable bungalow with a recessed porch shaping one-half of the front. Six of this type were constructed in a row on the south side of Lawrence Avenue in 1908. Three (# 36, 38, and 39) are non-contributing resources (*See Fig. T*). Three (# 34, 35, and 37) are contributing resources with either high or medium levels of integrity (*See Fig. U*).
- 2.) Side gambrel bungalow with a full-width front porch. There are three examples of this type on Lawrence Avenue east of North Second Avenue. (# 61, 63, 67) (*See Fig. V*).
- 3.) Side gable bungalow with a projecting and pedimented front porch. There are six examples of this variation. Four are contributing resources: (# 41, 68, 69, 164) (*See Fig. W*). Two are non-contributing resources: (# 40 and 66) (*See Fig. X*).
- 4.) Front gable form with the entryway on one side balanced by a recessed sunroom on the other side. There are seven examples with wood shingle exteriors and one stucco version of this bungalow type. All eight are contributing resources with high and medium levels of integrity: (With wood shingles: # 48, 78, 80, 83, 114, 145, 151, and with a stucco exterior: # 112) (*See Fig. Y*).
- 5.) Side gable form with a twin-peaked front gable dormer, most often with Stick-style embellishments in the two gable peaks. There are nine examples of this type and all are contributing resources with high and medium levels of integrity. (# 62, 65, 72, 86, 93, 121, 137, 149, 177) (*See Fig. J and Fig. K*).

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6.) Side gable form with either a shed roof dormer, internal dormer or a gable front dormer. There are eighteen examples of this bungalow type and all are contributing resources with high or medium levels of integrity. (# 58, 64, 74, 84, 87, 111, 155, 171, 182, 192, 193, 194, 203, 209, 215, 219, 220) (*See Fig. Z and Fig. AA*).

The majority of the bungalows have such Craftsman era characteristics as exposed, carved rafter tails, bracketed eaves, battered columns on brick or stone piers, and textural exteriors. Exteriors are either smooth or rough stucco, or wood shingles, often in horizontal band patterning.

The 2-story Colonial Revival houses all have side gable forms. The Dutch Colonial Revival houses have gambrel roofs; the Georgian Revival houses have hipped roofs, and the Colonial Revival houses have straight ridge rooflines. Most often, these houses have center hall plans, dormers, sunrooms constructed laterally on the sides, and small porticos with elegant columns or consoles. The first Colonial Revival style house was constructed in 1909 at 66 Harrison Avenue (# 180).

All of the fifteen Dutch Colonial Revival houses are contributing resources with high or medium levels of integrity. (# 52, 53, 56, 73, 75, 97, 104, 143, 163, 174, 196, 201, 204, 206, 222) (*See Fig. BB and Fig. CC*);

Nine of the ten Georgian Revival houses are contributing resources with medium or high levels of integrity: (# 54, 106, 130, 132, 178, 180, 200, 202, 207) (*See Fig. DD*); (# 129) is a non-contributing resource.

The following Colonial Revival houses are non-contributing resources: (# 44, 47, 89, 102, 108, 125, 148, 160, 161, 172, 190, 199, 212) (*See Fig. EE*). The following Colonial Revival houses are contributing resources with high or medium levels of integrity: (# 49, 70, 81, 101, 103, 105, 131, 135, 136, 138, 139, 142, 144, 147, 150, 175, 184, 186, 188, 189, 208, 211) (*See Fig. FF and Fig. GG*).

The thirty-three American Foursquares have hipped roofs with either hipped-roof dormers or gable front dormers. The houses are cubic in form and many have Craftsman embellishments such as wood shingled exteriors, exposed rafter tails, and bracketed eaves. The majority are contributing resources with high or medium levels of integrity: (# 19, 21, 50, 55, 59, 60, 76, 79, 85, 95, 99, 100, 107, 119, 124, 127, 134, 158, 165, 167, 170, 179, 181, 198, 216) (*See Fig. HH*). Five Foursquares have stucco exteriors and all are contributing resources. (# 4, 159, 162, 166, 173) (*See Fig. F*). Non-contributing foursquares: (# 92, 94, 213) (*See Fig. II*),

The five Tudor Revival houses have side gable forms and exteriors of stucco and simulated timber frame construction with steeply pitched, intersecting gable fronts. Three are contributing resources (# 51, 116, 183) (*See Fig. JJ*). Two are non-contributing: (# 82, 113) (*See Fig. KK*).

Several houses defied classification exhibiting unique designs: They are all contributing resources with medium and high levels of integrity: (# 133, 140, 146, 153, 187, 195, 214, and 217) (*See Fig. LL*).

Contemporary infill construction was limited to the following non-contributing resources: (# 115, 125, 160, 176, 190, 223) (*See Fig. MM*).

*All the Livingston Manor resources are detailed in the list that follows: Inventory numbers are in parentheses preceding the address, block & lot number, historic name (if any) and style. If the house's photograph has been included in the Additional Documentation section, its figure letter is indicated in parentheses. The subsequent lines contain the contributing or non-contributing status and the building description and history. Sources of information are listed in the last line.*

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(# 1) 81 Harrison Avenue B180 L3 & 4 Livingston Homestead, Waldron House (Fig. A)

The Livingston Homestead was listed in the New Jersey Register of Historic Places on December 20, 2001 and in the National Register of Historic Places on March 20, 2002. The house was constructed c. 1843 in the Greek Revival style for Louisa M. Livingston and Robert James Livingston. The house has a two-story, three-bay main block, a two-story, single-bay wing, and a one-story side hall constructed laterally on its north side. Modifications of the exterior made between 1906 and 1909 included the addition of a Colonial-Revival portico with 2-story tall, fluted, Corinthian columns.

From 1843 to 1891, the Livingston family owned the estate. Robert Livingston died in 1891 and his daughter Louisa Gerry became the sole owner of the property. In the same year, she sold the tract to an heir, Helen Murray, wife of Thomas Murray, an engineer involved with the construction of railroads in the United States. On January 14, 1897, the Murrays deeded the tract to Watson Whittlesey, who founded the Livingston Manor Corporation.

Whittlesey used the house, which he called the "Old Livingston Homestead," as the corporate office and as his personal residence from 1906 to 1909, when he moved to 111 Lincoln Avenue (# 19). In 1909, the Livingston Manor Corporation sold the house and the two acres around it to industrialist John Waldron, owner of the John Waldron Machine Company. John Waldron's son Edward and daughter-in-law Eleanor herein raised their family, which included daughters Janet and Elizabeth, and sons Jerome and John. Edward Waldron died in 1942. Janet and Elizabeth, who never married, lived with their mother until her death in 1974. Janet died in 1989 and Elizabeth died in 1998. After Elizabeth's death, her heirs sold the property to the present owners.

Sources: Deed book 439, p. 275; 1909 New Brunswick Directory; 1912 and 1922 Sanborn maps; Spies, 2001 NR nomination.

(# 2) 16 Lawrence Avenue B185 L11 James Murray House (Fig. E)

Contributing building: Constructed c. 1875, this is a 2½-story, L-plan, Queen Anne style house that faces River Road and has a large wrap-around front porch with chamfered columns. The exterior is clapboard siding with shaped shingles on the upper floors. The house has jigsawed fascia boards. An upper story alteration slightly changes the silhouette but not the house's original massing and asymmetry. It retains a medium level of integrity. This house was featured in Whittlesey's 1907 booklet *New Brunswick* as an example of the houses in the community near his newly created Livingston Manor neighborhood. The occupants at one time had been the Murrays, who owned the large estate upon which the Livingston Manor neighborhood arose.

Sources: Deed book 292, p. 54; 1907 Livingston Manor booklet.

(# 3) 35 Harrison Avenue B180 L8 Spanish Colonial Revival (Fig. RR)

Contributing building: On December 9, 1909, the *Daily Home News* announced that Watson Whittlesey would build a "bungalow" for himself. He had been introduced to the Mission style on a trip to California and this house was designed in the Spanish Colonial style. It is an asymmetrical house with sections that sit low to the ground. A two-story center block is capped by a hipped roof with extended eaves and Spanish tiles, exposed fancy-cut, roof rafter tails, and crested roof ridge tiles. The exterior is stucco. A large, one-story wing was constructed laterally to the west. A wide veranda extends across the entire façade. The veranda has tapered Tuscan columns that are covered with stucco. The house sits on a lot that traverses Harrison and Cleveland Avenues and that once had no neighboring houses between this house and River Road. The Whittleseys threw a housewarming party on February 27, 1911 after moving into their house from 8 Harrison Avenue (# 4). The soirée was the social event of that year and had people traveling from all over New Jersey and New York to attend.

After both Watson and Anna Whittlesey died, in 1919, the house was purchased by Frank R. Jones, vice-president of Johnson

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& Johnson Company.

Contributing building: A two-story garage was constructed toward the Cleveland Avenue side of this lot at the same time as the house. The garage contains the same stylistic details including a Spanish tile roof and stucco exterior. The house and the garage each retain a high level of integrity.

Sources: 16 December 1909 and 28 February 1911 *Daily Home News* social notes; 1911 New Brunswick Directory; 1912 and 1922 Sanborn maps; 1997 CRCG study.

(# 4) 8 Harrison Avenue B185 L1 Stucco Foursquare (Fig. I)

Contributing building: Constructed in 1907 by the Livingston Manor Corporation. This 2½-story, 2-bay Foursquare has a full-width veranda with an asymmetrical side extension and a low-pitched roof supported by squared brick columns on brick piers. The plane of the façade is broken by a two-story bay window on the west side and a second-story bay window on the east side. The red slate hipped-roof has crested tile on the ridges, and front and side dormers with similar roof detailing. The house also has extended eaves with exposed fancy-cut roof rafters, which are supported by paired knee brace brackets. The exterior is stuccoed. The house retains a high level of integrity.

This house is depicted on a 1907 map of Lands of Livingston Manor Corporation. It was the first to be constructed by the Livingston Manor Corporation on Harrison Avenue. Due to its position at the River Road entrance, this house may have been used at first as the company's model house.

The house's later occupants were Watson and Anna Whittlesey. The Whittleseys moved from 111 Lincoln Avenue (# 19) into this house in April, 1910 and resided here until their house at 35 Harrison Avenue (# 3) was completed the following February. In 1911, 8 Harrison Avenue was purchased by Lyle and Emma Van Nuis. Their son, Percy L. Van Nuis, was secretary and treasurer of the Highland Park Lumber Company beginning in 1905, and then of the Highland Park Building Company after 1914. The Van Nuis family retained ownership of 8 Harrison Avenue into the 1980s.

Non-contributing building: A one-story, two-car garage was constructed toward the rear of the property after 1922.

Contributing object: An spherical finial tops a stucco covered masonry column with a red sandstone cap that was constructed by Watson Whittlesey c. 1908 to mark the south side of the Harrison Avenue entryway into Livingston Manor off of River Road. It is in poor condition but it retains a high level of integrity. This marker was depicted in a 1911 drawing showing Whittlesey's proposed playground and marina on the land between River Road and the Raritan River. It is a pendant to one on the other side of Harrison Avenue (# 172).

Sources: Deed book 469, p. 602; 1907 Map of Lands; 1910 US Census; 1910 Aero-View map; 1908 and 1911 New Brunswick Directories; 28 May 1910, 28 February and 11 April 1911 *Daily Home News* social notes; 1912 and 1922 Sanborn maps; 1997 CRCG Study.

(# 5) 12 Grant Avenue B178 L28 Unique Vernacular Queen Anne (Fig. C)

Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a unique 2½-story, 4 over 2-bay, vernacular Queen Anne, side gable house with a irregular second story that intersects the plane of the roofline in two sections. The large 3-bay section has a front gable dormer with an attic window. The shorter one-bay section also has a front gable peak; however, with no attic window. Both gable peaks have pronounced cornice returns. The screened-in, wrap-around front porch is offset to the east and has five fluted Doric columns. The house retains its slate roof. The first story exterior is stucco and the upper floors' exterior is aluminum

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siding. An attached stucco garage was constructed at the rear of the house before 1914. The house has a medium level of integrity. The deed was transferred in April, 1907. The house's first occupants were John and Margie Boyle. John Boyle was a traveling salesman.

Sources: Deed book 397, p. 188; 1907 Map of Lands; 1908 New Brunswick Directory; 22 Aug 1910 *Daily Home News* social notes; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1912 and 1922 Sanborn maps.

(# 6) 18 Grant Avenue B178 L2 Vernacular Queen Anne with twin peaks (Fig. P)  
Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 2-bay, side gable, vernacular Queen Anne style house with a wrap-around front porch that is offset to the east and with short fluted Doric columns on rusticated block piers. Above the second story windows are twin peaks. The exterior on the first floor is original stucco and the upper story has received aluminum siding. The house retains a medium level of integrity. The deed was transferred in January, 1907. The first occupant was James Appleby. By 1909, the occupants were George and Edith Osborn, their two daughters, and Edith Osborn's brother and sister-in-law. George Osborn was a librarian at Rutgers College.

Sources: Deed book 395, p. 33; 1907 Map of Lands; 1908 and 1909 New Brunswick Directories; 1909 *Industrial and 30th Anniversary*, 1910 US Census; 1910 Aero-View map; 1933 Grimstead photograph.

(# 7) 24 Grant Avenue B178 L3 Early Side-Gambrel house  
Non-contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, side gambrel house with a centered, hip-roofed dormer that has mitered corners. The house has a one-sided wrap-around porch supported by four Tuscan columns on brick piers. A large one-story, side gable addition constructed laterally on the west side after 1961 significantly altered the original massing. The deed transfer from the Livingston Manor Corporation was the first one that took place on December 1, 1906. The first occupants were David and Frank Booth. David Booth was a house painter and Frank Booth was a Rutgers College instructor. In 1910, the Booths moved to 111 Lincoln Avenue (# 19) and sold their house to Professor Twiss, who lived here until 1914.

Contributing building: A detached, one-story garage was constructed toward the rear of the property between 1912 and 1914. It retains its stucco exterior and vertical board sliding door.

Sources: Deed book 394, p. 109; 1907 Map of Lands; 1908 and 1909 New Brunswick Directories; 1909 and 28 May 1910 *Daily Home News* social notes; 1909 *Industrial and 30th Anniversary*; 1912, 1922, and 1961 Sanborn maps.

(# 8) 28 Grant Avenue B178 L4 Vernacular Queen Anne with intersecting gable  
Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable that has an attic window in the gable peak. The house has a wrap-around front porch offset to the east with short, fluted, Doric columns on rusticated block piers. The first floor exterior has retained its original stucco and the upper story exterior is wood shingles. This house has received a series of narrow, one-story lateral additions on the west side; the first before 1933 and then an additional section that brought the house to its current configuration by 1961. The narrow, lateral extension is of sympathetic design and it did not significantly alter the original massing. The house retains a medium level of integrity. The house's first occupants were John Stone, a mason, and his mother Edna M. Stone. Two retirees, Robert and Rosa Hannah were the owners by 1910.



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Sources: Deed book 399, p. 206; 1908 and 1909 New Brunswick Directories; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1912, 1922, and 1961 Sanborn maps; 1933 Grimstead photograph.

(# 9) 32 Grant Avenue B178 L5 Early Cross-Gambrel house

Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay house with a cross gambrel roof and a front, wrap-around porch with five, fluted, Doric columns that is offset to the east. The house has its original stucco exterior on the first floor and wood shingles on the upper floor. The house received a sensitively designed addition to the rear after 1961. The house retains a medium level of integrity. The deed transfer from the Livingston Manor Corporation was one of the first two that took place on December 1, 1906. The first occupants were Thomas and Hedvig Robinson and their two sons and one daughter. Thomas Robinson was a carpenter.

Non-contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property after 1922.

Sources: Deed book 394, p. 147; 1907 Map of Lands; 1908 and 1909 New Brunswick Directories; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1910 Aero-view map; 1912 and 1922 Sanborn maps.

(# 10) 38 Grant Avenue B178 L 6 Early Side-Gambrel house

Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. This house is a 2½-story, 3 over 2-bay, side gambrel house with a centered, hip-roofed dormer embellished by mitered corners. The house has a full-width front porch that slightly wraps around the east side and that has four, short, fluted, Doric columns on rusticated block piers. The first floor exterior remains stucco and the upper floor exterior is wood shingles. The house retains a high level of integrity. The deed was transferred in July, 1907. The first occupant was a teacher, Elizabeth Heward.

Sources: Deed book 399, p. 540; 1907 Map of Lands; 1908 New Brunswick Directory; 1909 *Industrial and 30th Anniversary*; 1910 US Census.

(# 11) 42 Grant Avenue B178 L7 Unique Vernacular Queen Anne

Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. This unique building is a 2½-story, 4 over 3-bay, gable front house with a centered entryway and a full-width front porch supported by four fluted Doric columns. The first floor exterior is clapboard and the upper floors have wood shingles. The house retains a high level of integrity. The deed was transferred in 1907. The first occupants were Francis and Grace Yorston and their two sons and one daughter. Francis Yorston was the Secretary of New Brunswick's Board of Trade.

Contributing building: A detached, one-story, two-car, stucco and clapboard garage was constructed toward the rear of the property between 1912 and 1922. It has a wood panel door with a band of windows.

Sources: Deed book 399, p. 549; 1907 Map of Lands; 1908 and 1909 New Brunswick Directories; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1912 and 1922 Sanborn maps.

(# 12) 48 Grant Avenue B178 L8 Vernacular Queen Anne with intersecting gable

Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 2-bay, vernacular Queen Anne house with an intersecting front gable with

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Stick-style embellishments in the gable peak. The house has a screened-in, wrap-around, front porch offset to the east with short, fluted, Doric columns on rusticated block piers. The first and second floor façades have retained the original stucco exterior. The house retains a high level of integrity. The first occupants were Earl Sharpe and his mother Emma Sharpe. By 1909, the occupants were George and Florence Van Vechten, their son, and George Van Vechten's sister. George Van Vechten was a bookkeeper at a coal office.

Sources: Deed book 399, p. 208; 1907 Map of Lands; 1908 and 1909 New Brunswick Directories; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1933 Grimstead photograph.

(# 13) 52 Grant Avenue B178 L9 Early Cross-Gambrel house  
Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay house with a cross gambrel roof and a wrap-around, screened-in, front porch with five, fluted, Doric columns that is offset to the east and its original wood shingle exterior. The house retains a high level of integrity. The deed was transferred in May, 1907. The first occupants were Edward and Bertha Garry, and Edward's mother. Edward Garry was a bookkeeper at a blueing factory.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 398, p. 135; 1907 Map of Lands; 1909 New Brunswick Directory; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1922 and 1961 Sanborn maps.

(# 14) 56 Grant Avenue B178 L10 Vernacular Queen Anne with intersecting gable  
Contributing building: This house is one of the first group to be constructed on the south side of Grant Avenue in 1906 by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable with an attic window in the gable peak. The house has a screened-in, wrap-around, front porch offset to the east with short, fluted, Doric columns on rusticated block piers. The first floor exterior has retained its original stucco and the upper story exterior is vinyl siding. The house retains a medium level of integrity. The deed was transferred in April, 1907. The first occupants were Theodore and Mary Williamson and their daughter. Theodore Williamson was a traveling salesman.

Sources: Deed book 393, p. 579; 1907 Map of Lands; 1908 New Brunswick Directory; 1909 *Industrial and 30th Anniversary*; 1910 US Census.

(# 15) 62 Grant Avenue B178 L11 Early Side-Gambrel house (Fig. R)  
Contributing building: Constructed in 1906 during the first building campaign on the south side of Grant Avenue, this is a 2½-story, 3 over 4-bay, side-gambrel house with a centered, hip-roofed dormer that has mitered corners. The house also has a full-width front porch that is wrapped around the east side supported by four, fluted, Doric columns. The original wood shingles remain on the upper floor exterior and the first floor has clapboard. The house retains a high level of integrity. The deed was transferred in 1907. Its first recorded occupant was Charles Richter, a chemist. The next occupants were Thomas and Cecelia Fanning. Thomas Fanning was an optician.

Sources: Deed books 397, p. 190 and 425 p. 329; 1907 Map of Lands; 1909 *Industrial and 30th Anniversary*; 1908 and 1909 New Brunswick Directories; 1910 US Census; 1910 *Daily Home News* social note; 1910 Aero-View map, 1912 Sanborn map.

(# 16) 66 Grant Avenue B178 L12 Vernacular Queen Anne with intersecting gable  
Contributing building: This house is one of the first group to be constructed in 1906 on the south side of Grant Avenue by the

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Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable that has an attic window in the gable peak. The house has a wrap-around front porch offset to the east that has been sensitively enclosed with multi-light windows. The first floor exterior has retained its original stucco and the upper story exterior is aluminum siding. The house retains a medium level of integrity. The deed was transferred in June, 1907. The first occupants were Almon and Nettie Kievit and their two young sons. Almon Kievit was a plumber.

Non-contributing building: A detached, one-story garage was constructed with cement blocks toward the rear of the property between 1912 and 1922. It has received aluminum siding.

Sources: Deed book 399, p. 211; 1907 Map of Lands; 1908 New Brunswick Directory; 1910 US Census; 1912 and 1922 Sanborn maps.

(# 17) 70 Grant Avenue B178 L13 Vernacular Queen Anne with twin-peaks  
Contributing building: This house is one of the first group to be constructed in 1906 on the south side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 2-bay, side gable, vernacular Queen Anne style house with a first floor bay window and an offset front porch that was fully enclosed following a sensitive design after 1961. Above the slightly overhanging second story are twin peaks that originally had wood shingles. The exterior is primarily aluminum siding with the exception of the original stucco on the first floor. The house retains a medium level of integrity. The deed was transferred in January, 1907. The first occupants were Frederick and Carrie Nitschke. Frederick Nitschke was a carpenter for the Livingston Manor Corporation.

Non-contributing building: A detached, one-story garage was constructed of cement blocks toward the rear of the property between 1912 and 1922. It has a new overhead door.

Sources: Deed book 395, p. 230; 1907 Map of Lands; 1908 New Brunswick Directory; 1910 US Census; 1933 Grimstead photograph; 1983 Walking Tour brochure.

(# 18) 115 Lincoln Avenue B178 L14 Vernacular Queen Anne with bay window  
Contributing building: This house is one of the group that was constructed in 1907 and 1908 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, side gable, vernacular Queen Anne house with a bay window on the west side of the façade and an extended, pedimented, wrap-around porch with short, fluted, Doric columns on brick piers. The house has a gable front dormer, a brick exterior on the first floor, and vinyl siding on the upper floors. The house retains a medium level of integrity. The deed was transferred in 1909. The first occupants were retiree William Stalee and his extended family which included nephew James Demarest, niece Georgia Demarest, and grandniece Jeanette Demarest. James Demarest was a house carpenter.

Contributing building: A detached one-story garage was constructed before 1912 at the rear of the property. It retains its stucco exterior and its original cross-beam doors.

Sources: Deed book 432, p. 543; 1909 and 1911 New Brunswick Directories; 1910 US Census; 1910 Aero-view map; 1912 Sanborn map.

(# 19) 111 Lincoln Avenue B178 L15 Foursquare  
Contributing building: This house is one of the group that was constructed in 1907 and 1908 on the north side of Lincoln Avenue by the Livingston Manor Corporation. This house is a 2½-story Foursquare with a full-width, wrap-around front porch that has short, fluted, Doric columns on brick piers and that has been fully enclosed on the east side after 1961. The hipped roof and front and side dormers have extended eaves with exposed rafters. The exterior is clapboard. The house

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retains a medium level of integrity. The deed was transferred in 1909 to David F. Booth, a decorator. However, the first occupants were Watson and Anna Whittlesey who moved out in April of 1910 to 8 Harrison Avenue (# 4). Frank and Margaret Booth and their son and daughter moved in just in time to be counted in the May 4, 1910 census from 24 Grant Avenue (# 7). Frank Booth was a house painter.

Contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property by 1922. It has two sets of wood panel swinging doors with bands of windows. (*Fig. N*).

Sources: Deed book 445, p. 63; 1909 and 28 May 1910 *Daily Home News* social notes; 1909 and 1911 New Brunswick Directories; 1910 US Census; 1910 Aero-view map; 1912, 1922, and 1961 Sanborn maps.

(# 20) 105 Lincoln Avenue B178 L16 Early Cross-Gambrel house with Bay Window (*Fig. UU*)

Contributing building: This house is one of the group that was constructed in 1907 and 1908 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, 2-bay house with a cross gambrel roof, a bay window on the first floor, and a wrap-around front porch offset to the east that was sensitively enclosed with multi-light windows after 1961. The house has its original wood shingled exterior. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Rupert and Hattie Bramwell and their son. Rupert Bramwell was an office manager at an advertising agency in New Brunswick.

Contributing building: A detached one-story, two-car garage was constructed before 1912 and is located to the rear of the property. It retains its stucco exterior and its wood panel doors. (*Fig. N*).

Sources: Deed book 454, p. 516; 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912 and 1961 Sanborn maps.

(# 21) 101 Lincoln Avenue B178 L17 Foursquare (*Fig. UU*)

Contributing building: This house is one of the group that was constructed in 1907 and 1908 on the north side of Lincoln Avenue by the Livingston Manor Corporation. This house is a 2½-story, 2 over 4-bay foursquare with a full-width, wrap-around porch supported by short, fluted, Doric columns on brick piers. The house has a bay window on the first floor's west side. The hipped roof has extended eaves and front and side dormers with similar roof detailing. The exterior is clapboard. A large addition with a sensitive design was constructed at the rear of the house in 2001. A detached, one-story garage was incorporated into the addition on the back of the house. The house retains a medium level of integrity. The deed was transferred in 1909. The first occupants were Martin and Harriet Cramer and their son. Martin Cramer was a purchasing agent at the Michelin Tire Company. In 1909, Mr. Cramer was elected president of the Livingston Manor Club.

Sources: Deed book 434, p. 379; 9 January 1909 *Daily Home News* social notes; 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912 and 1922 Sanborn maps.

(# 22) 97 Lincoln Avenue B178 L18 Vernacular Queen Anne with Front Gable (*Fig. UU*)

Contributing building: This house was under construction in 1909 by the Livingston Manor Corporation on the north side of Lincoln Avenue and finished by April 1, 1909. It is a 2½-story, 2-bay, front gable, vernacular Queen Anne house with an offset porch on the east side. The exterior is aluminum siding. The house retains a medium level of integrity. The first occupant was renter Henry Hubble, a collector. The deed transferred in 1910 to the Heath family, who moved here from 89 Lincoln Avenue (# 24).

Non-contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property after 1922.

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Sources: Deed book 452, p. 160; April 1, 1909 *Daily Home News* social note; 1909 and 1911 New Brunswick Directories; 1910 Aero-view map; 1910 US Census; 1912, 1922, and 1961 Sanborn maps.

(# 23) 93 Lincoln Avenue B178 L19 Vernacular Queen Anne with intersecting gable  
Contributing building: This house was constructed in 1909 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable with an attic window in the gable peak. The house has a pedimented, wrap-around, front porch offset to the east with short tapered and squared columns on brick piers. The second floor is slightly cantilevered. The exterior is vinyl siding. The house retains a medium level of integrity. The first occupants were renters George and Mabel Hafstrom. George Hafstrom was a manager. In January 1909, he had been elected Vice President of the Livingston Manor Club. The Hafstroms moved to 19 Grant Avenue (# 166) in April of 1910. The deed transferred in 1910 to Eva Siemons, who maintained this house as a rental property.

Non-contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property between 1912 and 1922. It has a new overhead door.

Sources: Deed book 453, p. 12; 9 January 1909 *Daily Home News* social notes; 8 May 1909 *Daily Home News* ad; 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912 and 1922 Sanborn maps.

(# 24) 89 Lincoln Avenue B178 L26 Vernacular Queen Anne with twin peaks  
Contributing building: This house is one of the group that was constructed in 1908 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, 2-bay, side gable, vernacular Queen Anne style house with a front porch offset to the east that has short, fluted, Doric columns on brick piers. Above the slightly projecting second story are twin peaks with carved shingle embellishments. The house has retained its slate roof and its clapboard exterior. It retains a high level of integrity. The deed was transferred in 1909. The first occupants were William and Margaret Heath and their daughter. William Heath was a foreman at a hosiery company. The Heaths moved to 97 Lincoln Avenue (# 22) in 1910. Anson Lance, a manager, was the next occupant.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 434, p. 544; 1909 and 1911 New Brunswick Directories; 1910 US Census; 1910 Aero-view map; 1910 *Daily Home News* social notes; 1912, 1922, and 1961 Sanborn maps.

(# 25) 85 Lincoln Avenue B178 L20 Early Side-Gambrel house  
Contributing building: This house is one of the group that was constructed in 1908 by the Livingston Manor Corporation on the north side of Lincoln Avenue. It is a 2½-story, 3 over 2-bay, side-gambrel house with a centered, hip-roofed dormer embellished by beveled corners. The house has a full-width front porch that was enclosed after 1961. The first floor exterior is brick and sections of the upper floors have received vinyl siding. A sympathetically designed addition was constructed to the rear. The house retains a medium level of integrity. The first occupants were renters James and Marie Landreth and their three daughters. James Landreth and Herbert Long, at 77 Lincoln Avenue (# 27), were partners of the Long-Landreth Water Heater manufacturing company on Cleveland Avenue in Highland Park. In 1910, the deed was transferred from the Livingston Manor Corporation to Charles Lowe, a chemist. The Landreths moved to 234 Lawrence Avenue (# 68) in 1911.

Non-contributing building: A detached one-story garage was constructed before 1912 at the rear of the property. It has received vinyl siding and a new overhead door.

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Sources: Deed book 450, p. 337; 1910 US Census, 1910 Aero-view map, 1911 New Brunswick Directory, 1912 and 1961 Sanborn maps.

(# 26) 81 Lincoln Avenue B178 L21 Vernacular Queen Anne with Intersecting Gable  
Non-contributing building: This house is one of the group that was constructed in 1907 and 1908 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a heavily altered, 2½-story, vernacular Queen Anne house with an intersecting front gable. The house has a wrap-around front porch offset to the east with wrought iron supports on rusticated block piers. The first floor exterior has retained its original stucco and the upper story exterior is asbestos shingles. Alterations to the porch and the upper story fenestration plus a one-story addition with a pent roof added laterally on the west side have collectively compromised the integrity of this house. The deed was transferred in 1910. The first occupants were Frank, James, and Sarah Pyatt. Frank Pyatt was a laborer and James Pyatt was a bookkeeper at a cotton mill, presumably Johnson & Johnson.

Sources: Deed book 445, p. 191; 1910 US Census; 1910 Aero-view map; 1911 New Brunswick Directory, 1912 and 1961 Sanborn maps.

(# 27) 77 Lincoln Avenue B178 L23 Vernacular Queen Anne with Intersecting Gable  
Contributing building: This is one of the group of three houses that were constructed in 1907 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable with an attic window in the gable peak. The house has a side-gambrel roof. The house has a wrap-around front porch offset to the east with squared post supports. The first floor exterior is stucco and the upper story exterior is wood shingles. The house retains its original slate roof. The house retains a medium level of integrity. Early renters were Herbert Long (of the Long-Landreth Water Heater company) and shortly after, William and Helen Pearson and their son. William Pearson was the proprietor of an electrical supply store and during the 1910s-1920s, was the electrical contractor for many Highland Park houses. Peter Van Deripe, a grocer, is listed as the owner in the 1915 NJ Census.

Non-contributing building: A one-story, one-car garage with a new overhead door was constructed on this property after 1922.

Sources: 1907 Map of Lands; 1909 *Daily Home News* social notes; 1910 US Census; 1910 Aero-view map; 1911 New Brunswick Directory; c. 1915 William Pearson business card in the collection of the Highland Park Historical Society; 1915 NJ Census.

(# 28) 73 Lincoln Avenue B178 L24 Vernacular Queen Anne with intersecting gable (Fig. O)  
Non-contributing building: This is one of the first group of three houses that were constructed in 1907 on the north side of Lincoln Avenue. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable with a vent in the gable peak. The house's original front porch offset to the east was converted into a room after 1961. Other changes to house include the addition of a side entryway at the level of the driveway, the reconfiguration of windows, and the vinyl siding exterior. The deed was transferred in 1909. The first occupants were Ralph and Vivian Hammann and her grandmother, Charlotte La Bonte. Ralph Hammann was a shipping clerk at Johnson & Johnson Company. In 1909, he was elected chair of the Sports Committee of the Livingston Manor Club.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 431, p. 80; 1907 Map of Lands; 9 January 1909 *Daily Home News* social notes; 1909 and 1911 New Brunswick Directories; 1910 US Census; 1910 Aero-view map; 1912, 1922, and 1961 Sanborn maps.

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(# 29) 69 Lincoln Avenue B178 L25 Vernacular Queen Anne with Intersecting Gable  
Contributing building: This is one of the first group of three houses that were constructed in 1907 on the north side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable with an attic window in the gable peak. The house has a wrap-around front porch offset to the east that was fully enclosed with louvered windows after 1961. The first floor exterior is brick and the upper floor has received aluminum siding. The house has retained its original slate roof. The house retains a medium level of integrity. The deed was transferred in 1908. The first occupants were Clarence and Elizabeth Seele. Clarence Seele was a salesman at Stewart & Clayton's haberdashery in New Brunswick.

