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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

DEC 7 1994

JAN 16 1996

HISTORIC PRESERVATION OFFICE

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 entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Livingston Avenue Historic District

other names/site number \_\_\_\_\_

2. Location

street & number Livingston Avenue and Morris Street N/A not for publication

city or town New Brunswick N/A vicinity

state New Jersey code NJ county Middlesex code 023 zip code 08901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally ( See continuation sheet for additional comments.)

[Signature] 12/8/95  
Signature of certifying official/Title Date  
Assistant Commissioner for Natural & Historic Resources/DSHPO  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] Signature of the Keeper Entered in the National Register Date of Action  
2/16/96

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

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

Contributing	Noncontributing	
58	7	buildings
2	0	sites
0	0	structures
3	0	objects
63	7	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)

See Continuation Sheet

**Current Functions**

(Enter categories from instructions)

See Continuation Sheet

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

See Continuation Sheet

**Materials**

(Enter categories from instructions)

foundation Brick

walls Aluminum

Brick

roof Slate

other Wood

Stone

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

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

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
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:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
Social History
Other: Urban History

Period of Significance

1870-1929

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Undefined

Architect/Builder

Giele, Louis H.

Parsell, George K.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register Henry Guest House
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office Architectural Resources Survey of the City of New Brunswick, New Jersey
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Livingston Avenue Historic District  
Name of Property

Middlesex County, NJ  
County and State

**10. Geographical Data**

Acreage of Property ±32 acres

New Brunswick Quad

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

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.)

**11. Form Prepared By**

name/title Marvin A. Brown/Revised by Cynthia A. Rose

organization Noble Preservation Services, Inc. date December 6, 1994

street & number 10 Log House Road telephone (215) 679-5110

city or town Zionsville state PA zip code 18092

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name \_\_\_\_\_

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

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

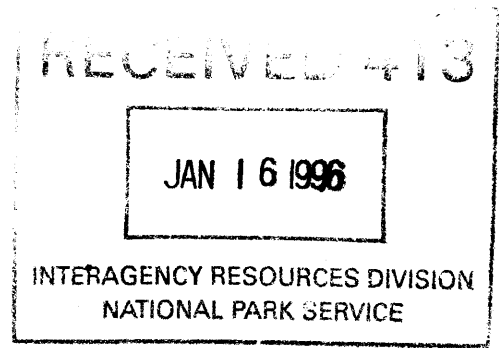
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to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

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

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**6. Function or Use**

Historic Functions

Domestic: single dwelling  
Domestic: multiple dwelling  
Religion: religious structure  
Education: school  
Education: library  
Funerary: cemetery  
Commerce/Trade: professional  
Domestic: secondary structure  
Landscape

Current Functions

Commerce/Trade: professional  
Domestic: multiple dwelling  
Religion: religious structure  
Education: school  
Education: library  
Funerary: cemetery  
Domestic: single dwelling  
Domestic: secondary structure  
Landscape

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### 7. Description

#### Architectural Classification

- / Queen Anne
- / Colonial Revival
- Italianate
- Second Empire
- / Classical Revival
- Romanesque
- Beaux Arts
- Late Gothic Revival
- Georgian/Federal/Greek Revival

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ARCHITECTURAL DESCRIPTION

The Livingston Avenue Historic District encompasses a span of late 19th and early 20th century architectural styles, from the Italianate and Queen Anne to the Colonial Revival and Neo-Classical and the transitional types in between. Mostly comprised of two-and-a-half-story frame dwellings that were home to some of New Brunswick's wealthier and more prominent residents, the district also includes a library, a school, two apartment buildings and two churches, all imposing and architecturally varied resources that were raised between 1870 and 1929. These residential and non-residential buildings, along with their subsidiary carriage houses and garages, are stretched along an eight block span of Livingston Avenue that begins at the edge of New Brunswick's downtown and runs southwest to Hale Street. To their east, along Morris Street, is the park-like Willow Grove cemetery. Still graciously sited along the generous 99-foot width of the avenue, the district's buildings are set behind lawns and shade trees and iron fences. Although altered over the years, particularly by the addition of new wall siding and windows, the buildings have changed little in form, shape, size and orientation to the avenue and still strongly evokes its late 19th and early 20th century past.

Residential Design:

Prior to 1870, Livingston Avenue extended beyond the built-up area of New Brunswick -- which was centered near the banks of the Raritan -- into largely open land. The few buildings that stood along it were probably farm or country houses. One building survives in the district from the earliest appearance of the avenue (and New Brunswick), the c. 1760 Henry Guest House (#58) (see photograph 5). A two-and-a-half-story stone building, the house displays Georgian, Federal and Greek Revival style features. Originally located northeast of Morris Street, just outside of the district, it was moved to its present site in 1925. Another early building is pictured in a 1922 photograph located at Rutgers University's Alexander Library. Called the Fick House, it stood where Livingston Manor (#116) was erected. A five-bay wide weatherboarded building, it had a pilastered Federal style entry with a conforming Federal style second-story window enframement above.

A Second Empire and two early Italianate style residences are the earliest buildings surviving from the avenue's late 19th and early 20th century building boom. [Note: The term "avenue" or "Livingston Avenue" herein refers only to that section of Livingston Avenue located within the district.] The Second Empire style Moore-Saulsbury House (#75), probably built in the 1870s, is crowned by the hallmark of the style, the mansard roof. The Jacob W. Janeway House (#184), built around 1870, retains some of the district's most pronounced Italianate style features, including crosstetted surrounds with molded segmental hoods and keystones, and raised

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panels and scrolled brackets at its front eaves and cornice returns. The Edwin Elberson House (#90), constructed around 1875, was once even more handsomely finished; an ornate three-story tower, its top now truncated, rose at its front facade. Its original Italianate style features, including molded entablature-topped surrounds and brackets, now only survive at its rear elevation.

Later expressions of the Italianate are found at the Peter H. Suydam House (#67) and the Alfred J. Buttler House (#77). The c. 1883 Suydam House, one of only two brick dwellings in a district of frame residences, makes full Italianate style use of its chosen material. Its bricks are laid in segmental-arches above its openings and in strings of