Sources: Deed book 413, p. 414; 1907 Map of Lands; 1909 New Brunswick Directory; 29 August 1910 *Daily Home News* social note; 1910 US Census; 1910 Aero-view map; 1912 and 1961 Sanborn maps.

(# 30) 48 Lawrence Avenue B185 L5 Vernacular Queen Anne with a twin peak front gable  
Contributing building: This house was constructed in 1910. It is a 2½-story, 2-bay, side gable, vernacular Queen Anne style house with a pedimented wrap-around front porch that is offset to the east and that has pairs of square columns with interspersed trellises. Above the slightly cantilevered second story are twin peaks that originally had Stick style embellishments. The exterior is vinyl siding. The house retains its original slate roof. The house retains a medium level of integrity. The deed was transferred in 1910. Joseph and Viola Anderson were the first occupants, beginning in April, 1910. Joseph Anderson owned a barber shop. The next occupants were Paige and Mable L'Hommedieu and their two sons. Paige L'Hommedieu, Jr. grew up to become a Johnson & Johnson executive and a founder of Middlesex County Community College.

Non-contributing building: A detached, one-story garage was constructed after 1922 at the rear of the property.

Sources: Deed book 450, p. 343; 15 April 1910 *Daily Home News* social note; 1910 US Census; 1910 Aero-View map; 1911 New Brunswick Directory; 1912, 1922, and 1951 Sanborn maps; 1983 HP Historical Commission brochure.

(# 31) 52 Lawrence Avenue B185 L6 Vernacular Queen Anne with intersecting gable  
Contributing building: Constructed in 1910, this is a 2½-story, 3 over 2-bay, vernacular Queen Anne house with an intersecting front gable with a vent in the gable peak. The house has a screened-in, wrap-around, pedimented, front porch offset to the south that has fluted Ionic columns. The exterior has received vinyl siding. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Samuel and Isabella Christie and their daughter. Samuel Christie was the publisher of a local newspaper, *The New Brunswick Times*. They moved to 220 Grant Avenue (#27) in 1913.

Non-contributing building: A detached, one-story garage was constructed between 1922 and 1951 at the rear of the property.

Sources: Deed book 448, p. 23; 1910 Aero-View map; 1910 US Census; 1910 *Daily Home News* social note; 1911 New Brunswick Directory; 1912, 1922, and 1951 Sanborn maps.

(# 32) 56 Lawrence Avenue B185 L7 Vernacular Queen Anne with a twin peak gable  
Contributing building: This house was constructed in 1908 on the south side of Lawrence Avenue by the Livingston Manor Corporation. It is a 2½-story, 2-bay, side gable, vernacular Queen Anne style house with a wrap-around front porch that is offset to the west and that was fully enclosed with louvered windows after 1961. Above the slightly overhanging second story are twin peaks that originally had Stick style embellishments. The first floor exterior is brick and the upper story has received

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aluminum siding. The house has an attached garage below grade at the rear. The house retains a medium level of integrity. The first occupant was Mrs. L. P. Garretson. She is standing on the front porch in a photograph that advertised the new houses of Livingston Manor in a 1909 book. The next occupants were Frederick and Anna Wendt. Frederick Wendt was the owner of a piano store in New Brunswick. Both had been renters. The Wendts moved to 63 Grant Avenue (# 159) in 1910. In the 1915 NJ Census, Robert, Sue, and Daniel Hayden were listed as the next renters.

Sources: 1909 New Brunswick Directory; 1909 *Industrial and 30th Anniversary*; 1910 Aero-View map; 1910 US Census; 1912, 1922, 1951, and 1961 Sanborn maps; 1915 NJ Census.

(# 33) 62 Lawrence Avenue B175 L8 Vernacular Queen Anne with intersecting gable  
Contributing building: This house is one of the first group constructed in 1908 on the south side of Lawrence Avenue by the Livingston Manor Corporation. It is a 2½-story, side gable, vernacular Queen Anne house with an intersecting front gable that has an attic window in the gable peak. The house has a full-width, wrap-around front porch with short Tuscan columns on brick piers that extends to the west side. A compatible, one-story addition that continues the façade plane on the west side of the house was constructed after 1961. The first-story exterior is stucco and the upper floors have received asbestos shingles. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Thomas and Annie Berg. Thomas Berg was a civil engineer.

Contributing building: A detached one-story garage was constructed toward the rear of the property between 1912 and 1922. It has a clapboard exterior and a new, wood panel, overhead door.

Sources: Deed book 450, p. 328; 1909 New Brunswick Directory; 1910 Aero-View map; 1910 US Census; 1912, 1922, and 1961 Sanborn maps; 1915 NJ Census.

(# 34) 64 Lawrence Avenue B175 L2 Stucco Bungalow with gambrel roof  
Contributing building: This house is one of the group of six bungalows constructed in 1908 on the south side of Lawrence Avenue. It is a 1½-story, side gambrel bungalow with a front dormer that has a projecting gambrel peak. The house has exposed rafter tails, a stucco exterior, and a recessed half-width porch with replacement wrought iron railings and posts. The house retains a medium level of integrity. The first occupants were renters Bertha J. Russert and her daughter. The next occupants, Walter and Ella Runyon and their daughter, moved there in 1911. They are listed as owners in the 1915 New Jersey Census. Walter Runyon was a printer at the Janeway & Carpenter Wallpaper Company in Highland Park.

Sources: 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912, 1922, and 1951 Sanborn maps; 1915 NJ Census.

(# 35) 68 Lawrence Avenue B175 L3 Stucco Bungalow with A-frame dormer  
Contributing building: This house is one of the group of six bungalows constructed in 1908 on the south side of Lawrence Avenue. It is a 1½-story, side gable bungalow with an A-frame dormer that has a slender pent roof over its windows. The house has stucco exterior, exposed rafter tails, and a recessed, half-width porch with an elliptical architrave, stuccoed column support, and a knee wall in place of a railing. The house retains a medium level of integrity. The deed was transferred in 1910. Victor and Gertrude Swain were the first occupants. Victor Swain was a bookkeeper at a cotton mill.

Sources: Deed book 450, p. 334; 1910 US Census; 1910 Aero-view map; 1911 New Brunswick Directory; 1912, 1951, and 1961 Sanborn maps.



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(# 36) 70 Lawrence Avenue B175 L4 Stucco Bungalow with gambrel roof (Fig. T)

Non-contributing building: This is one of the group of six bungalows constructed in 1908 on the south side of Lawrence Avenue. It is a 1½-story bungalow with a side gambrel roofline and paired jerkinhead roof dormers. The house has received vinyl siding exterior and the original half-width recessed porch was fully enclosed after 1961. A new landing with wrought iron railings projects from the off-center entryway. This house retains very few of its original architectural elements. The deed was transferred in 1910. The first occupants were Walter and Grace Speir and their son. Walter Speir was a traffic manager at a needle factory.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property between 1922 and 1951.

Sources: Deed book 452, p. 162; 1910 US Census; 1910 Aero-view map; 1911 New Brunswick Directory; 1912, 1922, 1951, and 1961 Sanborn maps.

(# 37) 74 Lawrence Avenue B175 L5 Stucco Bungalow with hip-roofed dormer (Fig. U)

Contributing building: This house is one of the group of six bungalows constructed in 1908 on the south side of Lawrence Avenue. It is a 1½-story, side gable bungalow with a front dormer that has a hipped roof and wood shingles. The house also has retained its original stucco exterior, exposed rafter tails, and a recessed half-width porch with a centered vestibule, a stuccoed column support, and a knee wall in place of a railing. The house has a high level of integrity. The first occupants were Peter Martin and his daughter Marietta.

Sources: 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912, 1922, and 1951 Sanborn maps.

(# 38) 78 Lawrence Avenue B175 L6 Stucco Bungalow with A-frame dormer

Non-contributing building: This house is one of the group of six bungalows constructed in 1908 on the south side of Lawrence Avenue. It is a 1½-story bungalow with a twin peaked, A-frame dormer that has a bracketed cornice over its windows. The house also has vinyl siding on the first floor exterior, an enclosed porch with a picture window in place of the half-width recessed porch, and deck materials at the new entryway. Few of the original construction materials remain intact except for the shaped shingles in the dormer peaks. The first occupants were Parker and Mary Hicks and their daughter. Parker Hicks was a draftsman at a machine shop.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property before 1922. It has a stucco exterior and a new overhead door.

Sources: 1910 US Census; 1910 Aero-view map; 1912, 1922, 1951, and 1961 Sanborn maps.

(# 39) 80 Lawrence Avenue B175 L7 Stucco Bungalow with A-frame dormer

Non-contributing building: This house is one of the group of six bungalows constructed in 1908 on the south side of Lawrence Avenue. It is a 1½-story, side gable bungalow with an A-frame dormer that has a slender pent roof over the windows. The exterior is stucco. A one-story addition was constructed laterally on the east side after 1961 upsetting the house's original massing and balance. The first occupants were Robert and Dorothy Cuddy and their three sons. Robert Cuddy was a pharmacist.

Sources: 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912 and 1961 Sanborn maps.

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(# 40) 88 Lawrence Avenue B176 L1 Bungalow with pedimented porch

Non-contributing building: This house was constructed in 1910. It is a 1½-story, 1 over 3-bay, side gable bungalow with a centered, pedimented, ¾-width front porch and a gable dormer through the cornice. Craftsman era details include Stick-style embellishments in the pediment, wood shingle exterior, extended eaves with braced brackets, and two, short, tapered, Tuscan columns on brick piers supporting the porch roof. A two-story addition was constructed below grade toward the rear on the house's west side before 1961. It has a two-car garage on the lower level. The unbalanced addition significantly changed the house's original massing. The deed was transferred in 1910. The first owner was Eric Palmer, a Rutgers College professor. By 1915, a second Rutgers professor, Floyd Chidester, lived in this house with his wife, Mary.

Sources: Deed book 459, p. 430; 1910 Aero-View map; 28 May 1910 *Daily Home News* social note; 1911 New Brunswick Directory; 1912 and 1961 Sanborn maps; 1915 NJ Census.

(# 41) 92 Lawrence Avenue B176 L2 Bungalow with pedimented porch (Fig. W)

Contributing building: This house was constructed in 1911. It is a 1½-story, 1 over 3-bay, side gable bungalow with a centered, pedimented, ¾-width front porch and a gable front dormer through the cornice. Craftsman era details include Stick-style embellishments in the pediment, a smooth stucco exterior, extended eaves with braced brackets, and two short, tapered, Tuscan columns on brick piers supporting the porch roof. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupant was LeRoy Dale, a civil engineer. By 1915, the house was owned by Clinton and Henrietta Bullman and their son. Clinton Bullman was a salesman.

Contributing building: A detached, one-car garage with a stucco exterior and cross-beam doors was built on the rear of the property by 1922.

Sources: Deed book 459, p. 427; 1911 New Brunswick Directory; 1911 *Daily Home News* social notes; 1922 and 1961 Sanborn maps.

(# 42) 96 Lawrence Avenue B176 L3 Vernacular Queen Anne with Twin Peaks (Fig. Q)

Contributing building: Constructed in 1911 by the Livingston Manor Corporation, this is a 2½-story, 3 over 2-bay, vernacular Queen Anne, side gable house with an offset, wrap-around, pedimented porch with three Tuscan columns on brick piers, a shingled exterior, and a twin-peaked, non-fenestrated dormer ornamented with Stick style embellishments. The house retains a high level of integrity. The deed was transferred in 1910. The first recorded occupants were James and Jennie Hughes and their daughter Elizabeth. James Hughes was a U.S. Rubber Company employee and Elizabeth Hughes was a school teacher.

Sources: Deed book 454, p. 514; 1912 Sanborn map; 1913 New Brunswick Directory; 1915 NJ Census.

(# 43) 100 Lawrence Avenue B176 L4 Vernacular Queen Anne with Front Gable

Contributing building: Constructed before 1910, this is a 2½-story, 3-bay, front gable vernacular Queen Anne house that has an enclosed, wrap-around front porch that has retained its original short, square columns on brick piers. The exterior is aluminum siding. The house retains a medium level of integrity. The first occupants were John and Annie Dunham and their three sons. John Dunham was a machinist at the John Waldron Company in Highland Park. John Dunham's grandson recently wrote; "John Ryder Dunham started out sweeping the Waldron plant in the early years of the 20<sup>th</sup> century and became its superintendent--a job he held for more than forty years. His son, George W. Dunham worked there as a sales engineer from 1924 until his death in 1950. Another of John Ryder Dunham's sons, John Newton Dunham, worked at the Waldron factory all of his life and succeeded his father as superintendent, working until the plant closed."

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property between 1912 and

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1922. It has received new overhead doors.

Sources: 1910 US Census; 1910 Aero-view map; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps; 2002 e-mail from John L. Dunham.

(# 44) 104 Lawrence Avenue B176 L10 Colonial Revival

Non-contributing building: Constructed between 1925 and 1933, this is a 2-story, 2-bay, side gable, Colonial Revival style house with a full-width front porch that has been partially screened in around its squared Tuscan columns. The house has a clapboard exterior.

Sources: 1925 New Brunswick Directory; 1933 Grimstead photograph.

(# 45) 106 Lawrence Avenue B176 L9 Colonial Revival

Non-contributing building: Constructed between 1925 and 1933, this is a 2-story, 2-bay, side gable, Colonial Revival style house with aluminum siding and a full-width front porch that has wrought iron supports.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1925.

Sources: 1925 New Brunswick Directory; 1933 Grimstead photograph.

(# 46) 110 Lawrence Avenue B176 L6 Vernacular Queen Anne with front gable

Contributing building: Constructed in 1913, this is a 2½-story, 3 over 2-bay, front gable house with a full-width front porch that is supported by three short Tuscan columns on rusticated block piers. The exterior is vinyl siding. The house retains a medium level of integrity. Its first occupants included Thomas and Emma Cole and their son Thomas Cole, Jr. and daughter-in-law Daisie Cole. Thomas Cole, Sr. was a stonecutter and Thomas Cole, Jr. was a teacher. They also had a boarder, David DuBois, who worked at Johnson & Johnson.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: 1913 and 1916 New Brunswick Directories; 1915 NJ Census; 1922 and 1961 Sanborn maps.

(# 47) 120 Lawrence Avenue B176 L7 & 8 Colonial Revival

Non-contributing building: Constructed after 1925. This is a 2-story, center-hall Colonial Revival style house that is fenestrated with paired, double-hung, second-story windows over a Chicago window. The slate-covered, hipped roof with extended eaves is repeated in the hipped roofed entrance portico which has tapered, square columns. The exterior is shingled.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1925.

Sources: 1951 Sanborn map.

(# 48) 400 North Second Avenue B177 L7 Bungalow with front gable

Contributing building: Constructed in 1912 by the Livingston Manor Corporation, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and gables. The front entryway on one end is balanced by a recessed and enclosed sunroom on the other end. The centered windows on the second story are slightly cantilevered. Craftsman era details include overhanging eaves with corner brackets and exposed rafter tails, and a shingled exterior with alternating horizontal

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pattern. The house is receiving replacement wood shingles in the same pattern. A pedimented roof with a curved underside is supported by carved brackets over the front entryway. The house retains a high level of integrity. The first occupants were George and Louise Buttler and their two children. George Harold Buttler was an employee of his family's firm, the Howard V. Buttler & Company, manufacturers of millwork and woodwork building supplies. The Buttlers moved into their "new and beautiful residence" in February of 1913.

Contributing building: A detached, one-story garage was constructed toward the rear of the property in 1913. It retains high level of architectural integrity with the same wood shingle exterior as the house and its original swinging doors.

Sources: Deed book 522, p. 131; 1909 *Industrial and 30th Anniversary*, 21 February 1913 *Daily Home News* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 Sanborn map.

(# 49) 116 Lincoln Avenue B177 L6 Colonial Revival

Contributing building: Constructed in 1913, this is a 2½-story, 3-bay, center hall, Colonial Revival style house with a centered portico that has fluted Doric columns supporting a pedimented roof. A sunroom, sensitively enclosed after 1961, is located on the west side. The house has a hipped roof dormer and an exterior of wood shingles. The house retains a high level of integrity. The first occupants were Charles and Rachel Whitman and their three children. They moved into their "elegant new residence" in the spring of 1913. Charles Whitman was a professor at Rutgers College. The second owners are the Stangel family, who continue to reside in the house.

Sources: Deed book 520, p. 488; 21 February 1913 *Daily Home News* social note; 1913 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps; 2003 Harvey Stangel interview.

(# 50) 108 Lincoln Avenue B177 L5 Foursquare with porte-cochere

Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a 2-story American Foursquare. The flat-roofed balustraded veranda is supported by clustered short, fluted, Doric columns on brick piers with a porte-cochere extension on the east side. The plane of the façade is broken by first and second-story bay windows. The hipped roof has extended eaves with coved brackets, and front and side dormers with similar roof detailing. The exterior is wood shingles. The house retains a high level of integrity. The first occupants were Kitty and Frank Crawford whose name appeared in the local social column on July 30, 1913. "Mr. Crawford of the Crawford Manufacturing Company has his new home nearly ready for occupancy. This is one of the finest looking houses in the Manor, with its porte cochere and double garage in the rear, it presents a very effective appearance." The Crawford Manufacturing Company made stop-motion parts for knitting machines.

Contributing building: A detached, one-story, two-car garage was constructed in the 1920s toward the rear of the property and it retains its stucco exterior and glass and panel doors.

Sources: Deed book 535, p. 256; 30 July 1913 *Daily Home News* social note; 1912 and 1922 Sanborn maps; 1915 NJ Census; 1916 New Brunswick Directory.

(# 51) 102 Lincoln Avenue B177 L4 Tudor Revival

Contributing building: Constructed in 1922, this 2½-story, 3-bay, side gable, center hall Tudor Revival house was designed by local architect Alexander Merchant. It has twin front gable peaks intersecting the roofline, Flemish bond brick pattern, timber frame elements on the second story, and Spanish tile roofing. The house has a small pedimented portico with square post supports and a one-story sunroom constructed laterally on the west side. This is one of several Tudor Revival houses that

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were erected in the Manor district. The house retains a high level of integrity. The first occupants were Leonard and Lula Ratliff and their two children. Dr. Leonard Ratliff was an eyesight specialist. They moved here from 312 Grant Avenue (# 138).

Contributing building: A detached, one-story garage was constructed in Tudor revival style with a first level of brick and an upper level with timber frame embellishments and constructed at the same time as the house.

Sources: Architectural plans in a private collection; 1922 and 1961 Sanborn maps; 1920 Census; 1923 New Brunswick Directory.

(# 52) 94 Lincoln Avenue B177 L3 Dutch Colonial Revival

Contributing building: Constructed in 1913, this is a 2½-story, 2 over 3-bay, center hall Dutch Colonial Revival house with a side gambrel roof that has a 2-bay shed roof dormer, which has an additional pent roof dormer with one attic window. The house has an enclosed sunroom on its west side. A pedimented, multi-light vestibule encases the front entryway. The exterior is vinyl siding. The house retains a medium level of integrity. The first occupants were Victor and Gertrude Swain, their four children, Victor Swain's mother, two servants, and Harold Stelle. Victor Swain was a foreman at Johnson & Johnson and Harold Stelle was a bank clerk.

Non-contributing building: A detached, one-story, one-car garage was constructed toward the rear of the property between 1912 and 1922. It has vinyl siding and a new overhead door.

Sources: Deed book 520, p. 491; 21 February 1913 and 30 July 1913 *Daily Home News* social notes; 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 53) 76 Lincoln Avenue B177 L1 Dutch Colonial Revival

Contributing building: This house was constructed in 1908 on the south side of Lincoln Avenue. It is a unique, 2½-story, 2-bay, side gambrel house with a recessed entryway and bay window on the first floor. An offset, extended, wrap-around porch is supported by brick columns. Two prominent front gable dormers rise at the point of the gambrel flare. The first floor exterior is brick and the upper floors have retained their clapboard exterior. The house retains a medium level of integrity. The deed was transferred in 1909. The first occupants were Thomas and Margaret Kay and their daughter. Thomas Kay was the proprietor of a music store in New Brunswick. He sold self-playing pianos and "Victor talking machines."

Contributing object: A 2-foot square brick monument with a centered, commemorative bronze plaque that reads "In Memory of Watson Whittlesey, Founder of Livingston Manor; Erected by his Friends, A.D. 1915" is located at ground level at the southeast corner where Lincoln Avenue is intersected by Lawrence Avenue. It was installed in June of 1915 and was dedicated on the Fourth of July. (*Fig. SS*).

Sources: Deed book 445, p. 61; 8 February 1907 *Daily Times* ad; 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912 Sanborn map; 25 June 1915 *Daily Home News* article.

(# 54) 79 Lawrence Avenue B177 L14 & 15 Georgian Revival center hall

Contributing building: Constructed in 1913, this is a 2-story, 3-bay, center hall Georgian Revival house with a hipped roof, exposed rafter tails, slate roof, clapboard exterior, a one-story sun porch on the east side of the house, and a portico that has squared Tuscan columns supporting a hipped roof. The house retains a high level of integrity. The deed was transferred in 1913. Ground was broken in July, 1913. The first occupants were Charles and Germinie Hart and their son. Charles Hart was a music teacher and co-owner of the Hart Brothers Company along with his brother William Hart, who lived two doors up the block at 91 Lawrence Avenue (# 56).

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Sources: Deed book 540, p. 53; 30 July 1913 *Daily Home News* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 Sanborn map.

(# 55) 81 Lawrence Avenue B177 L13 Foursquare

Contributing building: Constructed in 1914, this is a 2½-story foursquare with a wide wrap-around, screened-in porch that has clustered Tuscan columns. The house has hip roof dormers, modillions, and a wood shingle exterior. The house retains a high level of integrity. The deed was transferred in 1914. The first occupants were Terrence and Clara Lyons, their son, and Terrence's mother-in-law, Mary Dempsey. Terrence Lyons was proprietor of the Lyons & Parker clothing store in New Brunswick.

Sources: Deed book 560, p. 588; 1916 New Brunswick Directory; 1920 US Census; 1922 Sanborn map.

(# 56) 91 Lawrence Avenue B177 L12 Dutch Colonial Revival

Contributing building: Constructed in 1914, this is a 2½-story, 3-bay, center hall Dutch Colonial Revival house with a side gambrel roof that has a 3-bay, continuous shed roof dormer. The house has a wood shingle exterior and a fully screened porch on its west side. A portico was created with a pedimented roof supported by two Tuscan columns. The house retains a high level of integrity. The deed was transferred in 1914. The first occupants were William and Florence Hart and their four children. William Hart was a piano tuner and was co-owner of the Hart Brothers Company along with his brother Charles Hart, who lived two doors down at 79 Lawrence Avenue (# 54).

Sources: Deed book 556, p. 90; 1915 NJ Census; 1916 New Brunswick Directory; 1922 Sanborn map.

(# 57) 97 Lawrence Avenue B177 L11 Unique house with intersecting gable and bay window

Contributing building: Constructed in 1922, this is a unique 2½-story, front gable house with intersecting side gables, exposed rafter tails, slate roof, and a first floor bay window. The house's offset front porch was sympathetically enclosed after 1961 with windows, bulkheads, and its original short Tuscan columns on brick piers. The house has wood shingles on the upper floor and clapboard on the first floor. The house retains a high level of integrity. The first occupants were Frank and Katherine Merritt. Frank Merritt was an employee at a linoleum factory.

Sources: 1922 and 1961 Sanborn maps; 1923 New Brunswick Directory.

(# 58) 103 Lawrence Avenue B177 L10 Bungalow with a shed roof dormer

Contributing building: Built in 1913, this house is a 2-story, side gable Bungalow with a full-width front porch that was sympathetically enclosed after 1961. The house has a narrow, semi-internal, shed roof dormer, exposed rafters, and a wood shingle exterior. The house retains a medium level of integrity. The deed was transferred in 1913. The first occupants were Ernest and Mary Seele, their daughter, and two boarders, Joseph and Raymond Hill. Ernest Seele was a shipping clerk and Joseph Hill was a cotton carder.

Non-contributing building: A detached one-car garage was constructed at the rear of the property between 1922 and 1961.

Sources: Deed book 513, p. 370; 1915 NJ Census; 1916 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 59) 105 Lawrence Avenue B177 L9 Foursquare

Contributing building: Constructed in 1914. This house is a 2½-story foursquare with a full-width, enclosed front porch. The

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hipped roof and front and side dormers have extended eaves. The house has a slate roof and the exterior is wood shingles. The house retains a medium level of integrity. The dwelling's first occupants were the widow Anna Edgar and her sons George and Harry. George Edgar was a real estate agent and Harry Edgar was a butcher.

Sources: 1915 NJ Census; 1916 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 60) 109 Lawrence Avenue B177 L8 Foursquare

Contributing building: Constructed in 1914, this house is a 2½-story foursquare with a full-width, front porch that was screened-in after 1961. The slate-covered hipped roof and front and side dormers have extended eaves. The exterior is vinyl siding. The house retains a medium level of integrity. The first occupants were Adam and Elizabeth Krauss and their daughter Helen. Adam Krauss was a night watchman at a bank and Helen Krauss was a clerk at a dentist's office.

Non-contributing building: A detached, one-story, one-car, stucco garage was constructed at the rear of the property between 1922 and 1961.

Sources: 1920 US Census; 1921 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 61) 202 Lawrence Avenue B165 L1 Bungalow with side gambrel (*Fig. V*)

Contributing building: Constructed in 1911, this house is a 2-story, 2 over 3-bay, side gambrel bungalow with a recessed, full-width front porch, and a wide shed roof dormer with two pairs of windows. The front porch roof is supported by four pairs of square columns that have brackets. The exterior has recently received synthetic shingles. The house retains a medium level of integrity. The deed was transferred in 1911. The first occupants were Augustine and Jennie Blair and their daughter. Augustine Blair was an agricultural chemist at Rutgers College.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property between 1912 and 1922. It is made of rusticated blocks and has a new overhead garage door.

Sources: Deed book 485, p. 321; 1912 and 1922 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census.

(# 62) 208 Lawrence Avenue B165 L2 Bungalow with Twin Peak dormer

Contributing building: Constructed in 1912. This is a 1½-story, 2 over 3-bay, side gable bungalow with a distinctive, semi-internal dormer that has two windows and a twin-peaked gable. The full-width front porch has four short, squared, tapered Tuscan columns on brick piers supporting the roof. The house has received aluminum siding. It retains a medium level of integrity. The deed was transferred in 1912. The first occupant was Charles Adams, an employee at a New York adding machine company.

Contributing building: A detached, one-story garage with rafter tails was constructed from rusticated blocks toward the rear of the property between 1912 and 1922.

Sources: Deed book 490, p. 346; 1912 and 1922 Sanborn maps; 1913 New Brunswick Directory.

(# 63) 212 Lawrence Avenue B165 L3 Bungalow with side gambrel

Contributing building: Constructed in 1912, this house is a 2-story, 2 over 3-bay, side gambrel bungalow with a recessed, full-width front porch, and a wide shed roof dormer with two pairs of windows. The front porch roof is supported by four pairs of square columns that have brackets. The exterior has wood shingles. The house retains a high level of integrity. The

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deed was transferred in 1912. The first occupants were Melville and Dora Cook and their two sons. Melville Cook was a Rutgers College professor.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 490, p. 552; 1912, 1922, and 1961 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census.

(# 64) 216 Lawrence Avenue B165 L4 Bungalow

Contributing building: This house was constructed in 1912. It is a 1½-story, 1 over 3-bay, side gable bungalow with a gable front dormer through the cornice, and a centered, full-width front porch that was fully enclosed after 1961. The house retains some of its earlier Craftsman era details such as the brackets, carved rafter tails, and stuccoed exterior. Despite losing its pedimented porch, the front porch enclosure was sympathetically designed. It retained the centered door position and created stucco knee walls to support the windows. New front steps were constructed with bricks. The house retains a medium level of integrity. The first occupant was William Snedecker.

Non-contributing building: A detached, one-story stucco garage was constructed toward the rear of the property between 1912 and 1922. It has a new overhead door.

Sources: 1912, 1922, and 1961 Sanborn maps; 1913 New Brunswick Directory.

(# 65) 220 Lawrence Avenue B165 L5 Bungalow with twin peak dormer

Contributing building: Constructed in 1912, this is a 1½-story, 2 over 3-bay bungalow with a distinctive semi-internal dormer that has two windows and a twin-peaked gable. The full-width front porch that was fully enclosed in a sympathetic manner after 1961 has retained the four short, tapered, Tuscan columns on brick piers supporting the roof. Craftsman era details include rafter tails, knee brace brackets, and a wood shingle exterior on the upper floor. The first floor has received vinyl siding. The house retains a medium level of integrity. The first occupants were Harvey and Ella Dodge and their three daughters. Harvey E. Dodge was the builder of many of the Livingston Manor houses. Often, boarders who work in the building trades lived in this house.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: 1913 and 1916 New Brunswick Directories; 1915 NJ Census; 1922 and 1961 Sanborn maps.

(# 66) 224 Lawrence Avenue B165 L6 Bungalow with pedimented porch (Fig. X)

Non-contributing building: This house was completed in 1910. It is a 1½-story, 1 over 2-bay bungalow with a gable front dormer through the cornice and a centered, pedimented, ¾-width front porch that was unsympathetically enclosed after 1961. Craftsman era details such as the brace brackets have been covered with vinyl siding. The major alterations also include the relocation of the front steps to the east and the construction of a pyramidal staircase. The house retains little of its original appearance. The deed was transferred in 1910. The first occupants were William and Gertrude Thomas and their daughter. William Thomas was a manager at the Gas Company. In 1913, they sold the house to Professor Stanley Brasfield.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 454, p. 519; 30 November 1910 and 5 September 1913 *Daily Home News* social notes; 1910 US Census; 1912, 1922, and 1961 Sanborn maps; 1915 NJ Census.



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(# 67) 228 Lawrence Avenue B165 L7 Bungalow with side gambrel roof  
Contributing building: Constructed in 1912, this house is a 2-story, 2 over 3-bay, side gambrel bungalow with a recessed, full-width front porch that was sympathetically enclosed after 1961 with large glass windows between the original four pairs of squared and bracketed columns. The house has a wood shingle exterior and a wide, shed roof dormer with two pairs of windows. The house retains a medium level of integrity. The first occupants were William and Adelaide Gildersleeve and their son Charles. William Gildersleeve was a clerk at the Michelin Tire Company.

Sources: 1912, 1922, and 1961 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census.

(# 68) 234 Lawrence Avenue B165 L8 Bungalow with pedimented porch  
Contributing building: This house was constructed in 1911. It is a 1½-story, 1 over 3-bay, side gable bungalow with a centered, pedimented, ¾-width front porch and a gable front dormer through the cornice. Craftsman era details include the overhanging eaves with knee brace brackets and rafter tails, and the two pairs of short, squared columns on brick piers supporting the porch roof. The exterior is wood shingles. The house retains a high level of integrity. The deed was transferred in 1911. The first occupants were James and Marie Landreth and their three daughters who moved here from 85 Lincoln Avenue (# 25). James Landreth was co-owner of the Long-Landreth Water Heater Company in Highland Park.

Sources: Deed book 479, p. 181; 1912, 1922, and 1961 Sanborn maps; 1911 New Brunswick Directory.

(# 69) 240 Lawrence Avenue B165 L9 Bungalow with pedimented porch  
Contributing building: This house was constructed by the Livingston Manor Corporation and completed in 1911. It is a 1½-story, 1 over 3-bay, side gable bungalow with a centered, pedimented, ¾-width front porch, a gable front dormer through the cornice, and a stuccoed exterior. Craftsman era details include Stick-style embellishments in the pediment, overhanging eaves with knee brace brackets and rafter tails, and two short, tapered, squared, Tuscan columns on brick piers supporting the porch roof. A compatible one-story addition was constructed laterally toward the rear of the house's west side after 1961. The house retains a medium level of integrity. The deed was transferred in 1911. The house first occupants were Herbert and Amelia Long and their daughter and two sons. The Longs moved here from 77 Lincoln Avenue (# 27). Herbert Long was co-owner of the Long-Landreth Water Heater Company in Highland Park.

Non-contributing building: A detached, one-story, one-car garage was constructed toward the rear of the property after 1922. It has a new overhead door.

Sources: Deed book 479, p. 186; 10 October 1910 *Daily Home News* social note; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps; 1915 NJ Census.

(# 70) 248 Lawrence Avenue B165 L10 Colonial Revival  
Contributing building: Constructed in 1913, this is a 2-story, 5-bay, center hall Colonial Revival house with a portico formed by a pedimented roof supported by two Tuscan columns. The house has received an exterior of aluminum siding. A complimentary, one-story, screened-in porch was constructed laterally off the house's east side between 1922 and 1961. The house retains a medium level of integrity. The house as designed by South Plainfield architect, George H. Fisher. The deed was transferred in 1913. The first occupant was Alexander Inglis, a Rutgers College professor.

Non-contributing building: A detached two-car garage was constructed toward the rear of the property after 1922.

Sources: Deed book 527, p. 584; 1913 New Brunswick Directory; 1922 and 1961 Sanborn maps; Owner's original plans.

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(# 71) 250 Lawrence Avenue B165 L25 Sears' Argyle

Non-contributing building: Constructed after 1922, this house is similar to the Sears Roebuck Company's "Argyle," a one-story, front gable bungalow with a projecting front gable front porch, notched fascia boards, exposed rafter tails, and a wood shingle exterior.

Sources: 1922 Sanborn map; Stevenson and Jandl.

(# 72) 254 Lawrence Avenue B165 L26 Bungalow with twin peak dormer (*Fig. J*)

Contributing building: Constructed in 1911 by the Livingston Manor Corporation, this is a 1½-story, 2 over 3-bay bungalow with a distinctive semi-internal dormer that has two paired windows and a twin-peaked gable. There are Stick-style embellishments in the gable peaks. The over-sized front porch that extends around the west side has three massive, tapered, brick piers supporting the roof, two shorter brick piers to hold the railing, and an elliptical architrave spanning from one front pier to the other. Craftsman era details include rafter tails, knee brace brackets, wood shingle exterior, and crossed fascia boards at the twin peaks. The house retains a medium level of integrity. The first occupants were Frank and Carrie Runyon and their two children. Frank L. Runyon was a carpenter.

This house is a good example of the continuity of building practices and materials between the Livingston Manor Corporation and the Highland Park Building Company. A similar house was constructed in 1919 at 241 Grant Avenue (# 149) (*See Fig. K*).

Non-contributing building: A detached, two-car garage was constructed toward the rear of the property after 1922.

Sources: 1912, 1922, and 1961 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census.

(# 73) 323 Lawrence Avenue B166 L47 Dutch Colonial Revival

Contributing building: Constructed in 1922, this house is a two-story, 3-bay, side gambrel, Dutch Colonial Revival house that has a sympathetically designed, fully enclosed front porch with a bank of windows and a centered entryway. The exterior is wood shingles. The house retains a medium level of integrity. The deed was transferred in 1922. The first occupants were Alfred and Helen Crawford. Alfred Crawford was Secretary-Treasurer of the Crawford Manufacturing Company.

Contributing building: A garage with wood shingle exterior was constructed at the back of this lot at the same time as the house.

Sources: Deed book 727, p. 269; 1922 Sanborn map; 1925 New Brunswick Directory.

(# 74) 319 Lawrence Avenue B166 L48 Bungalow with wide, front gable dormer

Contributing building: Built in 1914, this house is a 2-story, side gable bungalow with a full-width front porch that has its five original tapered Tuscan columns supporting the roof. The house also has a wide, semi-internal front gable dormer, Craftsman era details such as exposed rafters with carved ends and a slate roof. The house has received an exterior of vinyl shingles. The front porch was partially enclosed on the west end in a complimentary manner after 1961. The house retains a medium level of integrity. The deed was transferred in 1914. The first occupants were Elbert and Hattie Schenck and their two children, who moved here in September, 1914. Elbert Schenck was a refrigerator company auditor.

Non-contributing building: A detached, one-car garage was constructed to the rear of the property by 1922. It has stucco exterior and a replacement overhead garage door.

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Sources: Deed book 553, p. 110; 18 August 1914 *Daily Home News* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 and 1961 Sanborn Maps.

(# 75)            311 Lawrence Avenue            B166 L49            Dutch Colonial Revival  
Contributing building: Constructed in 1922, this house is 2-story, 3-bay, side gambrel, Dutch Colonial Revival house with a full-width front porch that has pairs of short squared columns on brick piers supporting the roof. The house has an exterior of wood shingles. The house retains a medium level of integrity. The deed was transferred in 1922 to Bertha S. DeLavergne.

Sources: Deed book 687, p. 477; 1922 Sanborn map.

(# 76)            307 Lawrence Avenue            B166 L50            Foursquare  
Contributing building: Constructed in 1919, this is a 2-story, 2-bay foursquare with a shed roof dormer, a slate roof, and aluminum siding. The front porch on the west side has wrought iron supports and the east side was originally fully enclosed with a bank of windows. The house retains a medium level of integrity. The deed was transferred in 1919. The first occupants were Willard and Leila Harvey and their daughter. They moved here from 221 Grant Avenue (# 154). Willard C. Harvey was a designer. In 1928, the First Baptist Church of Highland Park purchased this house to use as their parsonage. Reverend Horace C. Wright was the first pastor to reside here.

Non-contributing building: A stucco, two-car garage was constructed on this lot after 1922.

Sources: Deed book 655, p. 179; 1921 New Brunswick Directory; 1922 Sanborn map; *The Complete Hostess*.

(# 77)            303 Lawrence Avenue            B166 L51            Sears & Roebuck "Winona"  
Non-contributing. Constructed after 1922, this one-story, front gable house has the appearance of a Sears & Roebuck Company kit house, the "Winona" model.

Sources: 1922 Sanborn map; Stevenson and Jandl.

(# 78)            263 Lawrence Avenue            B166 L52            Front gable house  
Contributing building: Constructed in 1913, this is a 2½-story, front gable house with an offset, wrap-around porch on its east side. The screened-in porch has a gable front roof with white shingles in a diamond shape within the gable peak, short square columns on tall brick piers, and a slightly elliptical architrave spanning the columns. The house has Craftsman era details such as a wood shingle exterior in a horizontal band pattern and exposed, fancy-cut rafter tails. The house retains a high level of integrity. The deed was transferred in 1913. The first occupants were two elderly widows, Lucy Runyon and Margaret Blish.

Contributing building: A detached one-story garage was constructed toward the rear of the property at the same time as the house. It has the same patterned wood shingle exterior and its original multi-light and wood panel swinging doors.

Sources: Deed book 520, p. 509; 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 79)            259 Lawrence Avenue            B166 L53            Foursquare  
Contributing building: Constructed in 1913, this house is a 2½-story foursquare with an extended, wrap-around front porch that was sympathetically screened-in around the original components after 1961. The hipped roof and front hipped-roof

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dormer have extended eaves with exposed rafter tails. The first floor exterior is clapboard and the upper floor exterior is wood shingles. The house retains a high level of integrity. The deed transferred in 1913. The first occupant was Earl Cunningham, a bookkeeper.

Sources: Deed book 518, p. 23; 1917 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 80) 253 Lawrence Avenue B166 L54 Front Gable Bungalow (Fig. Y)

Contributing building: Constructed in 1912 by the Livingston Manor Corporation, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and intersecting gables. The front door on the east side is balanced by a sunroom on the west side that was sensitively enclosed after 1961. The centered window bay on the second story is slightly cantilevered. Craftsman era details include overhanging eaves with corner brackets and exposed rafter tails, and a wood shingled exterior with an alternating horizontal pattern. The front entryway has a shed roof with exposed rafter tails supported by large carved brackets. The house retains a medium level of integrity. The deed was transferred in 1912. The first occupants were Rutgers College professor Frederick Couch, his wife Helena, and their one-year old son. In 1916, the Couch family moved to 309 Grant Avenue (# 144). Carl and Lulu Woodward bought the house and therein raised their two children, Carl, Jr. and Mildred. Carl Woodward, Jr. and his wife Alice continue to reside in this house.

Non-contributing building: A one-car garage purchased from Sears & Roebuck Company was erected toward the rear of the property in 1927. A newly built garage replaced that dilapidated structure in 1995.

Sources: Deed book 512, p. 361; 30 July 1913 *Daily Home News* social note; 1915 NJ Census; 1920 US Census; Woodward interview.

(# 81) 251 Lawrence Avenue B166 L55 Unique Colonial Revival

Contributing building: Constructed in 1914, this house has a unique design. It is a 2-story, side gable house with fenestration consisting of two centered sets of three windows each. On the second story, the window bay is slightly cantilevered and it intersects with and extends above the roofline. The entryway is located on the west side of the façade and that is sheltered with a portico that has a hipped roof supported by squared columns. A screened-in porch is located laterally off of the house's west side. The house has Craftsman era details including a wood shingle exterior and exposed rafter tails. It was featured in a *Daily Home News* column, "Attractive Homes in Highland Park," on May 24, 1922. It retains a high level of integrity. The first occupants were Jay and Lillian Roberson and their two sons. Jay Roberson was a district superintendent at the Public Service Gas Company.

Sources: 1915 NJ Census; 1916 New Brunswick Directory; 1920 US Census; 1922 Sanborn map.

(# 82) 247 Lawrence Avenue B166 L56 Tudor Revival

Non-contributing building: Constructed after 1925 and before 1933, this is a 2-story, 3-bay, side gable, stucco and timber frame, Tudor Revival style house with an intersecting, steeply pitched, front gable from which a smaller entryway with a steeply gabled front projects. The round-headed door is framed with an irregular ring of common bond bricks. The exterior is rough stucco and there are timber frame embellishments in the gable peaks. Although the deed transferred in 1913 to Alexander Inglis, there is no evidence of a house being here until 1933.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1925 with the same stucco and timber frame style as the house.

Sources: Deed book 527, p. 584; 1922 and 1961 Sanborn maps; 1925 New Brunswick Directory (no listing); 1933 Grimstead photograph.

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(# 83) 239 Lawrence Avenue B166 L57 Front Gable Bungalow (Fig. H)

Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and intersecting gables. The front door on one end is balanced by an sunroom on the other end, which was sensitively enclosed after 1961. The centered window bay on the second story is slightly cantilevered. Craftsman era details include a slate roof, overhanging eaves with corner brackets and exposed rafter tails, and a wood shingle exterior that has a pattern of broad and narrow horizontal bands. The front entryway is under a shed roof with exposed rafter tails supported by carved brackets. The house retains a high level of integrity. The deed was transferred in 1913. The first occupants were Harold and Elizabeth Emmett and their son. Harold Emmett was a pharmacist. The Emmetts were noted in the social column of the February 21, 1913 *Daily Home News* as "having a handsome residence erected on Lawrence Avenue." A member of the Emmett family still resides in this house.

Sources: Deed book 520, p. 486; 1913 New Brunswick Directory; 1915 NJ Census; 1961 Sanborn map; 1997 CRCG study.

(# 84) 233 Lawrence Avenue B166 L58 Bungalow with shed roof dormer (Fig. H)

Contributing building: Built in 1911, this house is a 1½-story, side gable Bungalow with a full-width front porch that retains its original four, tapered, stucco-covered columns supporting the roof. The house has a narrow, shed roof dormer, exposed rafters, and a wood shingle exterior. It retains a high level of integrity. The deed was transferred in 1911. The dwelling's first occupants were Andrew and Ethel Kirkpatrick and their daughter. Andrew Kirkpatrick was an agent at his family's New Brunswick insurance business, the J.B. Kirkpatrick Company.

Sources: Deed book 480, p. 314; 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 85) 231 Lawrence Avenue B166 L59 Foursquare with porte-cochere (Fig. H)

Contributing building: Constructed in 1913, this house is a 2½-story Foursquare with an offset front porch and porte-cochere on the east side, which is supported by short Tuscan columns on brick piers. The hipped roof and front and side dormers have extended eaves. The exterior is wood shingles. The house retains a high level of integrity. The deed transferred in 1913 to Eva Siemons, who rented out the house. The first occupant was John Bradley, a salesman.

Contributing building: A detached, one-story garage was constructed toward the rear of the property by 1922. It has a slate roof, wood shingle exterior, and a new overhead door.

Sources: Deed book 531, p. 329; 1917 New Brunswick Directory; 1922 Sanborn map.

(# 86) 227 Lawrence Avenue B166 L60 Bungalow with twin peaks (Fig. H)

Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a 1½-story bungalow with a front twin-peak gable dormer. The full-width front porch has two massive, tapered, stuccoed piers and an elliptical architrave supporting the roof and a stuccoed knee wall. Craftsman era details include rafter tails, brackets, clapboard and wood shingle exterior with a horizontal band pattern, and extended fascia boards that intersect where the twin peaks meet. The house retains a high level of integrity. The deed was transferred in 1913. The first occupant was Jacob L. Sears. By 1915, William and Mary McGinnis were recorded as occupants. William McGinnis was a pharmacist.

Sources: Deed book 520, p. 506; 30 July 1913 *Daily Home News* social note; 1915 NJ Census; 1922 Sanborn map.

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(# 87) 219 Lawrence Avenue B166 L61 Bungalow with wide, front gable dormer  
Contributing building: Constructed in 1913, this is a ½-story, 2-bay, side gable Bungalow with a full-width front porch that has retained its original short, squared, connected columns with braces on stuccoed piers. The house also has a wide, semi-internal, gable front dormer, and Craftsman era details such as exposed rafters with carved ends and brackets. The exterior is asbestos shingles. The house retains a medium level of integrity. The deed was transferred in 1913. The first occupants were Howard and Mary Cortelyou. Howard Cortelyou was a piano tuner. Mary Kuhnen, the Cortelyou's granddaughter currently lives in this house.

Sources: Deed book 519, p. 266; 1915 NJ Census; 1916 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 88) 215 Lawrence Avenue B166 L62 Aladdin Company Foursquare  
Non-contributing building: Constructed in 1919, this is a 2-story, 2-bay foursquare with no dormer that is similar in many ways to Aladdin Company's "Herford" model. This house has received several alterations that include aluminum siding and a entirely new front porch. The deed was transferred in 1919 to David and Lena DePuy. David DePuy was a machinist.

Contributing building: A detached, one-story garage was constructed toward the rear of the property by 1922. It has a wood shingle exterior and panel swing doors.

Sources: Deed book 653, p. 421; 1917 Aladdin House catalog; 1920 US Census; 1921 New Brunswick Directory; 1922 Sanborn map.

(# 89) 209 Lawrence Avenue B166 L63 Colonial Revival  
Non-contributing building: Constructed after 1925 and before 1933, this is a 2½-story, Colonial Revival style house with a slate roof, hipped-roof dormer, aluminum siding, a curved overhang above the centered door, and a one-story room added onto the east side. Although the deed for this land was transferred in 1911 to Walter Flavell, there is no documentation up to 1925 that supports a house being located at this address. It was photographed in 1933. Walter Flavell lived next door at 207 Lawrence Avenue (# 90).

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 471, p. 440; 1912, 1922, and 1951 Sanborn maps; 1915 NJ Census; 1920 US Census; 1925 New Brunswick Directory; 1933 Grimstead photograph.

(# 90) 207 Lawrence Avenue B166 L64 Vernacular Queen Anne with Intersecting Gable  
Contributing building: Constructed in 1910, this is a 2½-story, 2-bay, side gable, vernacular Queen Anne style house with an intersecting gable roof. The house has a first floor bay window and an offset, pedimented front porch that was sympathetically enclosed with a multi-light door and side lights after 1961. The second story windows have dentilled cornices and the attic window in the front gable has an broad, curved, and indented surround. The exterior is vinyl siding. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Walter and Grace Flavell. Walter Flavell was a salesman at the Janeway & Carpender Wallpaper Company in Highland Park.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 454, p. 528; 8 April 1910 *Daily Home News* social note; 1911 New Brunswick Directory; 1915 NJ Census; 1912, 1922, and 1961 Sanborn maps.

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(# 91) 203 Lawrence Avenue B166 L30 Vernacular Queen Anne with side gable  
Contributing building: Constructed in 1910, this is a 2½-story, side gable, vernacular Queen Anne house with a bay window on the west side of the façade and an offset, pedimented, wrap-around porch with short Tuscan columns on piers on the east side. The house has a gable front dormer and an exterior of vinyl siding. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Ramon and Gertrude Montalvo and their daughter. Ramon Montalvo owned a music store in New Brunswick. A social note records the Montalvos' moving in date and Mr. Montalvo's interest in building a 5-car garage on the lot! However, it was never built.

Contributing building: A detached one-story, two-car garage was constructed before 1912 and is located to the rear of the property. It has a stucco exterior and a sliding panel door.

Sources: Deed book 454, p. 525; 1910 Aero-View map; 13 July 1910 *Daily Home News* social note; 1911 New Brunswick Directory; 1912 Sanborn map.

(# 92) 204 Lincoln Avenue B166 L31 Foursquare (*Fig. 11*)  
Non-contributing building: This 2-story foursquare was constructed in 1913 with a large extended front porch that wraps around the west side a wood shingle and clapboard exterior. A large, two-story addition with bay windows was constructed on the east side of this house after 1961, which significantly changed the original massing of the house. The first occupants were William and Emily Leary and their daughter. William Leary was a foundry manager.

Contributing building: A detached, one-story garage was constructed toward the rear of the property by 1922. It has a stucco exterior, slate roof, and a sliding, multi-light and wood panel door.

Sources: Deed book 502, p. 218; 1913 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps.

(# 93) 208 Lincoln Avenue B166 L32 Bungalow with twin peaks  
Contributing building: Constructed in 1919, this is a 1½-story bungalow with a twin peaked, A-frame dormer that has Stick-style embellishments. The house also has clapboard exterior on the first floor and wood shingles on the second and an enclosed porch with a picture window in place of the half-width recessed porch. The house retains a medium level of integrity. The deed was transferred in 1910 to Richard and Myrtle Schumacher; however, the house was not constructed until 1919. A social note from December, 1919 states that the Schumacher house is "almost done." Richard Schumacher was a traffic manager at a pharmaceutical company.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property by 1921. It has its original clapboard siding and a new overhead door.

Sources: Deed book 449, p. 313; 1912 and 1922 Sanborn maps; 15 December 1919 *Daily Home News* social note; 1920 US Census.

(# 94) 216 Lincoln Avenue B166 L33 Foursquare  
Non-contributing building: This house was completed in May of 1910. It is a 2½-story Foursquare with large 2-story lateral additions on both sides that were constructed after 1961. There is a two-story bay window on the west side and a second-story bay window on the east side. The entrance is enclosed under a hip roof. The exterior has been changed to vinyl siding. The sizes of the additions have significantly altered the original massing of this house. The deed was transferred in 1910. The first occupants were George and Freida Ziegler. George Ziegler was a court stenographer.

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Contributing building: A detached, one-story garage was constructed toward the rear of the property between 1912 and 1914. It has a stucco exterior and a multi-light and wood panel door.

Sources: Deed book 454, p. 123; 28 May 1910 *Daily Home News* Social note; 1910 Aero-View map; 1911 New Brunswick Directory; 1915 NJ Census; 1912 and 1961 Sanborn maps.

(# 95) 220 Lincoln Avenue B166 L34 Foursquare

Contributing building: Constructed in 1912 by the Livingston Manor Corporation, this house is 2½-story Foursquare that has an extended-width front porch that wraps around both sides. The porch has a low-pitched roof supported by a central elliptical arch, which is supported on corner piers with stucco finish. The plane of the façade is broken by two, second-story, bay windows. This house is different from most foursquares in that it has a side gable roof. To achieve the hipped roof appearance, the extended eaves with decorative brackets ring the entire building. There is one centered dormer with a semicircular brow over the attic windows. The exterior is clapboard on the first story and wood shingles on the upper floors. The house retains a high level of integrity. The deed was transferred in 1912. Having moved from 52 Lawrence Avenue (# 31), the first occupants were Samuel and Isabella Christie and their daughter. The Christies shared their house with William and Elizabeth Francke. Samuel Christie was the editor of a local newspaper, *The New Brunswick Times*.

Sources: Deed book 511, p. 333; 1912 and 1922 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census; 1997 CRCG study.

(# 96) 226 Lincoln Avenue B166 L35 Vernacular Queen Anne with bay window

Contributing building: This house was constructed in 1909 on the south side of Lincoln Avenue by the Livingston Manor Corporation. It is a 2½-story, front gable, vernacular Queen Anne house with a bay window on the first story's west side and an offset, enclosed, pedimented wrap-around front porch on the east side. The porch was enclosed after 1961 with a centered door and long bank of windows with an elliptical header. The second story and attic windows are slightly cantilevered out of the plane of the façade. These projecting bays have gable peaks, dentilled supports, and fascia boards that have curved ends. The exterior is wood shingles. The house retains a high level of integrity. The first occupants were renters Edwin and Rose Lawrence and their two daughters. Edwin Lawrence was a government inspector at a powder works.

Sources: 19 July 1909 *Daily Home News* social note; 1910 US Census; 1910 Aero-View map; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps.

(# 97) 230 Lincoln Avenue B166 L36 Dutch Colonial Revival

Contributing building: Constructed in 1921, this is a 2-story, Dutch Colonial Revival house with an enclosed sun porch on its west side. The house has a slender mansard between the stories and an enclosed, pedimented portico that has multi-light windows. The house retains a medium level of integrity. Although the deed for the lot first transferred in 1908 to Elizabeth Kille, there is no evidence of a house at this location until 1921. The first occupants were Henry and Elizabeth Stanley and their son Henry. Henry Stanley, Sr. was a foreman and Henry Stanley, Jr. was a stock assembler at the Crawford Manufacturing Company.

Sources: Deed book 424, p. 201; 1921 New Brunswick Directory; 1922 Sanborn map.

(# 98) 234 Lincoln Avenue B166 L37 Vernacular Queen Anne with intersecting gable

Contributing building: Constructed in 1909, this house is a 2½-story, 2-bay, vernacular Queen Anne house with an intersecting gable roof and a unique offset, wrap-around front porch that has a large, gable peak intersecting with the façade of the house. The house has a bay window on the west side of the façade, an exterior of aluminum siding, and its original slate



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roof. The house retains a medium level of integrity. The deed was transferred in 1909. The first occupants were the extended family of Philip and Cora Buckey, their son Howard Buckey, their daughter Margaret Kappus, and her husband Harry Kappus. Philip Buckey was an electrician and Howard Buckey was a data clerk at a steamship office. In May, 1910, Howard Buckey became treasurer of the Livingston Manor Club.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 439, p. 5; 13 May 1910 *Daily Home News* social note; 1910 US Census; 1910 Aero-View map; 1922 and 1961 Sanborn maps.

(# 99) 240 Lincoln Avenue B166 L38 Foursquare

Contributing building: Constructed in 1912 by the Livingston Manor Corporation. This is a 2½-story, 2-bay foursquare that has an offset, wrap-around, front porch supported by fluted Doric columns. The façade's rhythm is created by squared, projecting, window bays with recessed sections between them. The hipped roof has front and side dormers with similar roof detailing. The house also has extended eaves. The exterior of the first floor is clapboard and the upper floor exterior is wood shingles. The house retains a high level of integrity. The deed was transferred in 1912. The first occupants were Henry and Sarah Zerfing and their daughter. Henry Zerfing was a dentist.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 502, p. 551; 1913 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps.

(# 100) 246 Lincoln Avenue B166 L39 Foursquare with two-story bay window

Contributing building: Constructed in 1913 by the Livingston Manor Corporation. This is a 2½-story, 6 over 4-bay foursquare that has a pedimented, full-width porch with an asymmetrical side extension and a low-pitched roof supported by trios of short Tuscan columns on brick piers. The plane of the façade is broken by a two-story bay window on the west side and a second-story bay window on the east side. The hipped-roof has front and side dormers with similar roof detailing. The house also has wide curved cornices under the extended eaves. The exterior of the first floor is clapboard and the upper floor exterior is wood shingles. The house retains a high level of integrity. The first occupants were retirees William and Mary utter and their two daughters.

Contributing building: A detached, one-story garage was constructed toward the rear of the property between 1913 and 1922. It has a stucco exterior and sliding multi-light and wood panel doors.

Sources: 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 101) 252 Lincoln Avenue B166 L40 Colonial Revival with shed roof dormer

Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a 2½-story, 2-bay, side gable, Colonial Revival style house with a sunroom attached laterally to its west side. The house has a pent roof dormer, exposed rafter tails, shaped window muntins, clapboard exterior, and a portico that is formed from a gabled roof supported by carved brackets. The house retains a high level of integrity. The deed was transferred in 1913. The first occupants of this "beautiful colonial style residence" were William and Mary Rust and their son, Schuyler Rust. Both William and Schuyler Rust were pharmacists. Schuyler Rust was featured in the 1909 *Industrial and 30<sup>th</sup> Anniversary Edition* of the *Daily Home News* as "a gentleman widely known and much respected throughout the community." He was also the noted originator of Rust's Rosamel, a cure for chapped hands.

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Sources: Deed book 516, p. 58; 1909 *Industrial and 30<sup>th</sup> Anniversary Edition*; 21 February 1913 *Daily Home News* social note; 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 102) 258 Lincoln Avenue B166 L41 Colonial Revival

Non-contributing building: Constructed between 1925 and 1933, this is a 2½-story, center hall, Colonial Revival style house with a pronounced mansard at the attic level and an enclosed portico that has a railing around its perimeter. The exterior has received aluminum siding.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1925.

Sources: 1925 New Brunswick Directory; 1933 Grimstead photograph.

(# 103) 262 Lincoln Avenue B166 L42 Colonial Revival

Contributing building: Constructed in 1914, this house is a 2½-story, 3-bay, center hall, Colonial Revival style house with a pedimented portico supported by Tuscan columns, a slate roof, wood shingled exterior, and a screened in porch constructed laterally on the west side. The house retains a high level of integrity. The deed was transferred in 1913. The first occupants were Albert and Carolynn Wycoff, their infant son, and their Polish servant. They moved here in April, 1914. Albert Wycoff was a cashier at People's National Bank in New Brunswick.

Non-contributing building: A two-car garage with dormers was constructed at the rear of the property after 1922.

Sources: Deed book 534, p. 474; 24 April 1914 *Daily Home News* social note; 1915 NJ Census; 1922 Sanborn map; 1927 *Illustrated Official Book of New Brunswick*.

(# 104) 304 Lincoln Avenue B166 L43 Dutch Colonial Revival (Fig. BB)

Contributing building: Constructed in 1914, this is virtually identical to 239 Harrison Avenue (#206). It is a 2-story, 4-bay, side gambrel, Dutch Colonial Revival style house with a pronounced front gambrel projecting out of the continuous dormer that is supported by two Doric columns forming the portico. A slightly recessed, 2-story block with a gambrel was constructed laterally on the east side. The addition also has a dormer intersecting the gambrel. This house has a slate roof and a wood shingle exterior. It retains a high level of integrity. The foundation was complete by April, 1914. The deed was transferred in 1914. The first occupant was W. Bertram Twiss, a Rutgers College professor who moved here from 24 Grant (# 7).

Sources: Deed book 549, p. 315; 24 April 1914 *Daily Home News* social note; 1915 NJ Census; 1922 Sanborn map.

(# 105) 310 Lincoln Avenue B166 L44 Colonial Revival

Contributing building: Built in 1914, this is a 2-story, Colonial Revival with a portico that has squared Tuscan column supports. The house has a small addition replacing the sun porch on the west side, which is balanced by an attached garage on the east side. The house also has a stucco exterior, and windows with curved muntins. It retains a medium level of integrity. By 1915, Harry and Lydia Weida were renting this house from the Livingston Manor Corporation. They became owners in 1918. Harry Weida was a manager at the India Rubber Company and a Highland Park Borough councilman in the 1920s.

Sources: Deed book 624, p. 272; 1915 NJ Census; 1916 New Brunswick Directory; 1920 US Census.

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(# 106) 316 Lincoln Avenue B166 L45 Georgian Revival (Fig. DD)

Contributing building: Constructed c. 1924, this is a 2-story, 3-bay, center hall, Georgian Revival style house with an enclosed entryway vestibule that has multi-light windows and a hipped roof. The house has a clapboard exterior, paired bracketed eaves, and two, one-story rooms constructed laterally on both the east and west sides. It retains a medium level of integrity. The deed transferred in 1914 to Theodore Townsend, who lived at 78 Harrison Avenue (# 181). No evidence of a house appears until 1925. The first occupants were Vincent and Helen Daly. Vincent Daly was a conductor.

Sources: Deed book 544, p. 326; 1925 New Brunswick Directory.

(# 107) 324 Lincoln Avenue B166 L46 Foursquare

Contributing building: Constructed in 1914, this is a 2½-story, wide foursquare with a hip-roof dormer, two, 2-story bay windows, and a wood shingle exterior. A two-story wing was constructed laterally off to its west side. The house retains a medium level of integrity. According to a local newspaper social note, the roof was completed in April of 1914 and the house was ready by June 1. The deed was transferred in 1914. The first occupants were Edmond and Rosa Billetdoux and their two sons. Edmund Billetdoux was a professor at Rutgers College.

Non-contributing building: A two-car garage was constructed at the read of the property after 1922.

Sources: Deed book 55, p. 111; 24 April 1914 *Daily Home News* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 Sanborn map.

(# 108) 325 Lincoln Avenue B167 L48 Colonial Revival

Non-contributing building: This house, which faces Madison Avenue with a side entryway onto Lincoln Avenue, is a 2½-story, Colonial Revival style house with vinyl siding. Although the deed transfer for the lot took place in 1914, there is no documentation of a house being constructed here until 1933.

Non-contributing building: A two-car garage with swinging doors was constructed at the rear of this property at the same time as the house.

Sources: Deed book 516, p. 279; 1933 Grimstead photograph.

(# 109) 323 Lincoln Avenue B167 L49 Foursquare

Contributing building: Constructed c. 1920, this is a 2-story, 2-bay foursquare with an eyebrow dormer, aluminum siding exterior, a one-story addition laterally on the east side, and a portico with squared post supports. The house retains a medium level of integrity. The deed was transferred in 1914 to John Nevius, who lived at 319 Lincoln Avenue (#110); however, there is no documentation of a house here before 1920. The first occupants were Alexander and Elizabeth Mullins and their three children. Alexander Mullins was the co-owner of the Mullins and Wendt piano case factory. The following year, they moved to 259 Harrison Avenue (# 203).

Sources: Deed book 552, p. 67; 1920 US Census; 1922 Sanborn map.

(# 110) 319 Lincoln Avenue B167 L50 Vernacular Queen Anne

Contributing building: Constructed by July, 1913, this is a 2½-story, 3 over 2-bay house with an intersecting gable roof and a pedimented, wrap-around front porch offset to the east with short tapered and squared columns on brick piers. The house and porch eaves have oversized fascia boards and brackets at both ends. The exterior has received vinyl siding. The second floor

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is slightly cantilevered. The house retains a medium level of integrity. The deed was transferred in 1913. The first occupants were Caroline Nevius, a widow, and her son John.

Contributing building: A detached, one-story, stucco garage was constructed toward the rear of the property in 1913. It has a new overhead door.

Sources: Deed book 513, p. 427; 30 July 1913 *Daily Home News* social note; 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 111)      309 Lincoln Avenue      B167 L51      Bungalow with front gable dormer  
Contributing building: Built in 1913, this house is a 1½-story, side gable Bungalow with a full-width front porch that has its original short, squared columns on a knee wall supporting the roof. The house also has a semi-internal front gable dormer, Craftsman era details such as exposed rafters with carved ends, knee brace brackets, and a multi-light vestibule surrounding the entryway. The front porch was partially enclosed in a sympathetic manner after 1961. The house retains a medium level of integrity. The deed was transferred in 1913. The first occupant was George Simpson. In 1915, he sold this house to James and Alice Devine and their three children. James Devine was a manager at the Howe Rubber Company.

Contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property by 1922. It has a wood shingle exterior and panel and a set of wood panel swinging doors.

Sources: Deed book 527, p. 156; Deed book 566, p. 402; 1915 NJ Census; 1916 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps.

(# 112)      307 Lincoln Avenue      B167 L19 & 20      Front Gable Bungalow  
Contributing building: Constructed in 1920, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and intersecting gables. The front door on one end is balanced by an sunroom on the other end that has been sensitively screened-in. Craftsman era details include overhanging eaves with corner brackets and exposed rafter tails, and a stuccoed exterior. A shed roof with exposed rafter tails is supported by carved brackets over the front entryway. The house retains a medium level of integrity. The deed transferred in 1920. The first occupant was Anna Gregson, a stenographer at Johnson & Johnson.

Contributing building: A detached, one-story, stucco garage was constructed toward the rear of the property between 1920 and 1922. It has a window and panel door.

Sources: Deed book 671, p. 30; 1922 and 1961 Sanborn maps; 1923 New Brunswick Directory.

(# 113)      263 Lincoln Avenue      B167 L21      Tudor Revival      (Fig. KK)  
Non-contributing building: Constructed between 1925 and 1933, this is a 2½-story, 3-bay, stucco and timber frame Tudor Revival style house with a 2-bay, gable front block that projects slightly as it intersects a 1-bay, side gable block. The house has a one-story sunroom constructed laterally on the west side. It is the current residence of Highland Park's first woman mayor, Meryl Frank and her family.

Non-contributing building: A detached two-car garage was constructed on the western edge of the property at the same time as the house.

Sources: 1933 Grimstead photograph; 1951 Sanborn map.

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(# 114) 257 Lincoln Avenue B167 L22 Bungalow with front gable  
Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and intersecting gables. The front door on one end is balanced by a recessed sunroom on the other end that was sensitively enclosed after 1961. The centered window bay on the second story is slightly cantilevered and it has a pronounced cornice. Craftsman era details include overhanging eaves with corner brackets and exposed rafter tails, and a shingled exterior with an alternating horizontal pattern. A shed roof is supported by carved brackets over the front entryway. The house retains a medium level of integrity. The deed was transferred in 1914. The first occupants were three elderly ladies; Carrie Kinports, Augusta Vail, and May Corielle.

Sources: Deed book 546, p. 511; 1913 New Brunswick Directory; 1915 NJ Census; 1997 CRCG study.

(# 115) 247 Lincoln Avenue B167 L52 Contemporary (Fig. MM)  
Non-contributing building: Contemporary 2-story house with an attached garage built after 1961.

Sources: 1961 Sanborn map.

(# 116) 239 Lincoln Avenue B167 L53 Tudor Revival (Fig. G)  
Contributing building: Constructed in 1912, this is a wide, 2½-story house with a centered enclosed vestibule entryway between twin façade gables, which are both slightly cantilevered over the first floor. It is the first of several Tudor Revival houses to be erected in Livingston Manor. The exterior is stucco and there are timber frame embellishments at the upper floors. This 2½-story, side gable house has a balanced composition of two intersecting gable fronts and a centered, projecting, enclosed entryway that has a gable front roof, and sidelights around the door. It has retained its original slate roof and the house has a high level of integrity. The deed was transferred in 1912. The first occupants were Clarence and Helen Ward and their two children who moved here from the house next door at 235 Lincoln Avenue (#117). Clarence Ward was a professor at Rutgers College.

Contributing building: A detached, one-story, two-car garage matching the house's Tudor styling was constructed toward the rear of the property by 1922. It has wood panel doors with a band of windows.

Sources: Deed book 489, p. 330; 1915 NJ Census; 1922 Sanborn map.

(# 117) 235 Lincoln Avenue B167 L24 Vernacular Queen Anne with intersecting gable (Fig. G)  
Contributing building: Constructed in 1909 on the south side of Lincoln Avenue by the Livingston Manor Corporation this house is a 2½-story, vernacular Queen Anne house with an intersecting gable roof, bay window on the first story's west side, and an offset, pedimented, wrap-around front porch with Ionic columns on the east side. The second story windows were constructed to slightly project from the plane of the façade. These projecting bays have pointed window heads, dentilled supports, and fascia boards with curved ends. The exterior has retained its wide and narrow horizontal pattern of original wood shingles. After 1961, the house received a sympathetically designed, one-story addition with a shallow pitched roof, and fenestration that complements the original house's pattern. The addition balances the front porch on the other side. The house retains a medium level of integrity. The deed was transferred in 1909. The house's first occupants were Clarence and Helen Ward and their daughter who, three years later, moved next door to 239 Lincoln Avenue (# 116). Clarence Ward was a Rutgers College professor.

Contributing building: A detached, one-story garage was constructed toward the rear of the property between 1912 and 1914. It has a wood shingle exterior and a multi-light and wood panel door.

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Sources: Deed book 445; 1910 Aero-View map; 1910 US Census; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps.

(# 118) 227 Lincoln Avenue B167 L25 Vernacular Queen Anne with side gable (*Fig. G*)  
Contributing building: Constructed in 1909, this is a 2½-story, side gable, vernacular Queen Anne house with a bay window on the west side of the façade and an offset, pedimented, wrap-around porch with short, fluted Doric columns on piers on the east side. The house has a gable front dormer, wide eaves, and a clapboard exterior. It retains a high level of integrity. The deed was transferred in 1909. The first occupants were Vail and Elizabeth Kinports. Vail Kinports was a bookkeeper at a savings bank.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property between 1912 and 1922.

Sources: Deed book 445, p. 66; 1910 US Census; 1910 Aero-View map; 1911 New Brunswick Directory; 1912 and 1922 Sanborn maps.

(# 119) 223 Lincoln Avenue B167 L26 Foursquare  
Contributing building: Constructed in 1910 by the Livingston Manor Corporation, this 2½-story foursquare has a ¾-width front porch supported by fluted Doric columns. The plane of the façade is broken by a two-story bay window on the west side and a second-story bay window above the entryway on the east side. The hipped-roof has three hipped-roof dormers on the front and sides. The house also has a vinyl siding exterior and extended eaves supported by Craftsman-style brackets. The porch originally extended around the front and this section was fully and sympathetically enclosed after 1961. The second story extends to the side over the front porch. This is a sympathetic design that does not upset the balance of the house. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were the extended family of Holt and Helen Crittenden, their daughter, and Holt Crittenden's brother and sister-in-law. Holt Crittenden was a printer at a publishing company.

Non-contributing building: A detached, two-car, rusticated block garage was constructed at the rear of the property after 1922.

Sources: Deed book 448, p. 26; 1910 US Census; 1910 Aero-View map; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps.

(# 120) 217 Lincoln Avenue B167 L27 Cross-Gambrel house with Bay Window  
Contributing building: Constructed in 1908, this is a 2½-story, 2-bay house with a cross gambrel roof, a bay window on the first floor, and a pedimented, wrap-around, front porch that is offset to the east and that has brick columns. The house had received vinyl siding, which was removed in the summer of 2003. It retains a high level of integrity. The deed was transferred in 1910. The first occupants were Charles and Letia Runyon and their daughter. Charles Runyon was a public school principal. In 1913, the Runyons moved to 237 Grant Avenue (# 151).

Contributing building: A detached, one-story, one-car garage was constructed toward the rear of the property between 1912 and 1922. It has a wood shingle exterior and swinging panel doors.

Sources: Deed book 450, p. 340; 1908 Reformed Church photograph; 1910 US Census; 1910 Aero-View map; 1911 New Brunswick Directory; 1912 and 1922 Sanborn maps.

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(# 121) 211 Lincoln Avenue B167 L28 Bungalow with twin peak dormer  
Contributing building: Constructed between 1910 and 1912 by the Livingston Manor Corporation. This house is a 2-story, 2 over 3-bay Bungalow with side gable roof extending over the full-width front porch plus the additional lateral extension on the west side. The porch roof is supported by tapered, square Tuscan columns set on brick piers. The house has Craftsman era details including a twin-peaked dormer with notched-end fascia boards, extended eaves with knee brace brackets and rafter tails, and a wood shingled exterior. It retains a high level of integrity. The first recorded occupant was entomologist T. J. Headlee, who moved out in September of 1913.

Contributing building: A detached, one-story, stucco garage was constructed toward the rear of the property between 1912 and 1922. It has exposed rafter tails and a wood panel door with a bank of windows.

Sources: 1910 Aero-View map; 1912 and 1922 Sanborn maps; 1913 New Brunswick Directory; 9 September 1913 *Daily Home News* social note.

(# 122) 203 Lincoln Avenue B167 L29 Vernacular Queen Anne with side gable  
Contributing building: Constructed in 1908, this is a 2½-story, side gable, vernacular Queen Anne house with a bay window on the west side of the first floor façade and an offset, pedimented, wrap-around porch with short, fluted Doric columns on piers on the east side. The house has a hipped-roof dormer, clapboard exterior on the first floor and wood shingle exterior on the upper floors. It retains a high level of integrity. The deed was transferred in 1909. The first occupants were Joseph and Emily Mershon and their daughter. Joseph Mershon was an assistant treasurer at the New Brunswick Trust Company.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922. (*Fig. M*).

Sources: Deed book 432 p. 545; 1909 and 1911 New Brunswick Directories, 1910 US Census, 1910 Aero-view map; 1912, 1922, and 1961 Sanborn maps.

(# 123) 202 Grant Avenue B167 L30 Vernacular Queen Anne with Intersecting Gable  
Contributing building: This house is one of the first group to be constructed in 1906 and 1907 on the south side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 2-bay, vernacular Queen Anne house with a two-story bay window on the west side and an offset, wrap-around, screened-in, front porch with short, fluted Doric columns on brick piers on the east side. The roof has intersecting gables. The front gable peak has a pronounced fascia, deep eaves, and the siding is carried over the attic window's header forming a convex curve. The first floor exterior is brick and the upper floors have received aluminum siding. The house retains a medium level of integrity. On May 17, 1907, W.G. Bearman, general manager for Reckitt & Sons, a manufacturer of "Paris Blue" dye, rented this house from Watson Whittlesey. However, it was not Bearman's for long. By 1908, the owners were James and Bertha Edgar and their son. James Edgar was a Realtor and sold many Livingston Manor houses. In January 1909, James Edgar was elected Secretary of the Livingston Manor Club.

Non-contributing building: A detached one-story garage was constructed before 1912 and is located to the rear of the property. It has aluminum siding and a replacement overhead door.

Sources: Deed book 425; 1907 Map of Lands; 16 May 1907 and 9 January 1909 *Daily Home News* social notes; 1908, 1909, and 1911 New Brunswick Directories; 1909 *Industrial and 30<sup>th</sup> Anniversary Edition*; 1910 US Census; 1910 Aero-View map; 1997 CRCG study.

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(# 124) 208 Grant Avenue B167 L31.01 Foursquare with two-story bay  
Contributing building: This house is one of the group to be constructed in 1907 and 1908 on the south side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 4-bay foursquare with a front hip roof dormer, a two-story bay window on the west side and a full-width, double pedimented, partially screened-in front porch with short, fluted Doric columns on brick piers. A multi-light vestibule encloses the front door. The house has deep eaves and its exterior is clapboard. It retains a medium level of integrity. The deed for this lot was transferred in 1899 from Watson Whittlesey to Charles Conover, but no documentation supports evidence of a house at this address until 1909 when this house was illustrated in a publication as the "Home of Charles Conover." Mr. Conover was a civil engineer and the Borough of Highland Park's engineer. By 1910, Sara Price, a retiree, owned the house and she took in boarders. Her sister, Suzanne Price received transfer of the deed in 1914. Both are listed as residents in 1915.

Non-contributing building: A detached, one-story, stucco garage was constructed toward the rear of the property after 1922.

Sources: Deed books 310, p. 412; 1909 New Brunswick Directory; 1909 *Industrial and 30th Anniversary*; 1910 US Census; 1912, 1922, and 1961 Sanborn maps; 1915 NJ Census.

(# 125) 212 Grant Avenue B167 L32.01 1970s Colonial Revival  
Non-contributing building: Constructed after 1961, this is a 2-story, 3-bay, Colonial Revival style house with a built-in garage on the first floor.

Sources: 1961 Sanborn map.

(# 126) 216 Grant Avenue B167 L33 Vernacular Queen Anne with two-story bay window  
Contributing building: This house is one of the group to be constructed in 1907 on the south side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 4-bay, front gable Vernacular Queen Anne house with a two-story bay window on the west side and an offset, enclosed, ¾-width, wrap-around front porch on the east side. The first floor exterior is stucco and the upper floors have received asbestos shingles. The house retains a medium level of integrity. The deed was transferred in 1908. The first occupants were William F. Yoder, a traveling shoe salesman and his wife Lizzette. In January of 1909, William Yoder was elected chair of the entertainment committee of the Livingston Manor Club.

Sources: Deed book 408, p. 416; 1908 and 1909 New Brunswick Directories; 9 January 1909 *Daily Home News* social notes; 1910 US Census; 1912, 1922, and 1961 Sanborn maps.

(# 127) 220 Grant Avenue B167 L34 Foursquare with two-story bay window  
Contributing building: This house is one of the first group to be constructed in 1906 and 1907 on the south side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 4-bay foursquare with an hip roof dormer, a two-story bay window on the west side and an offset, pedimented, wrap-around front porch with three, short, fluted Doric columns on brick piers. The house has deep eaves, its original slate roof, and its exterior is clapboard. The house retains a high level of integrity. The deed was transferred in 1907. The first occupants were John and Helena Reid and their two daughters, one son, and Helena Reid's mother. John Reid was a blockcutter at the Janeway & Carpenter Wallpaper factory in Highland Park. By 1913, the Christie family had moved here from 52 Lawrence Avenue (# 31). Samuel Christie was the publisher of *The New Brunswick Times*.

Sources: Deed book 398, p. 97; 1907 Map of Lands; 1909 New Brunswick Directory, 1910 US Census; 1912 Sanborn map.



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(# 128) 226 Grant Avenue B167 L35 Vernacular Queen Anne with two-story bay window  
Contributing building: This house is one of the first group to be constructed in 1907 on the south side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 4-bay, front gable, vernacular Queen Anne house with a two-story bay window on the west side and an offset, enclosed, ¾-width, wrap-around front porch on the east side. The porch was sympathetically enclosed after 1961. The gable peak has deep eaves. The first floor exterior is stucco and the upper floors have received aluminum siding. The house retains a medium level of integrity. The deed was transferred in 1908. The first occupants were Charles and Grace Stultz and their son and daughter, and Charles Stultz's sister-in-law. Charles Stultz was an assistant superintendent at a manufacturing company. By 1919, Eva and Arthur Hulbert, who was state leader of the Boys and Girls Club, were the homeowners.

Non-contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property after 1922.

Sources: Deed book 425, p. 548; 1907 Map of Lands; 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-view map; 1912, 1922, and 1961 Sanborn maps; 1920 US Census.

(# 129) 236 Grant Avenue B167 L36 Georgian Revival  
Non-contributing building: This house was constructed in 1915. It is a 2½-story, Georgian Revival style house with a large, two-story, projecting addition on the east side after 1961 that has significantly altered the house's original massing and symmetry. The house has a hipped roof, aluminum siding, and a front porch with fluted Doric column supports. The deed transferred in 1915. The first occupants were George and Lilly Weigel and their two children. George Weigel was a bookkeeper at a bank.

Non-contributing building: A two-car garage was constructed toward the rear of the property after 1922. It has a new overhead door.

Sources: Deed book 573, p. 172; 1916 New Brunswick Directory; 1920 US census; 1922 and 1961 Sanborn maps.

(# 130) 240 Grant Avenue B167 L37 Georgian Revival  
Contributing building: Constructed between 1913 and 1922, this is a 2-story, 3-bay, symmetrical Georgian Revival house with two, one-story, hipped-roof rooms constructed laterally on each side. The house has rafter tails, brackets, a shallow portico with squared posts and a balustrade along its roof, and a clapboard exterior. It retains a medium level of integrity. The deed for the lot was transferred in 1915 to Frederick O'Connor, who was reported as having a house built two years earlier. However, there are no records of him or anyone else residing at this address. In July of 1922, a local newspaper reported that "G. H. Simpson is building a new house on Grant Avenue." George and Mary Simpson were the first occupants.

Sources: Deed book 535, p. 62; 30 July 1913 and 8 July 1922 *Daily Home News* social notes; 1922 Sanborn map; 1923 New Brunswick Directory.

(# 131) 246 Grant Avenue B167 L38 Colonial Revival with shed roof dormer  
Contributing: Constructed between 1912 and 1914, this house is a 2½-story, 2-bay, side gable, Colonial Revival style house with a wood shingle exterior, an enclosed sunroom constructed laterally on its west side, and a portico that is formed from a barrel-arched roof supported by two, squared, Tuscan columns. The house has a pent roof dormer at the attic level, exposed rafter tails, bracketed eaves, and its original slate roof. It has retained a high level of integrity. The first occupant was Guy F. Randall, a manager at Woolworth & Co. in New Brunswick.

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Contributing building: A detached, one-story garage was constructed toward the rear of the property before 1922. It has retained its original window and wood panel swinging doors.

Sources: 1914 Bird's eye view postcard; 1916 New Brunswick Directory; 1922 Sanborn Map; 1933 Grimstead photograph.

(# 132) 250 Grant Avenue B167 L39 Georgian Revival

Contributing building: Constructed c. 1915, this is a 2-story, 3-bay Georgian Revival style house with a sympathetically designed second-story room constructed atop the original one-story sun porch on the east side after 1961. The fenestration pattern was continued and therefore, the addition did not significantly change the appearance of the original house. The house has received aluminum siding, and it has a centered front porch with Tuscan column supports. It retains a medium level of integrity. The deed was transferred in 1915. The first occupants were William Summer, a foreman and Fred and Florence Gowen. Fred Gowen was a borough clerk.

Non-contributing building: A one-story, one-car, stucco garage was constructed on the rear of the property by 1922. It has received a new overhead door.

Sources: Deed book 574, p. 40; 1917 New Brunswick Directory; 1920 US Census; 1922 Sanborn map.

(# 133) 252 Grant Avenue B167 L40 Mediterranean Revival (Fig. WW)

Contributing building: Constructed in 1924, this is a unique, 2-story, 3-bay, side gable, stucco house with Mediterranean styling and a one-story sunroom on the west side. The house has Spanish tile roofing, an eyebrow dormer, round-headed windows, and a semi-circular portico with an iron balustrade. The house retains a high level of integrity. The deed was first transferred in 1913 to Mary Erd, however, no documentation shows a house at this address until 1924. Lawrence and Ruth Rice are listed as the first occupants. Lawrence Rice was the president of Rice & Company's furniture store. A 1927 publication asserts that Harry G. Bach is the architect of Lawrence Rice's residence.

Contributing building: A detached, stucco garage was constructed on the rear of this lot at the same time as the house. It has a wood panel door.

Sources: Deed book 531, p. 507; Deed book 777, p. 225; 1925 New Brunswick Directory; 1927 *Illustrated Official Book of New Brunswick*.

(# 134) 264 Grant Avenue B167 L41 Foursquare

Contributing building: Constructed in 1917, this is a wide, 2½-story, 3-bay foursquare with a centered hip-roof dormer, slate roof, clapboard and wood shingle exterior, and a centered portico with Tuscan column supports and fluted pilasters framing the door. The house retains a high level of integrity. The deed was transferred in 1915. The first occupants were T. Wilson and Elsie Van Middlesworth and their daughter. T. Wilson Van Middlesworth was treasurer of the Public Service Company.

Non-contributing building: A detached one-story, two-car, stucco garage was constructed at the rear of the property by 1922. It has received a new overhead door.

Sources: Deed book 571, p. 163; 1917 New Brunswick Directory; 1920 US Census; 1922 Sanborn map.

(# 135) 304 Grant Avenue B167 L42 Colonial Revival

Contributing building: Constructed in 1916, this is a unique, 2-story Colonial Revival house with asymmetrical fenestration,

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clapboard exterior, and a centered, gabled portico with square column supports. The house retains a high level of integrity. The deed was transferred in 1917. The first residents were Walter and Helen Atwood and their two children. Walter Atwood was an optometrist. In the 1920s, Dr. Atwood financed the construction of several blocks of houses on the south side of Highland Park.

Contributing building: A two-car garage was constructed on the rear of this lot before 1922. It has a clapboard exterior and wood panel swinging doors.

Sources: Deed book 603, p. 117; 1917 New Brunswick Directory; 1920 US Census; 1922 Sanborn map.

(# 136) 308 Grant Avenue B167 L43 Colonial Revival

Contributing building: Built in the summer of 1920 by the Highland Park Building Company, this is a 2-story, 3-bay, center hall, Colonial Revival house with a screened-in porch constructed laterally on the west side. The house has a clapboard exterior, slate roof, eaves with modillions, and a pedimented portico with squared column supports. It retains a high level of integrity. The first occupant was Robert Lufburrow of the Highland Park Building Company.

Sources: Deed book 680, p. 479; 15 May 1920 *Daily Home News* social note; 1921 New Brunswick Directory.

(# 137) 310 Grant Avenue B167 L44 Bungalow with twin peak dormer

Contributing building: Constructed in 1920 by the Highland Park Building Company, this is a 1½-story, 2 over 3-bay, side gable bungalow with a distinctive, semi-internal dormer that has two paired windows and a twin-peaked gable. The full-width front porch has clustered short, square, columns set on rustic stone piers supporting the roof. Craftsman era details include rafter tails, brackets, wood shingle and clapboard exterior, and crossed fascia boards at the twin peaks. The house retains a high level of integrity. The deed transferred in 1920 from the Highland Park Building Company to Arnold and Susie Kern. Arnold Kern was a manager at Behrer & Company, Inc.

Non-contributing building: A two-car garage with a new overhead door is located to the rear of the property.

Sources: Deed book 674, p. 500; 1921 New Brunswick Directory; 1922 Sanborn Map.

(# 138) 312 Grant Avenue B167 L45 Colonial Revival

Contributing building: Constructed in 1920, this is a 2½-story, 3-bay, center hall, Colonial Revival house with a centered, projecting, through-cornice bay and a full-width front porch that has short brick columns on wider brick piers. It is the same model as 220 Harrison Avenue (# 186). This house has an exterior of asbestos shingles. It retains a medium level of integrity. The first residents were Leonard and Lula Ratliff and their two children. Leonard Ratliff was an eye specialist with his own business. They moved to 102 Lincoln Avenue (# 51) in 1922.

Non-contributing building: A detached garage is located to the rear of the property. It has asbestos shingle exterior and a new overhead door.

Sources: 1920 US Census; 1921 New Brunswick Directory.

(# 139) 318 Grant Avenue B167 L46 Colonial Revival (*Fig. FF*)

Contributing building: Constructed in 1920 by the Highland Park Building Company, this is a 2-story, 2-bay, side gable, side hall, Colonial Revival house with a one-story sunroom on the west side and a pedimented portico supported with squared

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columns. The house has a slate roof and an exterior of aluminum siding. It retains a medium level of integrity. The deed transferred in 1920. The first occupant was Eva L. Bonney, widow of Charles.

Contributing building: A detached garage on the rear of the property has retained its wood shingle exterior, slate roof, and glass and wood panel swinging doors.

Sources: Deed book 671, p. 354; 15 May 1920 *Daily Home News* social note; 1921 New Brunswick Directory.

(# 140) 324 Grant Avenue B167 L47 Front gable house

Contributing building: Constructed in 1919, this is an asymmetrical, 2½-story, gable front house with an extended roofline down to the first floor on the east side. It has steeply pitched hoods over the windows and a wood shingle exterior on the upper floors, a stucco first floor, a slate roof, exposed rafter tails, and a portico that has a hipped-roof supported by consoles on squared pilasters. It is very similar to the house at 31 Cleveland Avenue (# 217). The house has retained a high level of integrity. The first occupants were Clifford and Bertha Parsil and their son. Clifford Parsil was the director of the Middlesex County Vocational School.

Contributing building: A detached, stucco garage with its slate roof and wood panel door is located at the rear of the property.

Sources: Deed book 644, p. 545; 1920 US Census; 1921 New Brunswick Directory; 1922 Sanborn map.

(# 141) 321 Grant Avenue B168 L48 (Fig. TT)

Non-contributing building: Constructed in 1921, this 2½-story house was heavily altered after 1961 with multiple, asymmetrical, projecting bays that have casement windows. The exterior is vinyl siding. The first occupants were Peter and Josephine Runyon.

Sources: 1921 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 142) 317 Grant Avenue B168 L49 1921 Colonial Revival (Fig. TT)

Contributing building: Constructed in 1921, this is a 2-story, 2-bay, side gable, Colonial Revival house with a vestibule entryway enclosed with multi-light windows. The house has an exterior of clapboard on the first floor and wood shingles in alternating horizontal bands on the upper floor. The house has retained a medium level of integrity. The first occupants were John and Charlotte Scheper.

Non-contributing building: A detached garage with vinyl siding and a new overhead door is located toward the rear of the property.

Sources: 1921 New Brunswick Directory; 1922 Sanborn map.

(# 143) 315 Grant Avenue B168 L50 Dutch Colonial Revival (Fig. TT)

Contributing building: Constructed in 1922, this is a 2-story, 3-bay, center hall, Dutch Colonial Revival style house with a one-story sunroom constructed laterally on the west side. The house has a wood shingle exterior and a hipped-roof portico supported by consoles. It retains a medium level of integrity. The first occupants were William and Rachel Mount. William Mount was a salesman at the Ford Agency, a New Brunswick car dealership.

Non-contributing building: A detached garage with a new overhead door is located on the rear of the lot.

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Sources: 1922 Sanborn map; 1923 New Brunswick Directory.

(#144) 309 Grant Avenue B168 L51 Colonial Revival

Contributing building: Constructed in 1916, this is a 2½-story, side gable, Colonial Revival house with irregularly spaced fenestration that includes enclosed sleeping porches on the first and second floors. The house has a slate roof and vinyl siding. It retains a medium level of integrity. The first occupants were Frederick and Helena Couch and their son, who first lived in Livingston Manor at 253 Lawrence Avenue (# 80). Frederick Couch was a Rutgers College professor.

Contributing building: A detached, two-car garage with a slate roof and a pair of glass and panel swinging doors is located toward the rear of the property.

Sources: 1917 New Brunswick Directory; 1922 Sanborn map; 1933 Grimstead photograph.

(# 145) 307 Grant Avenue B168 L52 Front Gable Bungalow

Contributing: Constructed in 1913 by the Livingston Manor Corporation, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and intersecting gables. The front door on one end is balanced by an sunroom on the other end that was sensitively enclosed after 1961. The centered window bay on the second story is slightly cantilevered. Craftsman era details include overhanging eaves with corner brackets and exposed rafter tails, and a shingled exterior. A shed roof with exposed rafter tails is supported by squared columns forming a front entryway portico. This house retains a high level of integrity. The first occupants were John and Sadie Bergen. John Bergen was a traveling salesman for the family firm, the J.S. Bergen & Sons paper goods company in Highland Park.

Contributing building: A detached garage with its original glass and panel swinging doors was constructed toward the rear of this property.

Sources: Deed book 535, p. 471; 30 July 1913 *Daily Home News* social note; 1916 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps; 1997 CRCG study.

(# 146) 303 Grant Avenue B168 L53 Front gable house

Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a 2½-story, front gable house with an offset front porch that was sympathetically enclosed around its original brick piers and squared columns after 1961. The house has received vinyl siding. The off-center window bay on the second story is slightly cantilevered and it has a pronounced cornice. The house retains a medium level of integrity. The first occupants were John and Mary Bergen and their three children. John Bergen ran the J.S. Bergen & Sons paper goods company in Highland Park.

Contributing building: A detached garage with a shingled exterior and panel doors is located toward the rear of the property.

Sources: Deed book 535, p. 258; 30 July 1913 *Daily Home News* social note; 1916 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps.

(# 147) 265 Grant Avenue B168 L54 Colonial Revival

Contributing building: Constructed in 1920, this is a 2-story, 3-bay, side gable, Colonial Revival house with an addition with a shed roof constructed laterally to the west side. The house has a slate roof, vinyl siding, and a simple portico with two post supports. It retains a medium level of integrity. The first occupants were Frank and Cornelia Chrisman. Frank Chrisman was a carpenter.

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Contributing building: A detached, two-car garage with a wood shingle exterior and sliding wood panel doors is located toward the rear of the property.

Sources: 1921 New Brunswick Directory; 9 April 1922 *Daily Home News* social note; 1922 Sanborn map.

(# 148) 243 Grant Avenue B168 L55 Colonial Revival

Non-contributing building: Constructed in the 1970s, this is a 2-story Colonial Revival house with an attached, two-car garage on the west side.

Sources: Visual inspection.

(# 149) 241 Grant Avenue B168 L56 Bungalow with twin peak dormer (Fig. K)

Contributing building: Constructed in 1919 by the Highland Park Building Company, this house is a 2-story, 2 over 3-bay Bungalow with side gable roof extending over the full-width front porch plus the additional lateral extension on the west side, which was fully enclosed after 1961 in a sympathetic manner. The porch roof is supported by pairs of short tapered square Tuscan columns set on stucco and brick piers. The house has Craftsman era details including a wood shingle exterior, slate roof, and a twin-peaked dormer with Stick-style embellishments, notched-end fascia boards, extended eaves with knee brace brackets and rafter tails. It has retained a medium level of integrity. The deed transferred to Edward McCormick in 1919; however, by 1920, the owners were Peter and Sophie Kalteissen and their son, Klemmer, and his wife Flora. Peter Kalteissen was a box manufacturer, Klemmer Kalteissen was a bookkeeper at the County Clerk's office, and Flora Kalteissen was a public school teacher.

This house is a good example showing the continuity of the building practices and materials used by both the Livingston Manor Corporation and the Highland Park Building Company. Compare this house to the 1911 bungalow at 254 Lawrence Avenue (# 72) (Fig. J).

Sources: Deed book 640, p. 328; 26 March 1919 *Daily Home News* social note; 1919 New Brunswick Directory; 1920 US Census; 1922 and 1961 Sanborn Maps.

(# 150) 239 Grant Avenue B168 L57 Colonial Revival

Contributing building: Constructed *circa* 1920, this is a 2-story, 3-bay, center hall, Colonial Revival house with a stucco exterior, extended eaves with paired brackets, and a pedimented, full-width, front porch that has squared Tuscan columns. The house retains a medium level of integrity. The first residents were Harry and Meredith Edgar and Harry's mother-in-law, Sarah Archer. They moved here from 3 Grant Avenue (# 169). Harry Edgar was an accountant at a bank.

Contributing building: A detached, stucco garage was constructed toward the rear of the property before 1922. This has a slate roof and a panel door.

Sources: 1919 and 1921 New Brunswick Directories; 1920 US Census; 1922 Sanborn map.

(# 151) 237 Grant Avenue B168 L22 Bungalow with front gable

Contributing building: Constructed in 1913 by the Livingston Manor Corporation, this is a mid-sized, 2-story, front gable bungalow with a picturesque assemblage of eaves and intersecting gables. The front door on one end is balanced by a recessed sunroom on the other end that was sensitively enclosed after 1961. The centered window bay on the second story is slightly

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cantilevered. Craftsman era details include overhanging eaves with corner brackets and exposed rafter tails, and a shingled exterior with alternating horizontal pattern. A pedimented roof with a carved underside is supported by carved brackets over the front entryway. The house retains a high level of integrity. The deed was transferred in 1913. Charles and Letitia Runyon, their daughter, and a housekeeper occupied the premises by July 30, 1913. They moved here from 217 Lincoln Avenue (# 120). Charles Runyon was a school superintendent.

Non-contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property after 1922.

Sources: Deed book 527, p. 481; 30 July 1913 *Daily Home News* social note; 1913 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps; 1933 Grimstead photograph.

(# 152) 235 Grant Avenue B168 L23 Colonial Revival with shed roof dormer

Contributing building: Constructed in 1913, this house is a 2½-story, 2 over 3-bay, side gable, Colonial Revival style house with a sunroom attached laterally to its east side, and an entry vestibule with multi-light doors and a jerkinhead roof. The house has a clapboard exterior, a pent roof dormer, and extended eaves with brackets. The house retains a medium level of integrity. The deed was transferred in 1913. According to a newspaper article, construction was slated to be completed by December 1, 1913. The first occupants were Arthur and Loretta Allgor. Arthur A. Allgor was a designer in New York.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 539, p. 60; 30 July 1913 *Daily Home News* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 and 1961 Sanborn maps; 1933 Grimstead photograph.

(# 153) 225 Grant Avenue B168 L24 Side gable house

Contributing building: Constructed in 1914, this is a 2½-story, side gable house with a complex composition of intersecting eaves and gables. The house has a intersecting gable front, a cant bay window centered on the first floor and a cantilevered bank of three windows over it on the second floor. The exterior is cedar clapboard and the eaves have exposed rafter tails. A small portico is created by square posts supporting a pediment roof. The house retains a medium level of integrity. The deed was transferred in 1914. According to a local newspaper article, construction was slated to be finished by May, 1914. The first occupants were Henry and Marion Miller and their daughter. Henry Miller was a clerk at the U.S. Rubber Company.

Contributing building: A detached garage was constructed toward the rear of the property by 1922. It has cedar clapboard exterior and a multi-light and wood panel door.

Sources: Deed book 545, p. 373; 24 April 1914 *Daily Home News* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 Sanborn map; 1933 Grimstead photograph.

(# 154) 221 Grant Avenue B168 L25 Cross-Gambrel house with Bay Window

Contributing building: Constructed in 1910, this is a 2½-story house with a cross gambrel roof, a bay window on the first floor, and a pedimented, offset, wrap-around front porch with tapered square columns on brick piers. Before 1933, the house received a sympathetically designed, 1½-story addition laterally on the west side. The addition is balanced by the offset porch on the east side. The house has a wood shingle and clapboard exterior and the porch has cross-brace railings. The house retains a medium level of integrity. The deed was transferred in 1911. The first occupants were Willard and Leila Harvey and their daughter. Willard Harvey was a designer who worked in New York. They later moved to 307 Lawrence Avenue (# 76).

Sources: Deed book 467, p. 80; 1911 and 1921 New Brunswick Directories; 1912, 1922, and 1961 Sanborn maps; 1915 NJ Census; 1933

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Grimstead photograph.

(# 155) 211 Grant Avenue B168 L26 Bungalow with wide, front gable dormer

Contributing building: Built in 1915, this house is a 1½-story, side gable bungalow with a full-width front porch that extends to the east and that has short, squared Tuscan columns clustered on stuccoed piers. The house also has a wide, semi-internal front gable dormer and a wood shingle exterior. The front porch was partially screened-in after 1961 in a complimentary manner. The house retains a high level of integrity. The deed transferred in 1915. The dwelling's first occupants were Lester and Madeleine Mott, their son, and Madeleine Mott's two sisters, Attie and Dorothy Weigel. Lester Mott was a bank teller at the New Brunswick Trust Company. Attie Weigel was a secretary at an airplane factory.

Non-contributing building: A detached, one-story, two-car garage was constructed toward the rear of the property after 1922.

Sources: Deed book 573, p. 449; 1917 New Brunswick Directory; 1920 US Census; 1922 and 1961 Sanborn maps.

(# 156) 209 Grant Avenue B168 L27 Vernacular Queen Anne with two-story bay window

Non-contributing building: This house was among the first to be built in 1907 and 1908 on the north side of Grant Avenue by the Livingston Manor Corporation. It is a 2½-story, 2-bay, side gable, vernacular Queen Anne house with a two-story bay window on the west side and an offset screened-in front porch with short Tuscan columns on brick piers on the east side. The front gable dormer has a pronounced gable peak and deep eaves. The house has a slate roof, and a brick exterior on the first floor and a wood shingle exterior on the upper floors. An large one-story addition was constructed laterally on the west side after 1961, significantly changing the house's original massing and balance. The first occupants were Frank and Anna Runyon and their two daughters. Frank Runyon was an attorney.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-View map; 1912 and 1961 Sanborn maps; 1933 Grimstead photograph.

(# 157) 203 Grant Avenue B168 L28 Colonial Revival

Contributing building: Constructed in 1919, this is a 2-story, side gable Colonial Revival house with a pedimented, ¾-width front porch that has squared Tuscan column supports. The house has Craftsman details such as exposed rafter tails, a wood shingle upper floor exterior, and a clapboard exterior on the first floor. It retains a high level of integrity. The house was constructed for John and Harriet Martin and their daughter. According to a local newspaper, the house was to be finished by January 1, 1920.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: 15 December 1919 *Daily Home News* social note; 1920 US Census; 1921 New Brunswick Directory; 1922 Sanborn map.

(# 158) 69 Grant Avenue B179 L10 Foursquare with two-story bay windows

Contributing building: This house was finished in May of 1909. It is a large Foursquare with three hipped-roof dormers on the front and sides and an offset, extensive wrap-around porch that has two pediments, one at the entryway and the other at the corner. The porch roof is supported by clusters of short Tuscan columns on brick piers. The plane of the house's façade is broken by two, two-story bay windows. The first floor exterior is clapboard while the upper floors are wood shingled. The house retains a high level of integrity. The deed was transferred in 1909. The first occupants were William and Eva Siemons



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and their two sons and daughter. William Siemons was the owner of a shirt waist manufactory in New Brunswick.

Contributing building: A detached one-story garage was constructed before 1912 and is located to the rear of the property.

Sources: Deed book 436; 1909 *Daily Home News* social notes; 1910 US Census; 1911 New Brunswick Directory; 1912 Sanborn map.

(# 159) 63 Grant Avenue B179 L23 Stucco Foursquare

Contributing building: Constructed in 1910 by the Livingston Manor Corporation, this house is a 2½-story, 6 over 4-bay Foursquare with an offset, wrap-around porch supported by four Tuscan columns. The house has two-story bay with windows on the west side and a second-story bay with windows on the east side. The hipped roof has extended eaves with exposed, fancy-cut, painted roof rafters and Craftsman-style brackets, and front and side dormers with similar roof detailing. The exterior is stuccoed. The house retains a high level of integrity. Every room is finished with a different kind of wood. The first occupants were Frederick and Mary Wendt and their daughter. They moved into their new house on May 1, 1910 from 56 Lawrence Avenue (# 32). Frederick Wendt was the manufacturer of piano cases.

Sources: Deed book 450; 18 April 1910 *Daily Home News* social note; 1910 US Census; 1911 New Brunswick Directory; 1912 Sanborn map; CRCG study.

(# 160) 55 Grant Avenue B179 L24 Colonial Revival

Non-contributing building: Constructed between 1945 and 1951, this is a 2-story Colonial Revival with a built-in garage on the east side and a one-story sunroom constructed laterally off to the west side. The house has a slate roof, a stoneface exterior on the first floor, and clapboard exterior on the upper floor façade. The deed first transferred in 1915, however, no evidence of a house exists until 1951. According to the 1983 Highland Park Historical Commission brochure, Walter Shultise, Superintendent of Schools, constructed this house just after World War Two.

Sources: 1922 and 1951 Sanborn maps; 1983 Historical Commission brochure.

(# 161) 49 Grant Avenue B179 L13 Colonial Revival (*Fig. EE*)

Non-contributing building: Constructed in 1922, this is a 2-story, 2 over 3-bay, side gable Colonial Revival style house with a 2-story lateral addition. Changes include the loss of the window over the centered entryway and the extended, 2-story addition constructed laterally off its east side, which considerably changed the house's original massing. The deed was first transferred in 1916 to Lillie Drake; however, no evidence of a house at this address exists until 1922. The first occupants were J. Bertram and Virginia Howell who moved here in March, 1922 and threw a house-warming party. J. Bertram Howell was a sales engineer.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 590, p. 153; Deed book 687, p. 96; 1922 and 1961 Sanborn maps; 30 March 1922 *Daily Home News* social note; 1923 New Brunswick Directory; 1933 Grimstead photograph; 1983 Historical Commission brochure.

(# 162) 43 Grant Avenue B179 L14 Stucco Foursquare with two-story bay window

Contributing building: Constructed in 1912 by the Livingston Manor Corporation, this house is a 2½-story, 6 over 4-bay, foursquare with an offset wrap-around front porch supported by Tuscan columns. The house has a two-story bay window on the west side and a second-story bay window on the east side. The hipped roof has extended eaves and front and side dormers with similar roof detailing. The front dormer has a pronounced gable peak. The exterior is stuccoed. The house retains a high

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level of integrity. The deed was transferred in 1912. The first owners were Alvin and Lillian Drake and their two sons and daughter. Alvin Drake was a dry goods store owner.

Non-contributing building: A detached one-story, two-car garage was constructed toward the rear of the property between 1912 and 1922. It has a clapboard exterior and a replacement overhead door.

Sources: Deed book 495; 1912 and 1922 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census.

(# 163) 37 Grant Avenue B179 L15 Dutch Colonial Revival

Contributing building: Constructed in 1912, this is a 2½-story, 2 over 3-bay, center hall, Dutch Colonial Revival house with a side gambrel roof that has a 2-bay shed roof dormer at the second floor and an additional centered, attic level, pent roof dormer with one window. The house retains its original slate roof and enclosed one-story sunroom on the east side. The front entryway has a pedimented roof with a curved underside supported by consoles. The house retains a high level of integrity. The first occupants were George and Edith Osborn and their two daughters, who moved here from 18 Grant Avenue (# 6). George Osborn was a librarian at Rutgers College. By 1917, the residents were Lucius and Lila Janeway and their daughter. Lucius Janeway, Corporate Vice President of the Janeway & Carpender Wallpaper Company, was the youngest son of Colonel Jacob Janeway, founder of Janeway & Carpender.

Non-contributing building: A detached, one-story, stucco garage was constructed toward the rear of the property between 1912 and 1922. It has a new overhead door.

Sources: Deed book 510, p. 465; 1912 and 1922 Sanborn maps; 1915 NJ Census; 1917 New Brunswick Directory; 1920 US Census; 1983 Historical Commission brochure.

(# 164) 31 Grant Avenue B179 L16 Bungalow with pedimented porch

Contributing building: This house was constructed in 1910. It is a 1½-story, 1 over 3-bay bungalow with a centered, pedimented, ¾-width front porch and a gable front dormer. Several of its Craftsman era details such as the Stick-style embellishments in the pediment and knee brace brackets have been covered with vinyl siding. The porch retains its two short, battered, square columns on brick piers supporting the roof and has two short brick piers flanking the centered steps. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Vanderbilt and Rachel Voorhees.

Contributing building: A detached one-story, stucco garage was constructed before 1912 and is located to the rear of the property. It has a glass and wood panel door.

Sources: Deed book 460, p. 576; 22 August 1910 *Daily Home News* social note; 1911 New Brunswick Directory; 1912 Sanborn map.

(# 165) 25 Grant Avenue B179 L17 Foursquare with bay windows

Contributing building: Constructed in 1912 by the Livingston Manor Corporation, this house is a 2½-story, 2-bay, Foursquare with an offset wrap-around front porch that was semi-enclosed around its original clustered, short, squared Tuscan columns on brick piers after 1961. The house has a projecting window bays on the first floor's west side and on the second-story. The hipped roof has extended eaves, a broad, smooth cornice band, and front and side dormers with similar roof detailing. The exterior is wood shingles. The house retains a medium level of integrity. The deed was transferred in 1911. The house is depicted as merely a foundation on the 1912 Sanborn map; however, it was slated to be completed by April 1, 1912. The first occupants were Francis and Sarah Van Dyck and their son, Pierre, who was a public school teacher. Francis

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Van Dyck was a professor at Rutgers College. In the late-1940s, this was the home of Rutgers University provost Mason W. Gross, who became president of Rutgers University in 1971.

Non-contributing building: A detached, one-story garage was constructed toward the rear of the property after 1922.

Sources: Deed book 481; 17 February 1912 *Daily Home News* social note; 1912, 1922, and 1961 Sanborn maps; 1913 New Brunswick Directory; 1915 NJ Census; 1920 US Census; 1933 Grimstead photograph; 1983 Historical Commission brochure.

(# 166) 19 Grant Avenue B179 L18 Stucco Foursquare with two-story bay window  
Contributing building: Constructed in 1909 by the Livingston Manor Corporation, this house is a 2½-story, 6 over 4-bay Foursquare with an offset, partially screened-in, wrap-around porch supported by fluted Doric columns. The house has two-story bay with windows on the west side and a second-story bay with windows on the east side. The hipped roof has extended eaves with exposed, fancy-cut, roof rafters, Craftsman-style brackets, and front and side dormers with similar roof detailing. The exterior is stucco. The house retains a high level of integrity. In April of 1910, the Hafstroms moved into this house from 93 Lincoln Avenue (# 23). They were temporary renters. The deed was transferred from the Livingston Manor Corporation to Thomas Swenarton in 1910.

Contributing building: A detached, one-story, two-car, stucco garage was constructed toward the rear of the property between 1912 and 1922. It has wood panel doors.

Sources: Deed book 453, p. 332; 1910 US Census; 1910 Aero-view map; 18 April 1910 *Daily Home News* social notes; 1912 and 1922 Sanborn maps.

(# 167) 15 Grant Avenue B179 L19 Foursquare with two-story bay window  
Contributing building: Constructed in 1909, this is a 2½-story, 6 over 5-bay foursquare that has an offset porch with a pedimented, low-pitched roof supported by three short Tuscan columns on brick piers. The plane of the façade includes a two-story bay window on the west side and a second-story bay window on the east side. The hipped-roof has a front gable front dormer with a large cornice above the attic windows. The house also has extended eaves. The first story exterior is rusticated brick with indentations of smooth brick and the upper floors' exterior is wood shingle. The house retains a high level of integrity. The deed was transferred in 1909. The first occupants were Robert and Adah Prentiss and their three sons and one daughter. Robert Prentiss was an English professor at Rutgers College.

Sources: Deed book 438, p. 153; 1909 New Brunswick Directory, 1910 US Census; 28 May 1910 *Daily Home News* social notes.

(# 168) 9 Grant Avenue B179 L20 Vernacular Queen Anne  
Non-contributing building: This 2½-story, 2-bay, vernacular Queen Anne house was constructed in 1910 by the Livingston Manor Corporation. It has a semi-enclosed, full-width front porch with squared columns and a centered and projecting landing. The exterior has its original irregular horizontal banded shingles, which were duplicated on the addition and the porch enclosure. This house is a non-contributing resource due to the replacement casement windows and a large 2-story lateral addition that significantly changes the building's original massing and balance. The deed was transferred in 1909. The first occupants were Thomas and Ella Conway and their four daughters and one son. Mr. Conway was a superintendent at a knitting factory.

Sources: Deed book 437; 1910 US Census, 1910 *Daily Home News* social notes, 1911 New Brunswick Directory; 1912 and 1961 Sanborn maps.

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(# 169) 3 Grant Avenue B179 L21 Cross-Gambrel House with Bay Window (Fig. S)

Contributing building: This house was constructed in 1910 by the Livingston Manor Corporation. It is a 2½-story house with a cross gambrel roof, a bay window on the first floor, and an front wrap-around porch, which is offset to the east and was fully enclosed in a sympathetic manner after 1961. The house has a clapboard exterior on the first story and wood shingles on the second floor. The house retains a medium level of integrity. The deed was transferred in 1910. The first occupants were Henry and Elizabeth Stanley, and their grown son Harry, all having moved in by September 22, 1910. Two boarders also resided with the Stanleys. Henry Stanley was a machinist and Harry Stanley was an auditor.

Sources: Deed book 459, p. 419; 22 August 1910 and 22 September 1910 *Daily Home News* social notes; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps; 1915 NJ Census.

(# 170) 17 Lawrence Avenue B179 L22 Foursquare with cantilevered second story

Contributing building: Constructed in 1907, this house is a 2½-story, 2-bay, foursquare with a slightly cantilevered second story, one hip roof dormer, clapboard siding, and original wood shutters. The west side of the house has a two-story bay with a gable peak. This was probably constructed to best be seen from the approach into the Manor from Harrison Avenue. The house retains a high level of integrity. The deed was transferred on May 26, 1907. The first occupants were Charles and Emma Watson. Mr. Watson worked for the Pennsylvania Railroad. They sold the house to George and Catherine Rule and their daughter. George Rule was a local builder. The current owner intends to reconstruct a full-width front porch using historic photographs as a guide.

Non-contributing building: A detached, one-story garage was constructed between 1922 and 1951 at the rear of the property.

Sources: Deed book 402, p. 156; 1909 *City of New Brunswick: Its History, Its Homes & Its Industries*; 1909 New Brunswick Directory; 1910 Aero-View map; 1910 US Census; 1912, 1922, and 1951 Sanborn maps; 1915 NJ Census; 1933 Grimstead photograph; Evan Brownstein interview.

(# 171) 10 Lawrence Avenue B185 L2 Bungalow with wide, front gable dormer (Fig. Z)

Contributing building: Built in 1911, this is a 1½-story, side gable Bungalow with a full-width front porch that has its original short, squared Tuscan columns on brick piers. The front porch was enclosed in a complimentary manner around these original components after 1961. The house also has a wide, semi-internal, front gable dormer and Craftsman era details such as a wood shingle exterior and exposed rafter tails with carved ends. An attached one-car garage was constructed one grade lower and to the rear of the house between 1922 and 1951. This addition is not a visible part of the house at street level. The house retains a medium level of integrity. The deed was transferred in 1911. The first occupants were Jacob and Eva Wyckoff and their son. Jacob Wyckoff was a bank teller in New Brunswick.

Sources: Deed book 470; 1913 New Brunswick Directory; 1915 NJ Census; 1912, 1922, 1951, and 1961 Sanborn maps; 1933 Grimstead photograph.

(# 172) 5 Harrison Avenue B180 L12 Colonial Revival

Non-contributing building: Colonial Revival house with an enclosed front entryway, built-in garage, a picture window, and stained wood shingle siding that was constructed between 1951 and 1961.

Contributing object: An spherical finial tops a stucco covered masonry column with a red sandstone cap that was constructed by Watson Whittlesey c. 1908 to mark the north side of the Harrison Avenue entryway into Livingston Manor off of River Road. It is in poor condition but the monument retains a high level of integrity. This marker was depicted in a 1911 drawing

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of Whittlesey's proposed playground and marina on the land between the Raritan riverbank and River Road. It is a pendant to one located on the other side of Harrison Avenue (# 4).

Sources: 11 April 1911 *Daily Home News* article; 1951 and 1961 Sanborn maps.

(# 173) 22 Harrison Avenue B179 L1 Stucco Foursquare (Fig. F)

Contributing building: Constructed in 1910 by the Livingston Manor Corporation, this house is a 2½-story, 6 over 4-bay Foursquare with an full-width, wrap-around porch supported by square columns. A short parapet runs along the perimeter of the porch roof. The house has two bay windows on the second story. The hipped roof has front, rear, and side hip roof dormers, and extended eaves with exposed, fancy-cut, roof rafters and paired Craftsman-style brackets. The exterior is stucco. The house retains a high level of integrity. The deed was transferred in 1910. The first occupants were Andrew and Mary Dunham. In 1912, the Dunhams sold the house to Richard and Carolynn Martin, who held a house-warming party in July. "This property is one of the prettiest of the many pretty homes in the Manor," quipped a reporter for a local newspaper.

Contributing building: A detached one-story, stucco garage was constructed toward the rear of the property between 1912 and 1922. It has a slate roof and four dormers.

Sources: Deed book 459, p. 588; 1912 and 1922 Sanborn maps; 22 March and 12 July 1912 *Daily Home News* social notes; 1915 NJ Census.

(# 174) 32 Harrison Avenue B179 L2 Dutch Colonial Revival

Contributing building: Constructed in 1912, this is a 2½-story, 3-bay, center hall Dutch Colonial Revival house with a side gambrel roof that has a 3-bay shed roof dormer with a centered eyebrow window at the attic level. The house retains its original slate roof and the stucco exterior of the first floor façade that has a rhythm of slightly projecting window bays and recessed sections between them. The exterior of the upper floors is wood shingle. An enclosed sunroom on the house's west side received a sensitively designed second story after 1961. The front entryway portico has two, massive, stucco columns supporting a flat roof with exposed rafter tails. The house retains a high level of integrity. The deed was transferred in 1912. The first occupants were Edward and Helen Hicks, their two children, Edward's parents, and a servant. Edward W. Hicks was a prominent New Brunswick attorney and later, a District Court judge.

Contributing building: A detached one-story, stucco garage was constructed toward the rear of the property between 1912 and 1922. It has Stick-style embellishments in the gable peak.

Sources: Deed book 490; 1913 New Brunswick Directory; 1915 NJ Census; 1922 and 1961 Sanborn maps; 1983 Historical Commission brochure.

(# 175) 40 Harrison Avenue B179 L3 Colonial Revival

Contributing building: Constructed c. 1922, this is a 2-story, 3-bay, center hall, Colonial Revival house with a screened-in porch on the west side. The house has a wood shingle exterior, a wide cornice band above the second floor windows, and an entryway that is has a pedimented, multi-light vestibule. The house retains a high level of integrity. The deed for the lot first transferred in 1913 to Jennie Ives, however, no documentation of a house at this address exists until 1922. Regis and Jane Demonne were the first occupants. Regis Demonne was a sales manager.

Non-contributing building: A detached, two-car garage was constructed toward the back of the lot between 1922 and 1951.

Sources: Deed book 519, p. 217; 1922 and 1951 Sanborn maps; 1925 New Brunswick Directory; 1983 Historical Commission brochure.

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(# 176) 43 Harrison Avenue B180 L2.01 and 2.02

Non-contributing building: Newly constructed 2½-story, stucco Colonial Revival house with a built-in, two-car garage.

Sources: Visual survey.

(# 177) 50 Harrison Avenue B179 L4 Bungalow with twin peak dormer

Contributing building: This house was constructed by the Livingston Manor Corporation and completed by September of 1912. It is a 2-story, side gable bungalow with a full-width front porch that has an extension on the west side and clustered short, square columns set on cobblestone piers supporting the roof. This house also has a distinctive, semi-internal, twin-peak, front gable dormer with paired windows, notched-end bargeboards, extended eaves with brackets and exposed rafters, a slate roof, and a wood shingled exterior. The house retains a high level of integrity. The deed was transferred in 1912. Construction was underway in February, 1912 and Fred and Marion Joiner and their son took up occupancy by September 16, 1912. Fred Joiner was sales manager at the Neverslip Company. Later residents included Donald Cameron, Rutgers University Librarian from 1945 to 1966.

Non-contributing building: A two-car garage was constructed on the rear of this property between 1922 and 1951.

Sources: Deed book 495, p. 487; 17 February 1912 and 16 September 1912 *Daily Home News* social notes; 1913 New Brunswick Directory; 1915 NJ Census; 1922 and 1951 Sanborn maps; 1983 Historical Commission brochure.

(# 178) 55 Harrison Avenue B180 L7 Georgian Revival (Fig. PP)

Contributing building: Constructed c. 1922, this is a 2-story, center hall, Georgian Revival house with a one-story addition constructed laterally on its west side. The hipped roof with extended eaves and paired decorative brackets has a shed-roof dormer. The house has a stucco exterior and a flat-roofed entrance portico with exposed decorative rafters and brackets. This is highly likely to be a local architect's design. This house has the same composition and the same unique, massive, squared porch supports and carved rafter tails on the portico that local architect William Boylan designed and constructed for himself at 525 South Second Avenue in 1918. 55 Harrison Avenue was illustrated in *Building by the Book* by Robert Guter and Janet Foster. The following quote is from their book: "The massive piers and exposed rafter ends of the Highland Park portico give expression to the Arts and Crafts belief in architectural simplicity and the honesty of materials." The house retains a high level of integrity. The first occupant was Frank C. Johnson. Later occupants included Chemistry professor Peter VanderMeulen, his wife Dora, and their two children.

Non-contributing building: A detached, two-car garage was constructed toward the rear of this lot between 1922 and 1951.

Sources: 13 January 1918 *Sunday Times* article; 1922 Sanborn map; 1923 New Brunswick Directory; 1983 Historical Commission brochure; 1997 CRCG study.

(# 179) 58 Harrison Avenue B179 L5 Foursquare

Contributing building: Constructed in 1911, this is a 2½-story, 2 over 3-bay foursquare with a centered, enclosed, hip roof entryway. The house also has one-story lateral extensions on both the east and west sides. The west side addition was once an open porch that was enclosed before 1933. The hipped roof has extended eaves and front and side hip roof dormers. The exterior is clapboard on the first floor and wood shingles on the upper floors. The house retains a high level of integrity. The deed was transferred in 1911. The first occupants were the extended family including John Arthur Blish and Elise B. Blish, their daughter Hester Conway, her husband Thomas, and their baby. John A. Blish was an architect who worked in the offices of local architects George K. Parsell from the 1880s until 1911, and thereafter with Alexander Merchant. Thomas Conway

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was a banker. The next occupants were Frederick Percy Vail (a descendent of the renowned cabinetmaker Duncan Phyte), his wife Ida, their daughter, and his mother. Mrs. Vail was arthritic. To accommodate her, the Vails had an elevator installed in the house.

Sources: Deed book 468, p. 129; 20 November 1911 *Daily Home News* article; 1912 Sanborn map; 1913 New Brunswick Directory; 1915 NJ Census; 1933 Grimstead photograph; 1983 Historical Commission brochure.

(# 180) 66 Harrison Avenue B179 L6 Georgian Revival

Contributing building: Constructed in 1909 by the Livingston Manor Corporation, this is the first Colonial Revival style house in Livingston Manor. The center hall Colonial is two stories high, has three bays, and a screened-in porch that was constructed laterally on the west side. The central bay has an entrance veranda with a balustraded second level balcony. The veranda's flat roof is supported by a tri-cluster of fluted, Doric columns. The hipped-roof has its original slate shingles and extended eaves adorned with modillions and a dentil course. The house has a front dormer topped with a scroll ornament. The exterior is wood shingles. The house retains a high level of integrity. The deed was transferred in 1909. The first occupants were John and Harriet Potter and their three sons. In 1907, Potter was proprietor of an automobile garage and by 1910, he was the superintendent of transportation at Johnson & Johnson Company. By 1915, the McKinney family were residents. Howard McKinney would grow up to become a musician, composer, music professor, and concert director at Rutgers University until his retirement in 1959.

Contributing building: A detached one-story, stucco garage was constructed before 1912 at the rear of the property. It has wood shingles in the gable peak.

Sources: Deed book 441, p. 300; 6 April 1907 *Daily Times* social note; 22 July 1909 *Daily Home News* social note; 1909 New Brunswick Directory; 1910 US Census; 1910 Aero-View map; 1912 Sanborn map; 1915 NJ Census.

(# 181) 78 Harrison Avenue B179 L7 Foursquare

Contributing building: Constructed c. 1914, this is a wide, 2½-story, 3-bay foursquare with an enclosed sunroom on the west side that received a second story after 1961. The house has a slate roof, a brick exterior on the first floor and upper floor exterior of wood shingles. The extended front porch forms a porte-cochere on the east side. It has clustered, short Tuscan columns on brick piers. The house retains a high level of integrity. The deed was first transferred in 1909, however, there was no evidence of a house constructed here until 1914, when a local newspaper's social notes announced, "Workmen have started the foundation for the new home that is to be erected on Harrison Avenue for Theodore Townsend. Mr. Townsend is going to erect one of the prettiest houses in the Manor." The first occupants were Alice and Theodore Townsend, who was the treasurer of Janeway & Carpenter Wallpaper Company.

Contributing building: A detached, one-story, brick garage was constructed toward the rear of the property at the same time as the house. It has a slate roof and wood panel doors.

Sources: Deed book 441, p. 300; 1912 and 1922 Sanborn maps; 2 May 1914 *Daily Home News* social note; 1916 and 1921 New Brunswick Directories.

(# 182) 82 Harrison Avenue B179 L8 Bungalow with shed roof dormer

Contributing building: Built in 1909, this house is a 2-story, side gable Bungalow with a full-width front porch that has its four original, massive, tapered, Tuscan columns supporting the roof. The house also has a wide, semi-internal, shed roof dormer with a balustrade (added after 1933) and a wood shingle exterior with horizontal bands. The house retains a medium

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level of integrity. The deed was transferred in 1909. The dwelling's first occupants were a widow, Jessie C. Marshall and her two daughters. The two daughters, Fanny and Mary Marshall, were writers.

Non-contributing building: A detached one-car garage was constructed at the rear of the property between 1922 and 1961.

Sources: Deed book 438; 1910 US Census; 1910 Aero-View map; 1911 New Brunswick Directory; 1912, 1922, and 1961 Sanborn maps; 1933 Grimstead photograph.

(# 183) 86 Harrison Avenue B179 L9 Tudor Revival (Fig. JJ)

Contributing building: This house was constructed in 1913 by the Flynn Brothers construction company of New Brunswick. It was designed by local architect Alexander Merchant. It is one of several Tudor Revival houses that were erected in the Livingston Manor district in the 1910s and 1920s. This is a 2½-story, 3-bay, side gable house with a central, projecting block with a gable peak. This block contains the simple arched entryway and a slightly cantilevered second story. The house has a Spanish tiled roof, one front-gable dormer, small pent roofs over the first floor banks of windows, and a sunroom constructed laterally on the west side that was tastefully enclosed after 1933. The house retains a high level of integrity. The house was built for Harvey and Bessie Iredell and their son. Harvey Iredell was a prominent New Brunswick dentist. When the house was completed, a local newspaper declared, "Alexander Merchant designed this pretty home and many think it one of his best."

Non-contributing building: A detached, two-car, stucco garage was constructed at the rear of the property after 1933.

Sources: 1915 NJ Census; 26 October 1919 *Sunday Times*; 1933 Grimstead photograph; 1983 Historical Commission brochure.

(# 184) 204 Harrison Avenue B168 L29 Colonial Revival

Contributing building: Constructed in 1912, this is a 2½-story, 3-bay, center hall, Colonial Revival house with a semi-enclosed portico that has two fluted Doric columns and two stucco corner piers supporting a flat roof with a balustrade. The house has a one-story sunroom on the east side, a centered dormer with a Palladian window, a slate roof, a clapboard exterior, extended eaves with carved brackets, and fluted Ionic pilasters at the corners. The house retains a high level of integrity. The deed was transferred in 1911. The first occupants were Otto and Helen Geitner and their daughter. Otto Geitner was the proprietor of a piano store in New Brunswick.

Non-contributing building: A detached garage was constructed on the rear of this lot between 1922 and 1961.

Sources: Deed book 482, p. 9; 1913 New Brunswick Directory; 1915 NJ Census; 1922 Sanborn map.

(# 185) 218 Harrison Avenue B168 L30 Stucco Bungalow with shed roof dormer

Contributing building: Built in 1918, this house is a 2-story, side gable Bungalow with a full-width front porch that has its four original stuccoed columns supporting the roof. The house also has a wide, shed roof dormer, and a stucco exterior. The house retains a high level of integrity. The deed transferred in 1918. The dwelling's first occupants were Arthur and Mary Peyton and their three children, who moved here from 249 Harrison Avenue (# 205). Arthur Peyton was a manager at a chemical company. By 1928, the inventor of the Band-Aid, Earle E. Dickson lived here with his wife Josephine and their two sons. Dickson was a vice president in charge of the hospital division at Johnson & Johnson.

Non-contributing building: A detached one-car garage was constructed at the rear of the property between 1922 and 1961.

Sources: Deed book 625, p. 341; 1920 US Census; 1922 and 1961 Sanborn Maps; 22 September 1961 *Daily Home News* obituary;



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(# 186) 220 Harrison Avenue B168 L31 Colonial Revival

Contributing building: Constructed in 1919, this is a 2½-story, 3-bay, center hall Colonial Revival house with a projecting, centered, through-cornice bay and a full-width front porch that has short brick columns on wider brick piers. It is the same model as 312 Grant Avenue (# 138). The house has a clapboard exterior and carved rafter tails. It retains a high level of integrity. The deed transferred in 1919 to the Highland Park Building Company and then to George and Charlotte Kilbourn. By 1921, the occupants were Alvah and Ada Cole. Alvah Cole was a wholesale merchant and he served on borough council from 1943 to 1946. He was Highland Park's mayor from 1948 to 1951.

Non-contributing building: A detached, two-car garage was constructed on the rear of the property by 1922. It has a replacement overhead door.

Sources: Deed book 638, p. 320; Deed book 644, p. 413; 1920 US Census; 1921 New Brunswick Directory; 1922 Sanborn map.

(# 187) 226 Harrison Avenue B168 L32 Unique L-Plan

Contributing building: Constructed in 1919 by the Highland Park Building Company, this is a unique, 2-story, L-plan house with side jerkinhead gables, and a gabled, two-story bay window on the east side. The house has a recessed entryway and wrap-around porch with squared column supports on the west side, which also has a twin peak dormer. The upper floor exterior is wood shingle with a diamond pattern in each of the gable peaks. The first floor exterior is clapboard. The house retains a high level of integrity. In 1919, the deed transferred from the Highland Park Building Company to Roscoe Ballantine, a manager at the Armour Company.

Non-contributing building: A detached garage was constructed on the rear of the property after 1922.

Sources: Deed book 638, p. 322; Deed book 650, p. 24; 1919 New Brunswick Directory; 1922 Sanborn map.

(# 188) 232 Harrison Avenue B168 L33 Colonial Revival with shed roof dormer

Contributing building: Constructed in 1922, this is a 2½-story, 2-bay, side gable, Colonial Revival style house with a one-story sunroom constructed overlapping the house's northeast corner and a portico that is formed from a shed roof supported by a carved bracket and a square column on the southeast corner. The house has a pent roof dormer at the attic level, exposed rafter tails, and an exterior of wood shingles with a horizontal banding pattern. It retains a medium level of integrity. Although the deed first transferred in 1914 to Alva Agee, no evidence of a house exists until 1922. The first occupants were Herbert and Martha Baker. Herbert Baker was a professor at the New Jersey Agricultural Experimental Station.

Contributing building: A detached garage on the rear of the lot constructed before 1922 has a wood shingle exterior and a glass and panel overhead door.

Sources: Deed book 539, p. 485; 1922 Sanborn Map; 1923 New Brunswick Directory.

(# 189) 238 Harrison Avenue B168 L34 Colonial Revival

Contributing building: Constructed in 1922, this is a 2½-story, 2-bay, front gable, Colonial Revival style house with a one-story sunroom constructed overlapping the house's northeast corner. This house has a recessed and pedimented porch that supported by carved brackets and square columns at the southeast corner. The house has exposed rafter tails, brackets, and an exterior of wood shingles. It retains a medium level of integrity. Although the deed first transferred in 1914 to Alva Agee, no

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evidence of a house exists on this lot until 1922. The first occupants were Paul and Maude Renninger. Paul Renninger was an insurance agent.

Contributing building: A detached garage constructed toward the rear of the property has clapboard exterior and a multi-light and wood panel door.

Sources: Deed book 539, p. 485; 1922 Sanborn map; 1923 New Brunswick Directory.

(# 190) 244 Harrison Avenue B168 L35

Non-contributing building: Constructed c. 1950, this is a 2-story, 3-bay, side gable, Colonial Revival house with three gable front dormers and a built-in garage on the east side.

Sources: 1951 Sanborn map.

(# 191) 250 Harrison Avenue B168 L36 Stucco Bungalow with shed roof dormer

Contributing building: Built in 1917, this house is a 2-story, side gable Bungalow with a full-width front porch that has four, original, short, stuccoed columns on a stucco knee wall supporting the roof. The house also has a wide, shed roof dormer, exposed rafter tails, and a stucco exterior. It retains a medium level of integrity. The deed transferred in 1917. The dwelling's first occupants were Chester and Edith Bissett and their daughter. Chester Bissett was a pharmacist.

Non-contributing building: A detached one-car, cinder block garage was constructed at the rear of the property between 1922 and 1951.

Sources: Deed book 618, p. 337; 1919 New Brunswick Directory; 1920 US Census; 1922 and 1951 Sanborn Maps.

(# 192) 252 Harrison Avenue B168 L37 Bungalow with wide gable front dormer

Contributing building: Constructed in 1921, this is a 2-story, side gable Bungalow with a full-width front porch that has clustered short, square, Tuscan columns on brick piers supporting the roof. The semi-internal gable front dormer is almost as wide as the first story and it has a small semi-circular window in the gable peak. The exterior is aluminum siding. The house retains a medium level of integrity. The deed transferred from the Highland Park Building Company to Henry and Lucy Pierce in 1921. Henry Pierce was a bookkeeper.

Contributing building: A detached one-story garage was constructed toward the rear of the property before 1922. It has a wood shingle exterior, exposed rafter tails, and a multi-light and wood panel overhead door.

Sources: Deed book 697, p. 427; 1921 New Brunswick Directory; 1922 Sanborn Map.

(# 193) 254 Harrison Avenue B168 L38 Bungalow with shed roof dormer

Contributing building: Constructed in 1919, this is a 2-story, 2-bay, side gable Bungalow with a full-width front porch supported by Tuscan columns. The house has a semi-internal, shed roof dormer that has a centered curve at its roofline. The exterior is vinyl siding. The house retains a medium level of integrity. The first occupants were Walter and Dora Minschwaner and their daughter. Walter F. Minschwaner was a manager of a shoe store and later, a bookkeeper at the National Music String Company.

Contributing building: A detached, one-story garage was constructed toward the rear of the property in the early 1920s. It retains its wood panel and window swinging doors.

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Sources: Deed book 650, p. 26; 1919 and 1923 New Brunswick Directories; 1920 US Census; 1922 and 1961 Sanborn Maps.

(# 194) 260 Harrison Avenue B168 L39 Bungalow

Contributing building: Constructed in 1920 by the Highland Park Building Company, this is a 1½-story, side gable bungalow with a gable front dormer, a fully enclosed front porch, and asbestos shingle siding. It retains a medium level of integrity. The first residents were Louise Thomas and her three children.

Contributing building: A detached two-car garage was constructed toward the rear of this property in the early 1920s. It retains its wood shingle exterior and swinging wood panel doors with a row of small windows.

Sources: 1920 US Census; 1922 Sanborn map.

(# 195) 270 Harrison Avenue B168 L40

Contributing building: Constructed in 1919, this is a 2-story, 3-bay, front gable house with a slate roof, aluminum siding, and a projecting, offset, pedimented, front porch on its east side that was fully enclosed after 1961. The house retains a medium level of integrity. The deed transferred in 1919. The first owner was William F. Thomas. In 1921, Mrs. Cecelia Fanning was the resident.

Non-contributing building: A detached two-car garage was constructed at the rear of the property after 1922.

Sources: Deed book 644, p. 416; 1922 and 1961 Sanborn maps; 1921 New Brunswick Directory.

(# 196) 302 Harrison Avenue B168 L41 Dutch Colonial Revival

Contributing building: Constructed in 1919, this is a 2-story, 3-bay, center hall, side gambrel, Dutch Colonial Revival style house with a one-story sunroom constructed laterally on the west side. The house has a multi-light vestibule around the entryway, square Tuscan columns, and a wood shingle exterior. It retains a medium level of integrity. The deed transferred in 1919. The first residents were James and Ella Brown. Their son Frederick, a doctor, bought the house for them.

Non-contributing building: A detached garage with aluminum siding and a new overhead door is located at the rear of the property.

Sources: Deed book 644, p. 415; 26 March 1919 *Daily Home News* social note; 1920 US Census; 1922 Sanborn map.

(# 197) 308 Harrison Avenue B168 L42 Sears & Roebuck "The Crescent" (Fig. L)

Non-contributing building: Constructed in 1924, this house is identical in exterior details to Sears & Roebuck's "The Crescent." This house is a one-story, 3-bay, side gable bungalow with a clapboard exterior, and a pedimented entry porch that has pronounced cornice returns supported by paired Tuscan columns. This house was built by John B. Mulligan, an office manager and bookkeeper of the Highland Park Building Company. The house is said to have been constructed by the Highland Park Lumber Company, which supplied materials and lumber. The house is illustrated in *Building by the Book* by Robert Guter and Janet Foster. The following quote is provided: "The Crescent in Highland Park - the Honor-Built home named the Crescent was introduced into the Sears catalog of Houses in 1921, and became a best-seller for nearly a decade."

Sources: 1925 New Brunswick Directory; 1951 Sanborn map; 1997 CRCG study.

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(# 198) 310 Harrison Avenue B168 L43 Foursquare (Fig. HH)

Contributing building: Constructed in 1921, this is a 2-story Foursquare with an extended, wrap-around, front porch that was sympathetically screened-in around the original short, squared, Tuscan columns on brick piers before 1933. The house has wide overhanging eaves with paired modillions, and a wood shingle exterior. It retains a medium level of integrity. The deed transferred in 1921 from the Highland Park Building Company to William and Margaret Long. William Long was a superintendent.

Sources: Deed book 704, p. 37; 1921 New Brunswick Directory; 1922 and 1961 Sanborn Maps; 1933 Grimstead photograph.

(# 199) 312 Harrison Avenue B168 L44 Colonial Revival

Non-contributing building: Constructed between 1925 and 1933, this is a 2½-story, 2-bay, side gable, Colonial Revival house with two gable front dormers, a slender mansard between the floors, an exterior of wood shingles, and a portico supported by wrought iron posts.

Non-contributing building: A detached garage was also constructed after 1922 toward the rear of the property.

Sources: 1922 and 1951 Sanborn maps; 1925 New Brunswick Directory; 1933 Grimstead photograph.

(# 200) 316 Harrison Avenue B168 L45 Georgian Revival

Contributing building: Constructed in 1921, this is a 2-story, 3-bay, Georgian Revival house with a centered, enclosed vestibule entryway flanked by fluted pilasters, and a porch constructed laterally on its west side that was fully enclosed after 1961. The exterior is asbestos shingles. The house retains a medium level of integrity. The deed transferred in 1921 from the Highland Park Building Company to William and Dorothy McAdams. William McAdams was the treasurer of the Middlesex Battery Company.

Non-contributing building: A detached one-story garage was constructed toward the rear of the property before 1922. It has a new overhead door.

Sources: Deed book 701, p. 141; 1921 New Brunswick Directory; 1922 and 1961 Sanborn Maps.

(# 201) 324 Harrison Avenue B168 L46 & 47 Dutch Colonial Revival

Contributing building: Constructed c. 1923, this is a 2-story, 4-bay, Dutch Colonial Revival style house with an enclosed entryway vestibule that has a fanlight above the cornice. The house has aluminum siding and a one-story sunroom constructed laterally to the west side. It retains a medium level of integrity. The first occupants were Harry and Ethel Turner. By 1925, Asher and Edith Watson were the occupants. Asher Watson was an attorney.

Sources: Deed book 799, p. 454; 1925 New Brunswick Directory.

(# 202) 263 Harrison Avenue B169 L46 Georgian Revival

Contributing building: Constructed in 1916, this is a 2-story, 2-bay, Georgian Revival house with an offset, wrap-around front porch that has short squared Tuscan columns on stuccoed piers supporting the hipped roof. The pair of windows on the first floor were replaced with a bay window in the same location. The house has a hipped roof and Craftsman era details including a wood shingle exterior and carved rafter tails. The house retains a medium level of integrity. The deed transferred in 1916. The first occupants were Preston and Martha Bergen, their daughter, and a live-in nanny. Preston L. Bergen was a manager at his family's firm, the J.S. Bergen & Sons paper factory in Highland Park.

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Non-contributing building: A one-story garage was constructed toward the back of the property after 1922.

Sources: Deed book 581, p. 273; 1917 New Brunswick Directory; 1920 US Census; 1922 and 1961 Sanborn Maps; 1933 Grimstead photograph.

(# 203) 259 Harrison Avenue B169 L47 Bungalow with shed roof dormer (Fig. AA)

Contributing building: Built in 1914, this house is a 2-story, side gable Bungalow with a full-width, screened-in, front porch that has its four original squared columns on a knee wall supporting the roof. The house also has a narrow shed roof dormer, exposed rafters, a slate roof, and an exterior of aluminum siding. It retains a medium level of integrity. The deed transferred in 1914. The dwelling's first occupants were Frederick and Francis Bruns, their two children, and a servant. They moved in on March 13, 1914. Frederick Bruns was the owner of the Bruns Brothers candy company.

Non-contributing building: A detached two-car garage was constructed at the rear of the property after 1922.

Sources: Deed book 542, p. 283; 14 March 1914 *Daily Times* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 and 1951 Sanborn maps.

(# 204) 255 Harrison Avenue B169 L48 Dutch Colonial Revival

Contributing building: Constructed c. 1922, this is a 2-story, side gambrel, Dutch Colonial Revival style house with a projecting, pedimented, and sympathetically enclosed porch on its east half. The house has a clapboard exterior. It retains a medium level of integrity. The deed first transferred in 1914 to George Bissett, however, no evidence of house on this lot exists until 1922. By 1925, Orley and Althea Bowen are listed as the residents. Orley Bowen was a county agricultural agent.

Non-contributing building: A detached two-car garage with a clapboard exterior and glass and board swinging doors was constructed toward the rear of the property after 1922.

Sources: Deed book 544, p. 277; 1922 Sanborn map; 1923 New Brunswick Directory.

(# 205) 249 Harrison Avenue B169 L49 Stucco Bungalow with shed roof dormer

Contributing building: Built in 1914, this house is a 1½-story, side gable Bungalow with a full-width front porch that extends to the west and that was sympathetically enclosed with multi-light windows and doors after 1961. The house also has a centered, narrow shed roof dormer over the centered entryway, and Craftsman era details such as exposed rafters, a red slate roof, and a stucco exterior. The house retains a high level of integrity. The deed transferred in 1914. The dwelling's first occupants were Clarence and Alma Bruce, their daughters, a servant, and a boarder. They moved here in April, 1914. Clarence H. Bruce was a real estate agent hired by Watson Whittlesey for the Livingston Manor Corporation and later, he was a sales agent for the India Rubber Company.

Non-contributing building: A detached one-car garage was constructed at the rear of the property after 1922.

Sources: Deed book 545, p. 111; 9 September 1913 *Daily Home News* social note; 15 April 1914 *Daily Times* social note; 1915 NJ Census; 1916 New Brunswick Directory; 1922 Sanborn map.

(# 206) 239 Harrison Avenue B169 L50 Dutch Colonial Revival

Contributing building: Constructed in 1914, this is an identical model of 304 Lincoln Avenue (# 104). It is a 2-story, 4-bay, side gambrel, Dutch Colonial Revival style house with an intersecting front gambrel projecting out of the continuous dormer.

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The gambrel is supported by two Doric columns forming the portico. A slightly recessed, 2-story block was constructed laterally on the east side. It also has a dormer intersecting the gambrel. This house has a slate roof and a wood shingle exterior. It retains a high level of integrity. The deed transferred in 1914. The first occupants were Herbert and Amelia Long, their three children, and a servant. Herbert Long was the co-owner of the Long-Landreth Water Heater Company in Highland Park. This was their third Livingston Manor house. The Longs first lived at 77 Lincoln Avenue (# 27), then at 240 Lawrence Avenue (# 69).

Non-contributing building: A detached garage was constructed toward the rear of this lot after the original burned down in the 1970s.

Sources: Deed book 553, p. 107; 1915 NJ Census; 1922 Sanborn map; Nikki Taussig interview.

(# 207) 233 Harrison Avenue B169 L53 Georgian Revival

Contributing building: Constructed c. 1915, this is a 2½-story, 3-bay, Georgian Revival house with a portico that has two Tuscan columns supporting a flat roof with a balustrade. The house has a one-story, enclosed sunroom on the east side, a centered dormer with two peaks and pointed attic windows, aluminum siding, and extended eaves with long modillions. The house retains a medium level of integrity. The first occupant was Isaac Harris, a dentist. The deed transferred in 1916 to Francis Yorston, but he is not recorded as living here until 1919. He lived here with his wife Grace and their three children. Francis Yorston was Secretary of the Board of Trade in New Brunswick. This was their second Livingston Manor house. In 1907, they resided at 42 Grant Avenue (# 11).

Non-contributing building: A detached garage was constructed toward the rear of this lot after the original burned down in the 1970s.

Sources: Deed book 585, p. 428; 1917 and 1919 New Brunswick Directories; 1920 US Census; 1922 Sanborn map; Nikki Taussig interview.

(# 208) 229 Harrison Avenue B169 L54 Colonial Revival (Fig. GG)

Contributing building: Constructed c. 1915, this is a 2-story, 3-bay, side gable, Colonial Revival house with a shed roof dormer and a shed roof over the front door that is supported by cross beam rafters and wrought iron posts. The house has exposed rafter tails and a clapboard exterior. The upper floor has an enclosed sleeping porch on its west side. The house retains a medium level of integrity. The deed transferred in 1915 to Samuel Christie, the editor of the *New Brunswick Times*. However, this house appears to have been a rental property. The first recorded occupants were Grace Connell in 1919 and then the extended family of Everett and Julia Blood, who are listed as renters in the 1920 US Census. By 1925, Samuel Christie is listed as the resident. By this time, he was the editor of the *New Brunswick Spokesman*.

Contributing building: A detached garage toward the rear of the lot has a clapboard exterior and a sliding wood panel door.

Sources: Deed book 567, p. 474; 1919 and 1925 New Brunswick Directories; 1920 US census; 1922 Sanborn map.

(# 209) 225 Harrison Avenue B169 L55 Bungalow

Contributing building: Constructed c. 1922 this is a 1½-story, side gable bungalow with a very shallow, pitched roof that has a short pent roof dormer. The house has large, round, stucco-covered columns supporting the roof of the screened-in front porch. It has aluminum siding and it retains a medium level of integrity. The house was listed as being vacant in the 1923 New Brunswick Directory. By 1925, William Pearson, the electrician was listed as the occupant.

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Non-contributing building: A detached, two-car garage was constructed toward the rear of this property. It has a new overhead door.

Sources: 1922 Sanborn map; 1923 and 1925 New Brunswick Directories.

(# 210) 49 Cleveland Avenue B181 L13 Vernacular Queen Anne

Contributing building: Constructed in 1914, this is a 2½-story, 3-bay, front gable vernacular Queen Anne house with an extended wrap-around front porch that has been enclosed with large windows and stained-glass transoms between the original Tuscan columns. This house has a two-story bay window on the west side and aluminum siding. The house retains a medium level of integrity. The deed transferred in 1914. The first occupants were John and Helen Schmidt and their daughter Minnie. John Schmidt was a master mechanic at the nearby John Waldron factory and Minnie Schmidt was a bookkeeper at a hardware store.

Sources: Deed book 551, p. 443; 1915 NJ Census; 1916 New Brunswick Directory; 1920 US Census.

(# 211) 47 Cleveland Avenue B181 L12 Colonial Revival

Contributing building: Constructed in 1919, this is a 2-story, 3-bay, front gable, Colonial Revival house with a one-story wing added to the west side. This house has an enclosed portico and vinyl siding. It retains a medium level of integrity. The deed transferred in 1919. The first occupants were the extended family of Thomas and Bertha Shaw. Thomas Shaw's sisters Florence, a telephone operator at the Highland Park Building Company, and Ethel, a clerk, resided with them. Thomas Shaw was a clerk at the People's National Bank in New Brunswick.

Sources: Deed book 648, p. 443; 1921 New Brunswick Directory.

(# 212) 48 Cleveland Avenue B180 L5 Colonial Revival

Non-contributing building: Constructed in 1922, this is 2½-story, 2-bay, Colonial Revival house with a full-width front porch that was fully enclosed on its east side. The house has received aluminum siding. The first occupants were Samuel and Jennie Cohen. Samuel Cohen was the owner of a dry goods store in New Brunswick.

Non-contributing building: A detached garage was located toward the rear of the property after 1922.

Sources: 1923 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 213) 46 Cleveland Avenue B180 L6 Foursquare

Non-contributing building: Constructed in 1922, this is a 2½-story, 2-bay foursquare with one hipped-roof dormer and a front porch that was fully enclosed with a picture window after 1961. This house has received vinyl siding and new brick steps flanked by wrought iron railings. The first occupants were Michael and Esther Ordorica. Michael Ordorica worked in a laboratory.

Non-contributing building: A detached one-story garage was constructed toward the rear of the property after 1922.

Sources: 1923 New Brunswick Directory; 1922 and 1961 Sanborn maps.

(# 214) 45 Cleveland Avenue B181 L11 Cross gable house

Contributing building: Constructed in 1914, this is a 2½-story, cross gable house with a slightly cantilevered second floor and

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curved walls framing the recessed attic window. The house has an enclosed offset porch and it has received vinyl siding. The house retains a medium level of integrity. The deed transferred in 1914. The first occupants were Robert and Harriet Smith. Robert Smith worked at the People's National Bank in New Brunswick.

Sources: Deed book 544, p. 422; 2 May 1914 *Daily Home News* social note; 1919 New Brunswick Directory; 1920 US Census.

(# 215) 39 Cleveland Avenue B181 L10 Bungalow with wide, front gable dormer  
Contributing building: Built in 1919, this house is a 2-story, side gable Bungalow with a full-width front porch that has a complimentary enclosed front porch with elliptical headers spanning the stucco columns. The house also has a wide, semi-internal front gable dormer with two pairs of windows. It has retained a medium level of integrity. The dwelling's first occupants were Thomas and Bertha Shaw and their three daughters. Thomas Shaw was an assistant at a bank.

Contributing building: A detached, two-car garage was constructed at the rear of the property.

Sources: 1920 US Census; 1921 New Brunswick Directory.

(# 216) 35 Cleveland Avenue B181 L9 Foursquare  
Contributing building: Constructed in 1916, this is a 2½-story, 2 over 4-bay Foursquare with a full-width front porch supported by short Tuscan columns on brick piers. The house has a bay window on the first story's west side façade. The exterior is clapboard. By 1933, the front porch had been enclosed with screens, but in 2001, the owners removed the screens. The house retains a medium level of integrity. The deed transferred in 1916. The first occupants were Joseph and Elizabeth Willgoos and their son. Joseph Willgoos was a clerk at a building company.

Sources: 1920 US Census; 1933 Grimstead photograph.

(# 217) 31 Cleveland Avenue B181 L8 (Fig. LL)  
Contributing building: Constructed in 1918, this is an asymmetrical, 2½-story, gable front house with an extended roofline down to the first floor on the west side. It has a wood shingle exterior on the upper floors, a stucco first floor, a slate roof, bracketed eaves, and a portico that has a gabled roof supported by consoles on squared pilasters. This house is a similar model of 324 Grant Avenue (#140). The house has retained a medium level of integrity. The deed transferred in 1918. The first occupants were George and Lydia White and their son. George White was a carpenter at a machine shop.

Sources: Deed book 627, p. 128; 1920 US Census; 1921 New Brunswick Directory.

(# 218) 25 Cleveland Avenue B181 L7  
Non-contributing building: Constructed in 1921, this is a 2½-story house that has received a series of additions, which have significantly altered the original appearance of the façade.

Sources: 1922 and 1951 Sanborn maps.

(# 219) 21 Cleveland Avenue B181 L6 Bungalow with wide, front gable dormer  
Contributing building: Built in 1912, this house is a 2-story, side gable Bungalow with a full-width front porch that extends to the west to form a porte-cochere and that has its original clustered, short, squared columns on battered piers faced with river rocks. The house also has a wide, semi-internal front gable dormer, Craftsman details such as a slate roof and a wood shingle exterior. The upper floor has received aluminum siding. The house retains a medium level of integrity. The deed was



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transferred in 1912. The first occupants were Walter and Alma Williamson and their son. Walter Williamson was president of the Walter Williamson Automobile Company.

Contributing building: A one-car garage was constructed at the rear of the property at the same time as the house. It has retained its original diagonal board and panel doors and received aluminum siding.

Sources: Deed book 501; 17 February 1912 and 29 August 1912 *Daily Home News* social notes; 3 March 1913 *Daily Home News* map; 1913 New Brunswick Directory; 1922 Sanborn map.

(# 220) 15 Cleveland Avenue B181 L5 Bungalow with gable front dormer

Contributing building: Constructed in 1912, This is a 1½-story, side gable bungalow with a small gable front dormer. The house has a full width front porch that has been sympathetically enclosed with a set of windows and centered entry door. The windows fill in the space between the two massive stucco piers at each end and under the elliptical architrave spanning from one front pier to the other. Craftsman era details include exposed rafter tails and a wood shingle exterior. The upper floor has received vinyl siding. The house retains a medium level of integrity. The first occupants were John and Bessie Kirkpatrick. John Kirkpatrick was an agent in the family business, the J. Bayard Kirkpatrick Fire Insurance Company.

Sources: 1909 *Industrial and 30th Anniversary*; 17 February 1912 *Daily Home News* social note; 3 March 1913 *Daily Home News* map; 1913 New Brunswick Directory.

(# 221) 11 Cleveland Avenue B181 L4 Bungalow with shed roof dormer

Contributing building: Built in 1912, this house is a 1½-story, side-gable Bungalow with a full-width front porch that extends to the east at one time forming a porte-cochere. The porch roof is supported by clustered short square columns on stucco piers. The house also has a narrow shed roof dormer, slate roof, exposed rafters, and a wood shingle exterior. It retains a high level of integrity. The dwelling's first occupants were Lester and Madeleine Mott. Lester Mott was a bank clerk. They were renters until they purchased the house in 1915.

Contributing building: A two-car garage constructed toward the rear of this lot before 1920 that has a wood shingle exterior and an overhead wood panel door.

Sources: Deed book 573; 3 March 1913 *Daily Home News* map; 1915 NJ Census.

(# 222) 5 Cleveland Avenue B181 L3 Dutch Colonial Revival (Fig. CC)

Contributing building: Constructed in 1911 and 1912, this is a 2-story, 2 over 3-bay, center hall Dutch Colonial Revival house with a side gambrel roof that has a shed roof dormer and a centered eyebrow window. The house retains its original slate roof and an enclosed sunroom on its west side with the original tapered Tuscan columns and carved rafter tails. A pedimented roof with a carved underside is supported by carved brackets over the front entryway. It has received vinyl siding. The house retains a medium level of integrity. This "pretty home" was completed and ready for occupancy in February of 1912. The deed was transferred in 1912. The first occupants were Richard and Margaret Segoine and their twin daughters. Richard Segoine was president of the Highland Park Lumber Company after it was incorporated in 1905. He was also Highland Park's borough engineer from 1910 to 1914. In 1914, he became a partner of the Highland Park Building Company, which succeeded the Livingston Manor Corporation and constructed many houses in Highland Park and New Brunswick.

Sources: Deed book 494; 17 February 1912 and 4 September 1914 *Daily Home News* social notes; 3 March 1913 *Daily Home News* map; 1915 NJ Census; 1927 *Illustrated Official Book of New Brunswick*; 1933 Grimstead photograph; 1983 Historical Commission brochure.

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(# 223) 2 Cleveland Avenue B180 L13 Contemporary Split Level  
Non-contributing building: Contemporary split-level house constructed in the 1960s.

Contributing object: A roadside masonry post constructed by Watson Whittlesey c. 1911 marks the south side of the Cleveland Avenue entrance into Livingston Manor off of River Road.

Sources: 1911 *Daily Home News* article.

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**ARCHITECT/BUILDER (Continued)**

Merchant, Alexander (1872-1952)  
Boylan, William (1860-1927)  
Blish, John Arthur (1848-1914)  
Bach, Harry G. (d. 1943)  
Fisher, George H.  
Dodge, Harvey E.  
Segoine, Harold Richard  
Lufburrow, Robert A.

**NARRATIVE STATEMENT OF SIGNIFICANCE**

The Livingston estate was purchased on January 14, 1897 for subdivision and development by Watson Whittlesey, (*Fig. NN*), whose credentials included the development of Watchung Heights, a section of West Orange, New Jersey and Hyde Park in East Orange, New Jersey. From 1897 until his death on April 7, 1914, Whittlesey marketed this subdivided estate, known as the Livingston Manor, for residential development. Whittlesey was more than a typical land speculator; he was a community builder, which was noted by his residency in various Livingston Manor houses from 1906 to 1914, and by his active involvement in the municipal affairs of Highland Park. Instead of auctioning lots like his 19th-century predecessors, Whittlesey sold subdivided lots with either a house completely built by his company or with the promise of providing a company-constructed house similar to those previously constructed. Through its history and appearance, the Livingston Manor district meets Criteria A, B, and C because it is an excellent example of early-20<sup>th</sup>-century, private, planned, suburban development, it has an association with community founder Watson Whittlesey, and it has a large number of houses that were constructed with quality architectural design and construction, many of which have retained high levels of integrity.

Although a local agent, Mr. Moffitt, sold lots with promised \$1,500 houses beginning in 1897, the houses in Livingston Manor were not constructed until the summer of 1906. It is thought that Whittlesey was otherwise occupied with his other developments and that there might have been an inability to secure water services due to local politics. Before 1905, Highland Park was a small hamlet of the much larger Raritan Township rather than the independent borough it would become on March 15, 1905.<sup>1</sup> Beginning in 1906, Whittlesey provided all of the elements of the neighborhood's infrastructure, including roads, sidewalks, and sewers. All the lots in the residential section had deed restrictions from such nuisances as multiple-family dwellings, chicken coops, barns, brewing establishments, solid fences over 4-feet tall, and foundries.<sup>2</sup> Standardized setbacks and height restrictions were established for each block.

Whittlesey was born and raised in Rochester, New York. As a young man, he learned the contracting business in Providence, Rhode Island. He then relocated to New York City and Newark and continued his work in the field of real estate development. By 1896, he had been elected to the board of directors for the Second National Bank of the Oranges, creating business ties with architects, builders, designers, and other real estate developers.<sup>3</sup> His first

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<sup>1</sup> It is not known for certain why there was a nine-year delay in construction. These ideas were generated during a discussion that the author had with Historic Preservation specialist Bob Craig of the New Jersey Historic Preservation Office in September, 2003.

<sup>2</sup> All the standardized deeds contain the same restrictions. These restrictions were to remain in place until 1950.

<sup>3</sup> 1997 CRCG study, p. 43.

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developments were in Hyde Park, East Orange, Watchung Heights in West Orange, and near the Netherwood train station in Plainfield, New Jersey.

In Highland Park, Whittlesey was president of the Livingston Manor Corporation, which was incorporated on November 17, 1906. Thomas A. Davis was the agent.<sup>4</sup> The firm overseeing Livingston Manor's financial affairs was Rogers & Thompson, Inc., a company established on April 9, 1906, with Watson Whittlesey as its agent.<sup>5</sup> The Highland Park Lumber Company, supplier of the construction materials for the tract, was formed in June of 1906.<sup>6</sup> The three investors included Whittlesey, and William and Herbert Waldron. The Waldron brothers were the sons of industrialist John Waldron, who would purchase the Livingston Homestead (# 1) property in 1909 (*Fig. A*).

The summer of 1906 marked the beginning of the construction by Whittlesey's crew of 75 men. Whittlesey had appealed to the New Brunswick Board of Water Commissioners for the Highland Park water mains to be extended toward his tract, which was quickly granted upon proof of his company's investment.<sup>7</sup> By September 1, 1906, the *Daily Home News* noted that; "the old Livingston estate has undergone a wonderful change. It now bears the name of Livingston Manor, and where once there were waving fields of corn, grain or other things of the farm, there are now fifteen concrete foundations for dwelling houses, some houses partially completed, and some under roof." On December 1, 1906, Whittlesey transferred the remaining unsold lots from his original 1090 building lots to the Livingston Manor Corporation. This day also saw the transfer of the first deeds from the Livingston Manor Corporation to two individual homeowners.<sup>8</sup> It signaled that the first group of houses constructed on the south side Grant Avenue west of North Second Avenue was complete and they were ready for occupancy (*See Fig. C*).

Whittlesey wanted to provide villas and cottages for every type of home buyer and he succeeded by grouping small and moderate size, single-family houses with larger ones. He used plans from architects based in Orange, New Jersey, and most likely, plans generated by several local architects. Two architects based in the area of his two previous developments, Orange, New Jersey were George Edward Krug and Francis George Hasselman (1877-1932). They are noted as having created plans for the Livingston Manor houses because several houses in Whittlesey's first development in West Orange are identical to several of the first houses constructed in Livingston Manor.<sup>9</sup> George Krug's plan for a two-story dwelling was illustrated in early Livingston Manor promotional material (*See Fig. OO*). It is the only floor plan available.<sup>10</sup> Krug was the architect of the Hyde Park Club House and many residential properties in Hyde Park. No plans by Francis Hasselman have been found; however, two c. 1907 representational drawings of houses similar to those found in Livingston Manor were accredited to him.<sup>11</sup> Hasselman was the architect of the Hale Building in East Orange, New Jersey, All Soul's Hospital in Morristown, New Jersey, the Rumson Country Club, and the Greenpoint Savings Bank in Brooklyn, New York.<sup>12</sup> He was also the architect along with George A. Freeman, of the "Spring Brook House," residence of Robert D. Foote in Morristown, New Jersey, an impressive Georgian-Revival mansion listed in National Register on November 13, 1986.

<sup>4</sup> The record is misspelled Livingstone Manor Corporation. *Corporations of New Jersey*, p. 389.

<sup>5</sup> *Corporations of New Jersey*, p. 607.

<sup>6</sup> *Corporations of New Jersey*, p. 298.

<sup>7</sup> 12 June 1906 *Daily Home News* article.

<sup>8</sup> Deed Book 394, p. 74, p. 109, and p. 147.

<sup>9</sup> 1997 CRCG study, p. 65.

<sup>10</sup> 1907 promotional flyer "Our Model Homes At Livingston Manor, New Brunswick, N.J."

<sup>11</sup> 1907 "New Brunswick" booklets. The first and second editions have two different renderings by Hasselman.

<sup>12</sup> 7 December 1932 *Newark Evening News* obituary.

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Several Livingston Manor Tudor Revival houses were designed by Highland Park's most eminent architect, Alexander Merchant. Merchant created many New Brunswick buildings including the high school, and the Weingart, Volkert, and Shuck buildings on George Street. He designed the Highland Park High School in 1924 and he was also commissioned in 1926 to construct a Music Building for the New Jersey College for Women (now Douglass College at Rutgers University). Merchant not only constructed his own Colonial Revival dwelling on Highland Park's South Adelaide Avenue in 1909, he also designed several Colonial Revival houses for clients who became his neighbors. He is the architect of the c. 1928 Georgian Revival style George W. F. Mulliss House in Martinsburg, West Virginia (National Register listed; May 2, 1991). Like the other architects, he was active during the period of early American modernism, but having trained under John Carrere and Thomas Hastings, Merchant developed and maintained a classical design vocabulary.<sup>13</sup>

Another local architect, John Arthur Blish, became a resident of the Livingston Manor in 1911.<sup>14</sup> Surely, he designed his own house plans for the Livingston Manor Corporation builders to follow during construction. A third local architect, William Boylan, designed the house at 55 Harrison Avenue (# 178) (*See Fig. PP*), which is an exact copy of the house he designed for himself in 1918 on South Second Avenue in Highland Park (*See Fig. QQ*).<sup>15</sup> Boylan designed Highland Park's St. Paul's Church in 1914 and the Town Hall in Woodbridge, New Jersey in 1915. The fourth local architect, Harry G. Bach, is noted in a 1927 publication as having designed a house for Lawrence Rice. In 1925, Rice was a resident of 252 Grant Avenue (#133).<sup>16</sup> An architect from South Plainfield, George H. Fisher, designed a 1913 Colonial Revival style house at 248 Lawrence Avenue (#70).<sup>17</sup>

Many workers in the building trades remained with the Livingston Manor Corporation and its successor, the Highland Park Building Company for a long time, including Harvey E. Dodge. Dodge was noted in a newspaper article as "an architect of high skill, who has left gratifying traces of his work all through the Manor and has done much to establish the high standard of architectural excellence and beauty which the Livingston Manor Corporation makes it a point that all dwellings erected there shall maintain."<sup>18</sup> Despite the description, Dodge was not a licensed architect, but more likely, the master builder. Skilled craftsmen, such as Frederick Nietscke, a carpenter, Harold Richard Segoine, a contractor, and Harvey Dodge, have been identified as Livingston Manor Corporation employees as well as Livingston Manor residents.<sup>19</sup> The fact that the workers and designers bought houses they helped design and build is a testament to the high level of quality with which this development came into being. Whittlesey himself, lived in several Livingston Manor houses including the Spanish Colonial style house at 35 Harrison Avenue (# 3) (*See Fig. RR*).

The workshops Whittlesey provided his workmen covered twenty lots. They included two storage barns and plumbing, paint, and carpenter shops, as well as a yard for the stacks of lumber. These facilities were moved three times in 1911, 1912, and 1913, each time opening up property for the construction of houses.<sup>20</sup> Because the workshops and the supplies were close to the job site, building proceeded at a rapid pace.

Many prominent New Brunswick and Highland Park residents secured houses in this new neighborhood. They included several Rutgers College professors, school teachers, bank employees, factory and store owners and

<sup>13</sup> *National Cyclopedia of American Biography*, p. 456.

<sup>14</sup> See entry for 58 Harrison Avenue (# 179).

<sup>15</sup> 13 January 1918 *Sunday Times*.

<sup>16</sup> *Illustrated Official Book of New Brunswick*, p. 65.

<sup>17</sup> According to the original plans in the possession of the homeowner.

<sup>18</sup> 18 September 1913 *Daily Home News* article, "How Watson Whittlesey Put Highland Park on the Map."

<sup>19</sup> 1983 Highland Park Historical Commission walking tour brochure.

<sup>20</sup> 18 September 1913 *Daily Home News* article.

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employees. Most of the women were housewives and mothers. There were many extended families. Some families took in boarders and several households included live-in servants. The development became so popular that beginning in 1910, the local newspaper's social column changed its name from "Highland Park Notes" to "Highland Park and Livingston Manor Notes" (author's emphasis). It was the only housing development in the New Brunswick area to receive this kind of special acknowledgment. By 1910, 62 houses had been constructed in Livingston Manor.<sup>21</sup>

Watson Whittlesey was a firm believer in healthful living. To that end, he served on Highland Park's Board of Health and Welfare. To promote social interactions through athletic activities among the Livingston Manor residents, in January of 1909, Whittlesey had begun construction of a clubhouse, athletic fields, and a playground on a triangular shaped piece of land bounded by Lincoln, Lawrence, and North Second Avenues. Officers were elected and the clubhouse opened that spring.<sup>22</sup> The Livingston Manor Club sponsored "smokers," lectures, amateur theatrical productions, baseball games, beauty pageants, and annual Fourth of July fireworks for two years. \$1,300 worth of playground equipment was installed for the children, which included swings, see-saws, and a jungle gym.<sup>23</sup> This play area and club house facilitated the residents' socialization and helped consolidate this small but growing community. During May of 1910, Professor Prentiss of 15 Grant Avenue (# 167), gave nightly reports about Halley's Comet and set up his telescope on the playground lot.<sup>24</sup> In 1910, Whittlesey convinced his neighboring landholders to allow for the creation of a road extending Lincoln Avenue from Livingston Manor to Raritan Avenue at the eastern end of the Albany Street Bridge over the Raritan River. It was opened with great fanfare on Labor Day, September 5th. Bohn's Band played the Star Spangled Banner and a baby parade proceeded in front of a grandstand that had been erected for that purpose. The Lincoln Avenue and Grant Avenue baseball teams played a spirited game on the athletic field.<sup>25</sup> Despite two years of success, in 1911, the Livingston Manor Club disbanded and by the following year, houses began to cover the former playground lot.

In 1912, Watson Whittlesey hired a sales agent, John F. Green, and announced the sales of bungalow lots. These smaller properties were less expensive and a set of plans for a bungalow were given to any purchaser free of charge. These lots included all the modern amenities including "macadam streets, concrete gutters, curbing, sidewalks, sewers, water, gas and electric lights, and other advantages."<sup>26</sup> By 1913, 120 houses had been constructed in Livingston Manor. Sales agent Charles H. Bruce joined the company.

Watson Whittlesey was generally well-loved and was dubbed "the Lord of the Manor."<sup>27</sup> For Whittlesey did not content himself with just building and selling houses. He created a neighborhood spirit by giving receptions to the residents; by trying to make the people of the Manor just one big happy family; by providing playgrounds for the children; and by encouraging the men to take a more active part in public affairs.<sup>28</sup> Upon his death on April 8, 1914, the local newspapers paid many tributes to him. Livingston Manor residents turned out in the hundreds to attend a memorial service at his house on Harrison Avenue. Five days later, the New Brunswick Board of Trade made a proclamation stating:

<sup>21</sup> Hughes & Bailey, Aero-view map of New Brunswick, NJ, 1910.

<sup>22</sup> 9 January 1909 *Daily Home News* article.

<sup>23</sup> 1 April 1909 *Daily Home News* article.

<sup>24</sup> 21 May 1910 *Daily Home News* social note.

<sup>25</sup> 6 September 1910 *Daily Home News* article.

<sup>26</sup> 8 November 1912 *Daily Home News* advertisement.

<sup>27</sup> 8 April 1911 *Daily Home News* article.

<sup>28</sup> 8 April 1914 *New Brunswick Times* obituary.

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Whereas, Watson Whittlesey's influence upon our community has been one which will increase for good as time goes on, and whereas the spirit of progress which he evidenced has been emulated by others and has done an untold amount of good for this community, particularly in creating and disseminating a belief in the many advantages for residential and industrial location possessed by our city and its suburbs... Be it resolved that this Board of Trade take this occasion to express its thanks on behalf of the community in which he lived for the work he did among us.<sup>29</sup>

In 1915, a monument paying tribute to Whittlesey was installed at the corner of Lincoln and Lawrence Avenues (# 53) (*See Fig. SS*). It was accompanied by a fountain with a light atop it set onto a stone base. This fountain fell into disrepair and was demolished in the 1950s, however, a brick base with its bronze plaque remains at the intersection to this day. The plaque reads "In Memory of Watson Whittlesey - Founder of Livingston Manor - Erected By His Friends, A. D. 1915." It is the only such commemorative plaque in Highland Park dedicated to a neighborhood planner.

Whittlesey's successors included his wife Anna Wilcox Whittlesey (d. 1918) as president of the Livingston Manor Corporation, and the Highland Park Building Company. Both continued to uphold Whittlesey's vision for this community of homeowners. It was certain that Whittlesey's wishes had been clear before his death, as sales agent Clarence Bruce stated in 1914;

The Livingston Manor Corporation will not dissolve, and all the ideas of the founder will be followed. The Manor was Mr. Whittlesey's greatest development. The organization he left behind him intends to make it his greatest monument, one planned by himself, when no thought of death was in his mind. The men of this organization venerate his memory. Some have worked for him for 15 years, and some of the laborers, 10. Many of them have been tided over spells of illness or misfortune by his generosity.<sup>30</sup>

The Highland Park Building Company was incorporated after Whittlesey's death by long-standing members of his company including builder Robert Lufburrow and engineer Harold Richard Segoine. The quality of the houses this company constructed in Livingston Manor between 1914 and 1925 show the same high standards of materiality and design as the houses constructed during the previous decade. A newer section of Grant Avenue and an older section of Lincoln Avenue are compared in *Fig. TT* and *Fig. UU*.

Livingston Manor's privately owned streets, sidewalks, and curbs were turned over to the Borough of Highland Park by Anna Whittlesey on June 17, 1916.<sup>31</sup> Remarkably, there were no provisions for the borough to accept public ownership of the sewers. That required an act of legislation at the statehouse in Trenton, which was accomplished by Senator Florance, Assemblyman Edgar, and signed by Governor Edge the following year in March of 1917.<sup>32</sup>

Anna Wilcox Whittlesey, "The Lady of the Manor," died on August 16, 1918. She was remembered as "a woman of rare refinement and culture, and the soul of hospitality."<sup>33</sup> Long-time business partner, Vernon J. Miller was executor of the estate and Thomas A. Davis became president of the Livingston Manor Corporation.

Highland Park's identity as a streetcar suburb was transformed to that of an automobile suburb during the 1920s. But Whittlesey's initial design in Livingston Manor accommodated this transportation change with no undue strain. The

<sup>29</sup> 14 April 1914 *New Brunswick Times* article.

<sup>30</sup> 8 April 1914 *Daily Home News* obituary.

<sup>31</sup> Highland Park Borough Council minutes; Book 3, pp. 227-229.

<sup>32</sup> 26 March 1917 *Daily Home News* article.

<sup>33</sup> 16 August 1918 *Daily Home News* obituary.

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broad avenues once planned to allow for trolley lines provided both abundant street parking and travel lanes (*See Fig. VV*). In 1919, bus service was provided between Livingston Manor and New Brunswick every half hour. The route followed Grant Avenue to Lincoln Avenue to the Albany Street Bridge and New Brunswick with the reverse order for the return trip.<sup>34</sup> The last six years of this neighborhood's development continued to see the construction of individually designed houses filling in the remaining open lots, for example, the Mediterranean Revival style house at 252 Grant Avenue, which was constructed c. 1924 (# 133) (*See Fig. WW*). As the suburb matured, the well-crafted houses were complemented by impromptu gardening competitions between neighbors. By 1922, 210 residences had been constructed in Livingston Manor.<sup>35</sup> The Grantor index to the Middlesex County deeds show that the Livingston Manor Corporation continued to have transactions into the 1960s; nevertheless, Livingston Manor's significant development had taken place by 1925.

It has always been locally recognized that Livingston Manor is an important neighborhood in Highland Park. Its early success provided inspiration to the rest of the townfolk and the borough's development became quite remarkable after Watson Whittlesey and his successors showed the way.

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<sup>34</sup> 4 December 1919 *Daily Home News* article.

<sup>35</sup> 1997 CRCG study, p. 55.



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Puglisi, Catherine, occupant of 218 Harrison Avenue. E-mail to the author, May 2003.

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**Verbal Boundary Description**

The boundary line begins at the northwestern point of the rear property line of Block 181, Lot 3, which is the first lot on the northwest side of Cleveland Avenue at River Road. The boundary travels in a northeasterly direction along the rear property lines of Block 181, Lots 3 through 13. At the northeastern corner of Lot 13, the boundary turns in a southeasterly direction, travels along the border between Lots 13 and 14, and crosses to the southeastern side of Cleveland Avenue to Block 180, Lot 3. The boundary then travels along the northwestern and then northeastern edges of Block 180, Lot 4, to the northwest corner of the intersection of North Second and Harrison Avenues.

The boundary turns to the northeast, crosses North Second Avenue and follows the southeastern edges of Block 169, Lots 60 down to 56. The boundary turns to the northwest to continue along the southern edge of Block 169, Lot 55. The line turns and continues in a northeasterly direction along the rear property lines of Block 169, Lots 55 down to 45. At Lot 45, the boundary turns to the southeast, continues along Lot 45's southwestern edge, and crosses to the southeastern side of Harrison Avenue to the northwest edge of Block 168, Lot 41.

The boundary travels in a northeasterly direction along the northwestern edge of Block 168, Lots 41 through 47 until it reaches the southeastern corner of the intersection of Harrison and Madison Avenues. At this point, the boundary line turns to the southeast and travels along the northeastern edges of Block 168, Lots 47 and 48 until it crosses Grant Avenue. The boundary continues to travel southeast along the northeastern edges of Block 167, Lots 47 and 48 until it crosses Lincoln Avenue. The boundary continues its southeasterly direction along the northeastern edges of Block 166, Lots 46 and 47 until it reaches the western corner of the intersection of Madison and Lawrence Avenues.

At this point, the boundary turns to the southwest and travels along the southeastern edges of Block 166, Lots 47 to 53. At Lot 53, the boundary crosses to the southeastern side of Lawrence Avenue at Block 165, Lot 26. The line travels along the northeastern edge of Block 165, Lot 26 and turns to the southwest to travel along the rear property lines of Lots 26, 25, and 10 down to 1. At this point, the boundary crosses North Second Avenue and continues in a southwesterly direction along the rear property lines of Block 176, Lots 8, 7, 6, and 9, 10, and 4 down to 1. At the southwestern corner of Block 176, Lot 1, the boundary turns to the west to travel along the rear property lines of Block 175, Lots 7 down to 2, and 8. The boundary has reached Lincoln Avenue.

The line continues in a westerly direction crossing Lincoln Avenue and travels along the rear property lines of Block 185, Lots 7, 6, and 5. The line turns to the north to continue along the western edge of Lot 5 where it meets Lawrence Avenue. The boundary turns to the west and follows the northern edges of Block 185, Lots 8 through 10. At Lot 10, the line turns to the southeast and continues along Lot 10's southwestern edge to the southeasterly corner of Block 185, Lot 11. At this point, the boundary follows the southeastern edge of Block 185, Lot 11 until it meets River Road.

At the southwestern corner of Block 185, Lot 11, the boundary turns to the northwest to travel along the southwestern edges of Lots 11 and 1. The line crosses Harrison Avenue and continues in a northwest direction along the southeastern edge of Block 180, Lot 12. At this point, the boundary turns to the northeast and follows along the northwestern edge of Block 180, Lot 12 and then the northeastern edge of Lot 12 until it meets Harrison Avenue. The boundary then travels in a northeastern direction along the southeastern edges of Block 180, Lots 11, 10, and 9 until it turns to the northwest and continues along the southwestern edge of Block 180, Lot 8 to Cleveland Avenue.

At the western corner of Block 180, Lot 8, the boundary turns to the southwest and travels along the northwestern edges of Block 180, Lots 15 and 14. The line turns to the southeast and follows the northeastern edge of Block 180, Lot 13. It turns to the southwest to follow along the southeastern edge of Block 180, Lot 13 until the boundary meets River Road.

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At this point, the boundary line turns to the northwest and continues along the southwest edge of Block 180, Lot 13, until it crosses Cleveland Avenue. The boundary line continues to follow the southwestern edge of Block 181, Lot 3 until it meets the point of origin.

**Boundary Justification**

The Livingston Manor Historic District's boundary was drawn to encompass those contiguous properties that Watson Whittlesey once owned upon which residential buildings were constructed between 1843 and 1925. The houses either predate Watson Whittlesey's Livingston Manor (on Block 180, Lot 4 and Block 185, Lot 11) or they were constructed by either the Livingston Manor Corporation or subsequently by the Highland Park Building Company. The boundary excludes an industrial area on Cleveland Avenue northeast of its intersection with Janeway Avenue.

Multiple contiguous properties with buildings constructed after the period of significance were excluded, such as the three lots on Lawrence Avenue (Block 185, Lots 8, 9, and 10) and the section between Harrison and Cleveland Avenues (Block 180, Lots 9, 10, 11, 14, and 15), which contain contemporary split level and ranch houses built in the 1960's. (Although containing contemporary houses, Block 180, Lots 12 and 13 were included because of the River Road monuments on these two properties).

The boundary between Block 181, Lots 13 and 14 was drawn to divide those houses on Cleveland Avenue near North Second Avenue constructed by either the Livingston Manor Corporation or the Highland Park Building Company from those houses that were built by local contractors on speculation using standard plans from books or by building kit houses. The excluded lots around this intersection contain a mix of such houses. For example, the plans of an "English" house at Block 181, Lot 16 were published in a local newspaper in 1924. A local builder, Herman Fredericks, was identified as the contractor who built the two identical houses on Cleveland Avenue near North Second Avenue (Block 181, Lots 20 and 21). The house on Block 169, Lot 27 is an Aladdin Company kit house, "The Franklin."

Several houses on Harrison Avenue just to the northeast of North Second Avenue (Block 169, Lots 56 to 60) were excluded because they were constructed between the 1930s and 1970s. The houses further to the northeast on Harrison Avenue on Block 169, Lots 38 through 45 were constructed in the early 1920s, but on small lots by local builders for speculation. These houses resemble kit and planbook houses, for example, on Lots 42 and 43, Aladdin's "Herford," a Foursquare model that has no dormer.

The neighborhood on Harrison, Grant, and Lincoln Avenues to the north of Madison Avenue and south of the Mill Brook is an area that Watson Whittlesey originally owned. It began to be built up primarily by Samuel Gindin, a local builder in the mid-1920s. These streets contain suburban houses with many of the same qualities as the Livingston Manor houses. This area complements the Livingston Manor district and might be considered to be a separate historic district with a later period of significance that also meets different criteria.

The lots on the north side of Madison Avenue at Lawrence Avenue (Block 150, Lots 36 through 39) are contemporary ranch and split-level houses. The lots on the southern side of Lawrence Avenue near Madison Avenue (Block 161, Lots 20 through 23, and Block 165, Lots 12, 27, and 28) were excluded when it was discovered that they were constructed by Richard Holman, a local contractor.

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Location of Negatives: CRCG, Highland Park, NJ

Photo #	Inven. #	Address/Location	View	Photographer (Source)	Roll/negative/exposure	Date
1	15	81 Harrison Avenue	N	T. Bakic	37/44/22	1/10/97
2	47	96 Lawrence Avenue	S	T. Bakic	30/16/14	5/31/96
3	48	240 Lawrence Avenue	S	T. Bakic	30/7/5	5/31/96
4	38	211 Lincoln Avenue	N	T. Bakic	26/12/21	5/2/96
5	49	220 Lincoln Avenue	SE	T. Bakic	26/10/19	5/2/96
6	35	235 Lincoln Avenue	NW	T. Bakic	26/6/15	5/2/96
7	50	62 Grant Avenue	SE	T. Bakic	28/6/12	5/6/96
8	51	63 Grant Avenue	W	T. Bakic	28/9/15	5/6/96
9	52	8 Harrison Avenue	S	T. Bakic	29/44/3	5/21/96
10	16	35 Harrison Avenue	NW	T. Bakic	28/13/19	5/6/96
11	53	66 Harrison Avenue	S	T. Bakic	37/39/17	1/10/97
12	54	400 Second Avenue	W	T. Bakic	37/28/6	1/10/97
13	55	108 Lincoln Avenue	S	T. Bakic	11/22/21	4/3/96
14	56	307 Lincoln Avenue	N	T. Bakic	26/39/4	5/2/96
15	42	310 Grant Avenue	S	T. Bakic	28/44/6	5/6/96
16	17	50 Harrison Avenue	SE	T. Bakic	28/16/22	5/6/96
17	57	120 Lawrence Avenue	SE	T. Bakic	27/38/10	5/6/96
18	58	55 Harrison Avenue	NW	T. Bakic	32/2/12	5/31/96
19	59	308 Harrison Avenue	S	T. Bakic	32/7/17	5/31/96
20	60	Grant Ave. Streetscape	E	T. Bakic	37/36/14	1/10/97
21	61	Lawrence Ave. Streetscape	E	T. Bakic	37/25/3	1/10/97
22	62	Lawrence Ave. Streetscape	SE	T. Bakic	37/33/11	1/10/97
23	-	73 Lincoln Avenue	N	T. Bakic	11/8/8	4/23/96

## ADDITIONAL DOCUMENTATION

## Livingston Manor Historic District Highland Park, New Jersey

The sketch map was composed from the Borough of Highland Park Municipal Tax Maps. Inventory numbers are in parentheses. The lots with non-contributing houses are indicated with cross hatching. Only non-contributing garages are indicated with an **X** at the rear of the property. The locations of the four contributing monuments are marked with dots.

### List of Illustrations and photographs:

- (Fig. A) Greek Revival house c. 1843 (with Colonial Revival portico) at 81 Harrison Avenue (Inventory # 1). Photograph taken in April, 2003 by Jeanne Kolva.
- (Fig. B) *Map of 1090 Building Lots Owned by Watson Whittlesey Located at Highland Park, in the Township of Raritan, County of Middlesex and State of New Jersey.* On file at the Middlesex County Map Room, Middlesex County Office Building, in New Brunswick, New Jersey.
- (Fig. C) Real photo postcard c. 1908 of the south side of Grant Avenue between Lawrence and North Second Avenues. The houses depicted are Inventory Numbers 5 through 17. From the collection of the Highland Park Historical Society.
- (Fig. D) Color lithographic postcard c. 1910 showing the north side of Lincoln Avenue between Lawrence and North Second Avenues. The houses depicted are Inventory Numbers 19 to 24. From the collection of the Highland Park Historical Society.
- (Fig. E) Queen Anne style house c. 1875 overlooking River Road located at 16 Lawrence Avenue (Inventory # 2). This is one of two houses that predate Whittlesey's development. Photograph taken by Jeanne Kolva in March, 2003.
- (Fig. F) The character of Harrison Avenue west of North Second Avenue: 22 Harrison Avenue built in 1910 (Inventory # 173). This is an example of one of the more elaborate houses found on the section of Harrison Avenue between River Road and North Second Avenue. Photograph taken by Ruth Jansyn, April 2002.
- (Fig. G) The character of the eastern section of Lincoln Avenue: 227, 235, and 239 Lincoln Avenue (Inventory #s 116, 117, and 118). Examples of 7 to 10 room houses constructed on Lincoln Avenue between North Second and Madison Avenues. Photograph taken by Jeanne Kolva, April 2003.
- (Fig. H) The character of the eastern section of Lawrence Avenue: North side of the street containing bungalows at 227, 233, and 239 Lawrence Avenue and a Foursquare at 231 Lawrence Avenue (Inventory #s 83 through 86). Photograph taken by Jeanne Kolva, March 2003.
- (Fig. I) "A Beautiful Home in Livingston Manor." *Daily Home News*, 8 April 1911. This article describe the interior of 8 Harrison Avenue (Inventory # 4). On microfilm at Alexander Library, Rutgers University.
- (Fig. J) Side gable bungalow with twin peaks built by the Livingston Manor Corporation in 1911 at 254 Lawrence Avenue (Inventory # 72). Along with Fig. K, this shows the comparable building practices between the Livingston Manor Corporation and the Highland Park Building Company. Photograph taken by Ruth Jansyn, April 2002.
- (Fig. K) Side gable bungalow with twin peaks built by the Highland Park Building Company in 1919 at 241 Grant Avenue (Inventory # 149). Along with Fig. J, this shows the comparable building practices between the



Livingston Manor Corporation and the Highland Park Building Company. Photograph by Jeanne Kolva, April 2003.

- (Fig. L)** "The Crescent," Sears Roebuck and Company kit house c. 1924 at 308 Harrison Avenue (Inventory # 197). This is a non-contributing resource within the Livingston Manor Historic District due to the fact that a local or Livingston Manor architect did not design this house. Photograph taken in April 2003 by Jeanne Kolva.
- (Fig. M)** Non-contributing garage at 203 Lincoln Avenue (Inventory # 122). Photograph taken by Jeanne Kolva, March, 2003.
- (Fig. N)** Two contributing garages at 105 Lincoln Avenue (Inventory # 20) and 111 Lincoln Avenue (Inventory #19). Photograph taken in March, 2003 by Jeanne Kolva.
- (Fig. O)** Vernacular Queen Anne style house at 73 Lincoln Avenue built in 1907 (Inventory # 28). This is non-contributing due to the numerous alterations. Photograph taken in April, 2003 by Jeanne Kolva.
- (Fig. P)** Vernacular Queen Anne style house at 18 Grant Avenue built in 1906 (Inventory # 6). This house is a contributing resource and it retains a medium level of integrity. Photograph taken in April, 2003 by Jeanne Kolva.
- (Fig. Q)** Vernacular Queen Anne style house at 96 Lawrence Avenue built in 1911 (Inventory # 42). This is a contributing resource with a high level of integrity. Photograph taken by Jeanne Kolva in April, 2003.
- (Fig. R)** Early side gambrel house at 62 Grant Avenue built in 1906 (Inventory # 15). This is a contributing resource with a high level of integrity. Photograph taken by Ruth Jansyn in May, 2002.
- (Fig. S)** Cross gambrel house with Shingle-style characteristics at 3 Grant Avenue built in 1910 (Inventory # 169). This is a contributing resource with a medium level of integrity. Photograph taken in May, 2002 by Ruth Jansyn.
- (Fig. T)** Stucco Bungalow built at 70 Lawrence Avenue built in 1908 (Inventory # 36). This is a non-contributing resource due to the numerous alterations. Photograph taken by Ruth Jansyn, April, 2002.
- (Fig. U)** Stucco Bungalow constructed at 74 Lawrence Avenue built in 1908 (Inventory # 37). This is a contributing resource with a high level of integrity. Photograph taken by Ruth Jansyn, April, 2002.
- (Fig. V)** Side gambrel bungalow at 202 Lawrence Avenue built in 1911 (Inventory # 61). This is a contributing resource with a medium level of integrity. Photograph taken by Ruth Jansyn in April, 2002.
- (Fig. W)** Side gable bungalow with a pedimented porch built at 92 Lawrence Avenue in 1911 (Inventory # 41). This is a contributing resource with a medium level of integrity. Photograph taken by Jeanne Kolva, April, 2003.
- (Fig. X)** Side gable bungalow with a pedimented porch built in 1910 at 224 Lawrence Avenue (Inventory # 66). This is a non-contributing resource due to the numerous alterations. Photograph taken by Jeanne Kolva in April, 2003.
- (Fig. Y)** Front gable bungalow at 253 Lawrence Avenue built in 1912 (Inventory # 80). This house is a contributing resource with a medium level of integrity. Photo taken by Ruth Jansyn in April, 2002.
- (Fig. Z)** Side gable bungalow with a gable front dormer at 10 Lawrence Avenue built in 1911 (Inventory # 171). This is a contributing resource with a medium level of integrity. Photograph taken by Jeanne Kolva, April, 2003.
- (Fig. AA)** Side gable bungalow with a shed roof dormer at 259 Harrison Avenue built in 1914 (Inventory # 203). This is a contributing resource with a medium level of integrity. Photograph taken by Ruth Jansyn, April, 2002.

- (Fig. BB)** Dutch Colonial Revival house at 304 Lincoln Avenue built in 1914 (Inventory # 104). This is a contributing resource with a high level of integrity. Photograph taken by Jeanne Kolva, March, 2003.
- (Fig. CC)** Dutch Colonial Revival house at 5 Cleveland Avenue built in 1911 (Inventory # 222). This is a contributing resource with a medium level of integrity. Photograph taken by Jeanne Kolva, April 2003.
- (Fig. DD)** Georgian Revival style house at 316 Lincoln Avenue built c. 1924 (Inventory # 106). This is a contributing resource with a medium level of integrity. Photograph taken by Jeanne Kolva, March, 2003.
- (Fig. EE)** Colonial Revival style house at 49 Grant Avenue built in 1922 (Inventory # 161). This is a non-contributing resource due to its large addition. Photograph taken by Jeanne Kolva, April 2003.
- (Fig. FF)** Colonial Revival style house at 318 Grant Avenue built in 1920 (Inventory # 139). This is a contributing resource with a medium level of integrity. Photograph taken by Ruth Jansyn in April, 2002.
- (Fig. GG)** Colonial Revival house at 229 Harrison Avenue built in 1915 (Inventory # 208). This is a contributing resource with a medium level of integrity. Photograph by Ruth Jansyn, April, 2002.
- (Fig. HH)** American Foursquare built in 1921 at 310 Harrison Avenue (Inventory # 198). This is a contributing resource with a medium level of integrity. Photograph taken by Ruth Jansyn, April, 2002.
- (Fig. II)** American Foursquare built in 1913 at 204 Lincoln Avenue (Inventory # 92). This is a non-contributing resource due to the large addition. Photograph by Ruth Jansyn, April, 2002.
- (Fig. JJ)** Tudor Revival house designed by Alexander Merchant and constructed in 1913 at 86 Harrison Avenue (Inventory # 183). This is a contributing resource with a high level of integrity. Photograph taken in November, 2002, by Jeanne Kolva.
- (Fig. KK)** Tudor Revival house constructed after 1925 at 263 Lincoln Avenue (Inventory # 113). This is a non-contributing resource because it was constructed after the period of significance. Photograph by Jeanne Kolva, March, 2003.
- (Fig. LL)** Front gable house with a unique design constructed in 1918 at 31 Cleveland Avenue (Inventory # 217). This is a contributing resource with a medium level of integrity. Photograph taken by Ruth Jansyn, May, 2002.
- (Fig. MM)** Contemporary house (non-contributing resource) constructed in the 1970s at 247 Lincoln Avenue (Inventory # 115). Photograph taken by Jeanne Kolva, April, 2003.
- (Fig. NN)** Photograph of Watson Whittlesey from his obituary on page one of the *Daily Home News*, 8 April 1914.
- (Fig. OO)** Floor plan for the earliest constructed Livingston Manor houses published in the *Daily Home News*, 11 October 1911.
- (Fig. PP)** Georgian Revival style house designed by William Boylan and constructed c. 1922 at 55 Harrison Avenue (Inventory # 178). Photograph taken by Jeanne Kolva in April, 2003.
- (Fig. QQ)** Illustrated article about William Boylan's new house at 525 South Second Avenue in Highland Park from *The Sunday Times*, 13 January 1918. His house is virtually identical to the one constructed several years later in Livingston Manor at 55 Harrison Avenue (Inventory # 178 and **Fig. PP**).
- (Fig. RR)** Watson Whittlesey's own Spanish Colonial Revival style house constructed in 1911 at 35 Harrison Avenue (Inventory # 3). Photograph taken by Jeanne Kolva, April, 2003.
- (Fig. SS)** Monument and detail of plaque honoring Watson Whittlesey located at the intersection of Lincoln and Lawrence Avenues (Inventory # 53). Photographs taken by Jeanne Kolva, March, 2003.

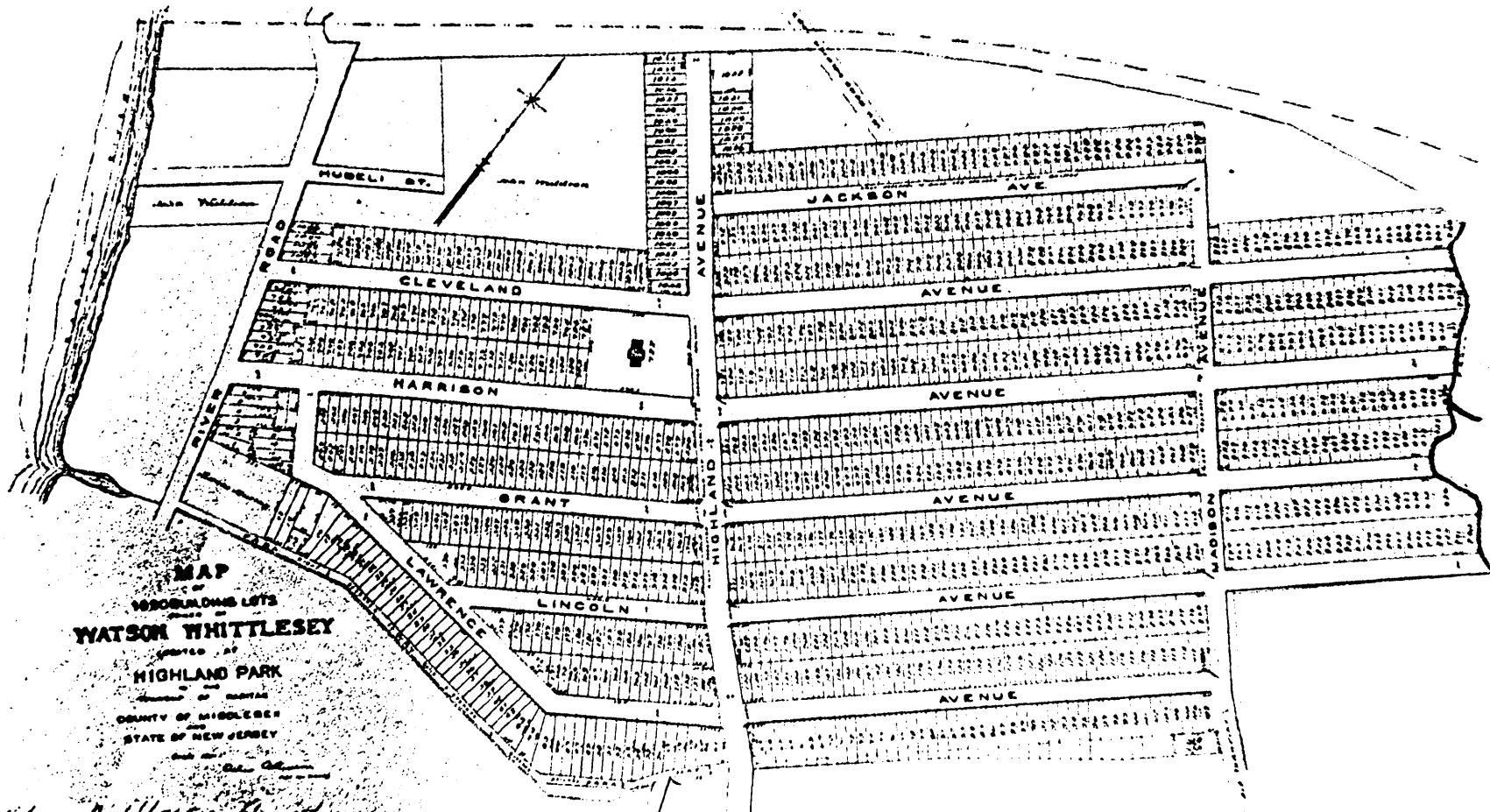
- (Fig. TT)** 315, 317, and 321 Grant Avenue streetscape showing houses constructed in the 1920s by the Highland Park Building Company after Watson Whittlesey's death (Inventory #s 141 to 143). Photograph taken by Jeanne Kolva, April, 2003.
- (Fig. UU)** 93, 97, 101, and 105 Lincoln Avenue streetscape showing a row of houses constructed in 1908 by the Livingston Manor Corporation (Inventory #s 20 through 23). Photograph taken by Jeanne Kolva, March, 2003.
- (Fig. VV)** View looking northwest at North Second Avenue and its intersection with Lawrence Avenue. This entryway into Livingston Manor was established in 1908. Photograph taken by Jeanne Kolva, April, 2003.
- (Fig. WW)** Mediterranean Revival house most likely to have been designed by Alexander Merchant and constructed c. 1924 at 252 Grant Avenue (Inventory # 133). Photograph taken by Ruth Jansyn, May, 2002.



FIG. A

Livingston Manor H.D.

Livingston Homestead (#1)  
81 Harrison Avenue  
Highland Park, NJ



*N.J. - Middlesex County  
 Highland Park, and lots  
 1091, 1092, 1093, 1094*

**FIG. B** "MAP OF 1090 BUILDING LOTS OWNED BY WATSON WHITTLESEY"

FIG. C.



FIG. D.

LINCOLN AVENUE, HIGHLAND PARK, NEAR NEW BRUNSWICK, N. J.



c. 1908

Real photo postcard Grant Avenue Highland Park, NJ  
Livingston Manor Historic District

c. 1910

Postcard of Lincoln Avenue Highland Park, NJ  
Livingston Manor Historic District





FIG. E

MAR 28 2003

(#2)  
16 Lawrence Avenue  
Highland Park, NJ

28 March 2003

FIG. F Livingston Manor Historic District

(#173)

22 HARRISON AVE - NORTH SIDE

517



FIG. G

Livingston Manor Historic District

Lincoln Avenue streetscape  
# 239 down to 229  
Highland Park, NJ

FIG. H

Livingston Manor Historic District

28 March 2003

MAR. 2003 FRK

MAR. 2003 FRK

MAR. 2003 FRK

227, 231, and 233 Lawrence Avenue  
North side of Lawrence Ave.  
Highland Park, NJ



FIG. J

Livingston Manor Historic District

11-  
9

254 Lawrence N (#72)

FIG. K

Livingston Manor Historic District

K  
APR. 2003 FRK

APR. 2003 FRK

241 Grant Avenue (#149)  
Highland Park, NJ



FIG. L

Livingston Manor Historic District

308 Harrison Avenue (#197)  
Highland Park, NJ

FIG. M

Livingston Manor Historic District

28 March 2003

MAR. 2003 FRS

MAR. 2003 FRS

MAR. 2003 FRS

garage at 203 Lincoln Avenue (#122)  
Highland Park, NJ





FIG. N

Livingston Manor Historic District

28 March 2003

garages at 105 and 111 Lincoln Avenue  
Highland Park, NJ (#19, #20)

FIG. O

Livingston Manor Historic District

APR. 2003 FRK

APR. 2003 FRK

Non-contributing  
73 Lincoln Avenue (#28)  
Highland Park, NJ



FIG. P

Livingston Manor H.D.

03 FRK

18 Grant Avenue (#6)  
Highland Park, NJ

FIG. Q

Livingston Manor H.D.

APR. 2003 FRK

APR. 2003 FRK

APR. 2003

96 Lawrence Avenue (#42)  
Highland Park, NJ 08904



FIG. R Livingston Manor H.D.

MAY 2002 FRK

3-7  
62 GRANT AVE - NORTH WEST SIDE (#15)

FIG. S Livingston Manor H.D.

FRK

MAY 2002 FRK

MAY 2002 FRK

2-3  
3 GRANT AVE - SOUTH SIDE (#169)



FIG. T Livingston Manor Historic District

8-33  
70 LAWRENCE AVE - NORTH SIDE (#36)

FIG. U Livingston Manor H. D.

8-34  
74 LAWRENCE AVE - NORTH SIDE (#37)





FIG. V

Livingston Manor H.D.

202 LAWRENCE AVE - NORTH SIDE (#61)

9-35

FIG. W

Livingston Manor H.D.

2003 FRK

APR. 2003 FRK

APR. 2003 FRK

92  
~~926~~ Lawrence Avenue (#41)  
Highland Park, NJ



FIG. X

Livingston Manor H.D.

224 Lawrence Avenue (#66)  
Highland Park, New Jersey

FIG. Y

Livingston Manor H.D.

11-6

253 Lawrence SW (#80)



FIG. Z Livingston Manor H.D.

10 Lawrence Avenue (# 171)  
Highland Park, NJ

FIG. AA Livingston Manor H.D.

259 HARRISON AVE - <sup>SOUTH</sup> WEST SIDE (# 203)

7-12



FIG. BB

Livingston Manor H.D.

28 March 2003

304 Lincoln Avenue (#104)  
Highland Park, NJ

FIG. CC

Livingston Manor H.D.

5 Cleveland Avenue (#222)  
Highland Park, NJ





FIG. DD Livingston Manor H.D.

28 March 2003

316 Lincoln Avenue (#106)  
Highland Park, NJ

FIG. EE Livingston Manor H.D.

APR. 2003 FRK

APR. 2003 FRK

APR. 2003 FRK

49 Grant Avenue (#161)  
Highland Park, NJ



FIG. FF Livingston Manor H.D.

590 318 GRANT AVE - NORTH WEST SIDE (#139)

FIG. GG Livingston Manor Historic District

229 HARRISON AVE - SOUTH SIDE (#208)  
6-26



FIG. HH Livingston Manor H.D.

310 HARRISON AVE - NORTHSIDE (#198)

7-31

FIG. II Livingston Manor H.D.

13-3

204 Lincoln A (#92)



FIG. JJ

Livingston Manor H.D.

Alexander Merchant, Architect  
86 Harrison Avenue (#183)  
Highland Park, New Jersey

FIG. KK

Livingston Manor H.D.

Home of Mayor Meryl Frank

263 Lincoln Avenue (#113)  
Highland Park, NJ



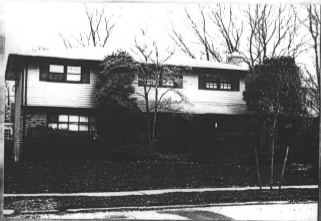


FIG. LL Livingston Manor H.D.

1-13  
31 CLEVELAND AVE - SOUTH WEST SIDE (# 217)

FIG. MM Livingston Manor H.D.

APR. 2003 FRK

APR. 2003 FRK

APR. 2003

247 Lincoln Avenue (#115)  
Highland Park, NJ



FIG. PP Livingston Manor H.D.

55 Harrison Avenue (#178)  
Highland Park, NJ

FIG. RR Livingston Manor H.D.

APR 1963 FRK

Watson Whittlesey House

35 Harrison Avenue (#3)  
Highland Park, NJ

MAY 1963 FRK



FIG. SS Livingston Manor H.D.

28 March 2003

Monument to Whittlesey at corner of  
Lawrence and Lincoln Avenues (#53)  
Highland Park, NJ

FIG. SS Livingston Manor H.D.  
DETAIL

MAR. 2003 FRK

MAR. 2003 FRK

2003 FRK

Monument to Whittlesey  
plaque at corner of Lincoln and Lawrence  
Avenues  
Highland Park, NJ



FIG. TT Livingston Manor H.D.

Grant Avenue street scape  
at eastern edge of Livingston Manor  
Highland Park, NJ (#141, 142, 143)

FIG. UU Livingston Manor H.D.

MAR 2003 FEB  
MAR 2003 FEB

93, 97, 101, and 105 Lincoln Ave.  
North side of Lincoln Avenue  
Highland Park, NJ





FIG. UU Livingston Manor H.D.

North Second Avenue entry to Livingston  
Manor

Highland Park, NJ

FIG. WW Livingston Manor H.D.

MAY 2002 FRK

MAY 2002 FRK

MA

4-22

252 GRANT AVE - NORTH SIDE

(#133)



P 19. W W LIVINGSTON MANOR N. Y.  
d by either New Brunswick or Highland Park. Contributions to this department are cordially  
eased to have them from residents of this city or Highland Park, visitors or anyone else inter-

Sunday Times  
p 2  
**New Brunswick's Attractive Homes**

The sixth of a series of articles on the finest types of architecture in and about New Brunswick. This department is published especially to stimulate interest in attractive home building, and also to call more attention to the many beautiful residences here, the existence of which is not thoroughly appreciated. Suggestions will be welcomed.

**No. 6 — Home of Mr. and Mrs. Wm. H. Boylan**

January 13, 1918



NEW HOME OF WILLIAM H. BOYLAN, ARCHITECT.

It has been said that no matter how well people carry out their ideas in regard to designing their own home, they usually are disappointed in their first attempt at building it. The experiment might prove costly to many of us, but when an architect who has had years of experience in designing homes designs one for himself, it is sure to prove everyone's interest.

Wm. H. Boylan, the "spillar" New Brunswick architect, has recently had erected a new home for himself in Highland Park, on what is known as the Donaldson Tract, and the result he has achieved more than justifies his truth of the saying that experience is a good teacher, for in this case Mr. Boylan has combined apparently every detail that goes toward making an ideal home.

The house is not large, but the six rooms and well arranged central hall

give an effect of roominess and space that add greatly to the homelike atmosphere of the place. The house is built on purely Colonial lines, each detail of construction carrying out this idea consistently, even to the lighting fixtures.

The entrance hall is attractive with its broad lines, Colonial stairway and wide doorways leading on one side to a sitting room in which built in bookcases and a fire place create a noteworthy effect, and on the other side to a dining room, which has woodwork trimmings finished to represent weathered oak, which shows to great advantage in the overhead beams, doors, plate rail and in a wainscoting design on the side walls. A butler's pantry with built in cupboards and ice box connects with a kitchen in which every modern convenience is found.

At the landing on the stairway is a large stained glass window and from

the hall above open three good sized bedrooms, also a bath which has some novel appliances in the shape of openings in the tiled walls for toilet necessary receptacles, the built in tub, with shower attachments and medicine chest all represent details that mean so much in the way of comfort and convenience.

From the outside the house is very pleasing to look at, with its plain, broad lines that are impressive in all respects. The entrance and the porch that does not prevent light from reaching any of the windows, the terraced walk and graded lawn, all give a decidedly pleasing impression.

Abraham Voorhes had charge of the carpentering work in this house, R. T. Burwell was the mason, George McKeag did the plumbing and heating installation, J. S. Ten Broeck did the painting and decorating, and James Mangin was the electrician.

articles on the campus at Santa Clara College.

A Different Sunday.

There, perhaps, in a paragraph, you have the difference in Sunday

**WILL HELP M'ADOO BOSS RAILROADS**



produces greater mental energy and superior physical agility in the human race.

Let's consider such claims and other things later, in a further comparison to these twin cities that are separated by 3280 miles of

# WATSON WHITTLESEY SUCCUMBS TO APOPLEXY IN SAN FRANCISCO

BISHOP M'FAL  
TOMB IS GOI

And a Handsome  
Monument Has  
Placed Above F  
ing Place on I  
ville Road — Bis  
ed Out Site Him

TRENTON, April 8.—  
Finally near his final  
St. Rev. James A. M  
L. L. D., the Episcopal  
Catholic diocese, at Tre  
lected his monument. I  
been erected above it  
will receive the body wh  
to his eternal reward.  
ground on the lawn in  
Hall for the aged on V  
ville road, the inscription  
dedicated Bishop M'Fal  
and his most vital task.  
The monument was i  
placed in position pres  
sible A. Doster, who is lo  
ness at 677-632 North 4  
the city. Mr. Doster, of  
Trenton, was given the  
the Bishop and he has r  
work in the complete s  
the head of the Trenton

The monument, which  
blue white. Whittlesey, a  
Whittlesey, R. I., is 67  
from the lawn to the  
which adorns the top  
of the hill, since he has  
five letters with the d  
monument, which have  
dedicated the Bishop's  
mire, and will even  
with the church in  
the late and  
"Great Day" in 190  
On the back of the m  
chapel and had several  
from at the top of the  
is called before-mentioned  
it all the same. The m  
made by Charles F. J  
Whittlesey, of New York  
in Trenton, R. I., in  
Quincy, Mass.  
The inscribed monument  
will contain the Bishop's  
design and plan  
The monument, which  
great deal of attention,  
the builder and designer  
been engaged in the  
years after completing  
only in the work of  
Bishop M'Fal's altar  
for the final resting place,  
and gave the site  
has been the recipient

ANY  
OUT

Man Who Built Livingston  
Manor Was Returning  
from a Tour Taken for  
His Wife's Health—Was  
54 Years of Age, and Left  
Here a Well Man.

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historic,  
the leader  
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Man Who Built Livingston  
Manor Was Returning  
from a Tour Taken for  
His Wife's Health—Was  
54 Years of Age, and Left  
Here a Well Man.



THE LATE WATSON WHITTLESEY

Watson Whittlesey died at 8.30  
o'clock last night, in the Adler San-  
atorium, San Francisco, after a stroke  
of apoplexy Sunday night. Richard  
Reynolds, who is associated with the  
Livingston Manor Corporation, and  
George A. Vuchass, of the New  
Brunswick Fire Insurance Company,  
and H. G. Parker, president of the  
National Bank of New Jersey, re-  
ceived telegrams this morning tell-  
ing of the startlingly sudden death  
of the noted real estate operator.

Mr. Whittlesey and Mrs. Whittle-  
sey, with Miss Irene Mason, of  
Orange, a niece, left New Brunswick  
January 7 for the Coast for Mrs.  
Whittlesey's health. At the time  
Mr. Whittlesey appeared in excellent  
health, although, of course, trained a  
little time by his amateur labors.  
Since then, until Sunday night, set-  
ting departed to lead to the lead-  
ing fear for Mr. Whittlesey. The news  
of his death met reluctant credence  
in the city this morning. It was only  
after the first report had been in-  
creasably confirmed that Mr. Whittle-  
sey's associates and multitude of  
friends accepted the shocking truth.

Besides Mrs. Whittlesey and Miss  
Mason, two sisters, a cousin and an-  
other near relatives.

Mr. Whittlesey was of the sort  
who write large on the back of his  
A dreamer who could put his whims  
into words and weld the million in-  
crease into deeds, he leaves on the  
earth monuments of many sorts.

There are the tangible monuments  
—the great developments, the grow-  
ing of many kinds of grass where  
none before had been able to nurture  
a single sprout.

And there are the intangible mon-  
uments—the memories existing in  
the minds of thousands, the inspira-  
tions employed in many lives. One  
would not look upon the man and  
upon his deeds without a recital  
of admiration that was not the  
personal bread stirred by another's  
hand, but the cumulative work  
of an inspiration of great and  
enduring achievements.

There is an apt word that describes  
the maker of Livingston Manor—  
America. That he was. Able, not nei-  
cessary, a master who guided world  
affairs to the successful conclusion.

NEW BABY IS MADE  
A FULL FLEDGED  
SUFFRAGIST

CHARGES AGAINST  
LOAN COMPANY  
ARE PROBED

Miss Sarah De Mott Stev-  
ens, 2nd, Daughter of  
Mrs. C. W. Stevens, Jr.,  
Former Head of N. B. Pa-

New Grand Jury Returned  
Seven Indictments Yester-  
day—To Meet Again on  
Thursday, April 30.

**N HAS A  
OF MYSTERY**

(From First Page.)

literati, lined the waiting its arrival. Arrives. sundown a large im- minding the leading mem- middle household and ment New York under Mr. Dinwiddie's Fili- enographer and major dashed through the A number of the tute got together their and went to the newly lie home and asked for

med that Mr. Dinwid- ft the house on his with the owners of the at some five miles from roiter to put the mov- he mud holes some- highway and Metuchen. was apparently engag- ent creaking through re daybreak. Hair a Help.

en got up early next out to the Dinwiddie r. Oak Tree station, of the animals. Esti- tumber of incubators, scrambled), disc har- plants, jelly jars, cold hose, which were pil- ular grass plot in r house vary; but all the pile was forty feet erty-five feet-high and h enough furniture to s, including a dentist's rumor says is the only fr. Dinwiddie secures productions—not be- siful but because he d himself down. dre Mystery.

ng the honest butgher, whom Mr. Dinwiddie property, was discov- k ploughing the estate six masons and brick- ing holes in various foundations for chicken

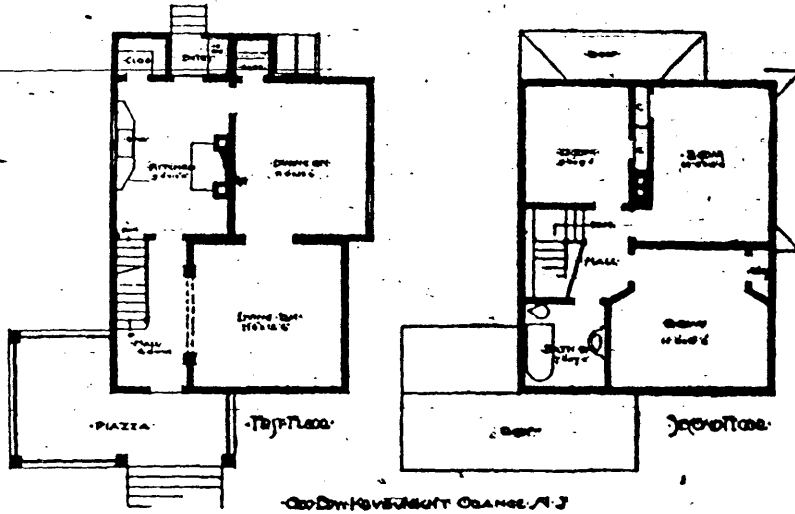
principal occupation of who have had nothing been to walk out "to lie's place" and see the done. There has been that nobody has been it out.

d goings have been so ret that there has rumor that he was sit- ing of eggs himself. the incubators to get engers from his city of ers at the rate of two ure the station hack- be driven galloping back again to the sta- atch the next train to

is—where? n rumors that he was in the chicken business new Government armor onnection with his ac- er of the North Amer- he was building a win a Aquaches. Cheyennes t. Siwashas and Moki- for the proper comple rk. But nobody has a word out of the man d glasses. In fact, wit- e smoke on the glass- ker and more opaque. at all of this mystery) ad by a lawsuit which early this week. It ap- necessary. In the house- f the great war outrea- e book agent and ex- should be chicken for

seem to be a differe- by a man of Mr. Din- ce when he was him- self taken ranch and real- eyed witnesses have told since how they saw a see from his front door

# OUR MODEL HOMES AT LIVINGSTON MANOR, New Brunswick, N. J.



FLOOR PLANS—Our Model Homes, at Livingston Manor, New Brunswick, N. J.

LIVINGSTON MANOR is located between the Albany Street and Pennsylvania Railroad bridges extending from the Raritan River fully three-quarters of a mile over that beautiful rolling land overlooking the City of New Brunswick.

Few people realize that within half a mile of the Post Office you will find such a picturesque view of the River and City with modern houses within the reach of all. Fifty foot lot with houses at regular distances from the street line, cement walks, water, sewer, gas, etc.

Fifteen houses have been completed and sold, seven more will be ready this fall and are open to all for inspection. Other houses will be built at once. Join this restricted section and profit by the increased values which will come from this development.

For an illustration of our terms we will quote these figures on the supposition that your home costs you \$3,200 complete, not half finished, but ready to live in, furnished with gas fixtures, shades and screens, lawn graded, walk to front and rear doors, etc.

While our figures are based on a \$3,200 home we will have houses to meet the requirements of all and terms in proportion to cost of house.

Cost of House and Lot.....	\$3,200
First Payment.....	500
Balance at 5 per cent. Interest.....	2,700
Amount to be paid in monthly payments of \$25 each.....	\$1,100
Leaving a balance of.....	1,600

which can remain on mortgage for an indefinite time or paid at any time to suit the purchaser.

The monthly payment of \$25.00 each covers Interest, Taxes and Insurance, and the balance applied on the principal each month until the \$1,100 is paid.

Remember you can pay any amount on your home in excess of the \$25.00 monthly and it reduces your interest the day you make your payments. For an example of what thrift will do, come to Livingston Manor and see the homes paid for on this plan by the young married people. Can you not do as well? The time is now if you wish to benefit by the improvements that will follow.

If you are not ready for a home now, select your lot in this beautiful section (you cannot make a mistake) and by the time the lot is paid for it will be worth double its cost. If you will call at the old Livingston Homestead on the property at Highland Park, any further information will be given.

The average Interest at 5 per cent. on what remains due on your home until you reduce the amount to \$1,600 is per month.....	\$9.00
Insurance per month.....	.40
Taxes estimated per month.....	3.00
Total Cost of your home.....	\$13.00

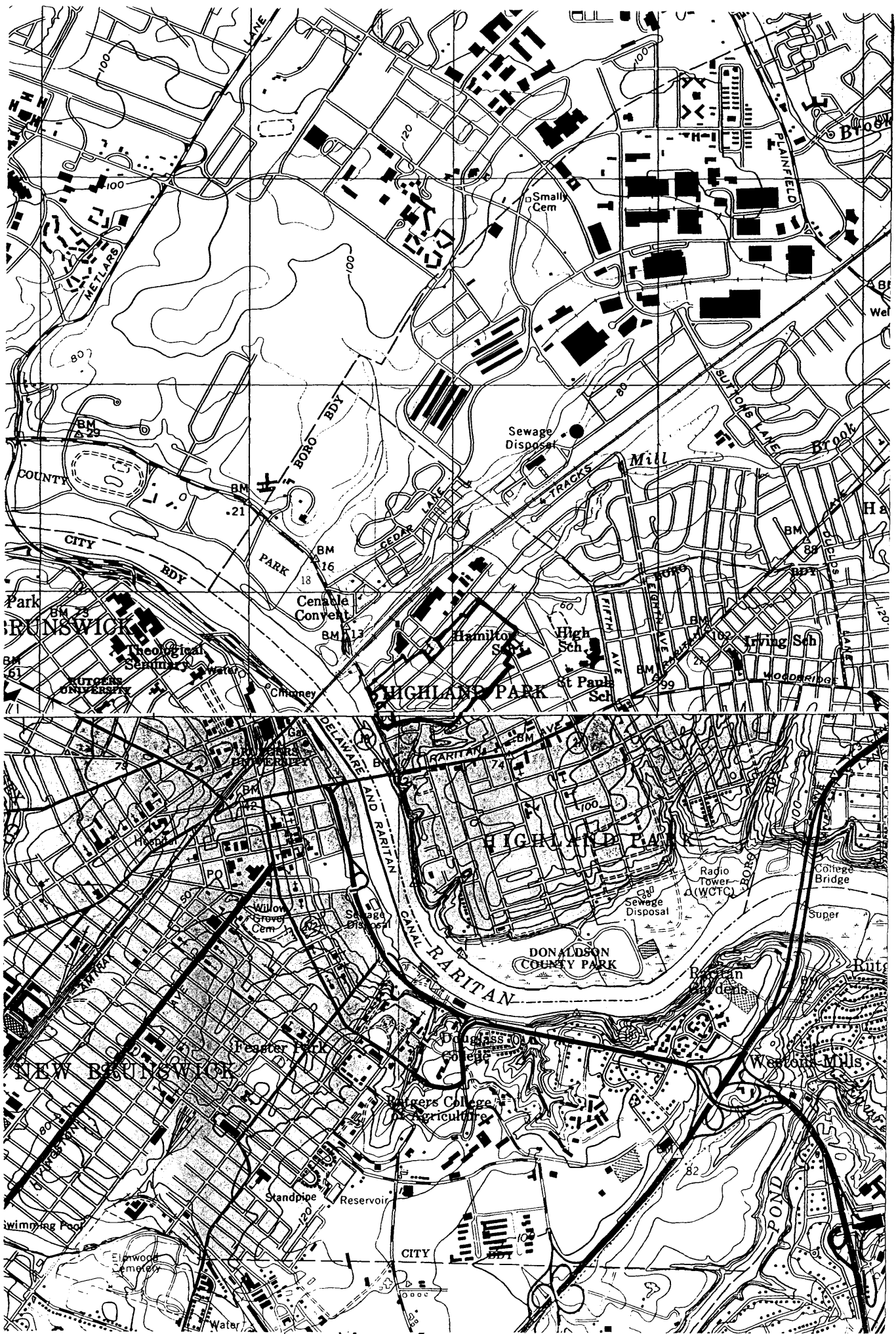
The balance of your monthly payment of \$25.00 viz \$12.00 is credited each month on your principal.

Where can you rent a house with all modern improvements for \$13.00 per month in the most desirable section of the city.

WASTON WHITTLESEY,

President Livingston Manor Corp.

Block No.	Lot No.	FRONT STREET.
1	1	Anthony C. Allen
1	2	Mary E. Donnelly
1	3	Est. Imbelle Martin
1	4	Hetty Brown
1	5	Hets Barbara Brown
1	6	Josephine Zimmerman
1	7	Josephine Zimmerman
1	8	Peter Zimmerman
1	9	Peter Zimmerman
1	10	Peter Zimmerman
1	11	Thomas H. Hervey
1	12	James Masterson
1	13	FULLER STREET.
1	14	John Kirby
1	15	John F. Gruber
1	16	Francis Wharton
1	17	George W. Stevens
1	18	John E. Wharton
1	19	Kittaboth Stewart
1	20	E. Low, Heirs Henry
1	21	GEORGE STREET.
1	22	Ellen Farrell
1	23	Heirs Isaac Fisher
1	24	Lyman Crook
1	25	John Van Doursen
1	26	Norfolk & New Brun- wick Steam Co.
1	27	James A. Lyons
1	28	WAGONERS ROAD.
1	29	C. Kappa
1	30	J. P. Gruber
1	31	John Walker
1	32	James Nixon
1	33	Charles B. Smith
1	34	William Van Aman
1	35	GUILDERS STREET.
1	36	Aaron & Cecelia Gray
1	37	August Huber
1	38	Heirs Peter Collins
1	39	MAIN STREET.
1	40	Heirs Mary Guy- am
1	41	Joseph G. Deane
1	42	Imbelle Zimmerman
1	43	Ades Will
1	44	John McDonald
1	45	John Harbour
1	46	Sarah D. Britton
1	47	Robt. Van Nostrand
1	48	HAMILTON STREET.
1	49	Elizabeth Finnan
1	50	James & Marie Tom
1	51	Mrs. Ronald McAnn
1	52	Mrs. A. Travers
1	53	Martin A. Wilson
1	54	Garret W. Kenny
1	55	William P. McGovern
1	56	Michael J. Cody
1	57	Henry Millwood
1	58	Heirs Richard Manley
1	59	MARY STREET.
1	60	Susan P. Voorhees
1	61	Mary K. Campbell
1	62	Mary K. Campbell
1	63	Susan P. Voorhees
1	64	Susan P. Voorhees
1	65	Est. Dennis Murphy
1	66	Samuel J. Taylor
1	67	William Fink
1	68	Courtd Reel
1	69	Bridget Martin
1	70	Michael Keenan
1	71	Patrick H. Dolan
1	72	Elizabeth Van
1	73	Heirs H. M. J. King
1	74	Wm. H. and Annie M. King
1	75	A. Kirkpatrick
1	76	Trustee
1	77	Mary O'Hara
1	78	Heirs Michael Kelly
1	79	HARDENBERG STREET.
1	80	Heirs Ann K. Hoagland
1	81	Chas. T. Cowhousen
1	82	HARTWELL STREET.
1	83	Heirs James Smith
1	84	HAWLEY STREET.
1	85	(Mrs. H. Schmidt) H.
1	86	MANSART STREET.
1	87	Heirs James Van Dux
1	88	Margaret Garvey
1	89	Alie K. Crook
1	90	GEORGE STREET.
1	91	William Carberry
1	92	John P. Gruber
1	93	Edward Naley
1	94	Est. Garret Conover
1	95	Heirs John Meier
1	96	Heirs Robert Kraft
1	97	Heirs John Ryan
1	98	Chas. T. Cowhousen
1	99	Rusan Ward
1	100	Charles Horvath
1	101	Mrs. Ed. Stewart
1	102	Ella Kell
1	103	Margaret Johnson
1	104	Ellis D. Grimstead
1	105	Israel A. Kelsey
1	106	Thomas & Annie Horn
1	107	Henry Ruck
1	108	L. H. Hillman
1	109	Mary C. Garbe
1	110	William H. Page
1	111	Heirs Michael O'Neil
1	112	Est. John Cah
1	113	Thomas Ryan
1	114	Henry Zimmerman
1	115	Heirs John Kraft
1	116	John Kevit
1	117	HOWARD STREET.
1	118	Charles Koch & W
1	119	Michael Daily
1	120	HUNTINGTON STREET.
1	121	Heirs Du
1	122	Hishop
1	123	Henry M. Nicholas
1	124	HUNTINGTON STREET.
1	125	Catherine M. Nicholas
1	126	James H. Van Cloof
1	127	Bridget Moran
1	128	James H. Van Cloof
1	129	Jessie Hillman
1	130	Michael H. Garrison



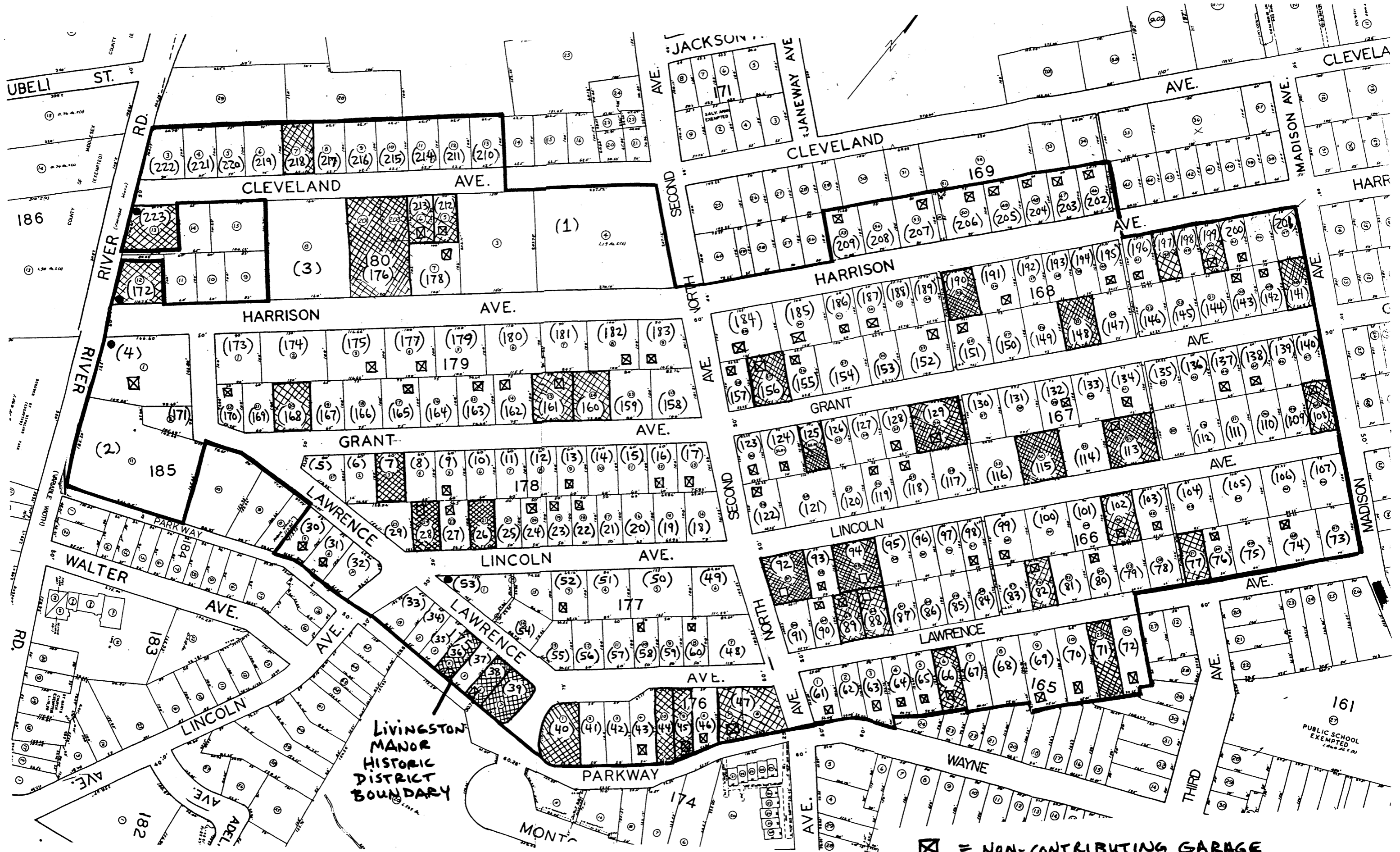
27°30'

SCALE 1:24 000

LIVINGSTON MANOR DISTRICT

25'

50'



SKETCH MAP OF THE LIVINGSTON MANOR HISTORIC DISTRICT  
 HIGHLAND PARK, NEW JERSEY  
 APRIL, 2003

- ☒ = NON-CONTRIBUTING GARAGE
- ▣ = NON-CONTRIBUTING HOUSES

SCALE  
 0 feet 200





HIGHLAND PARK, NEW JERSEY

PHOTO FIGURES KEY  
 Livingston Manor Historic District  
 April, 2003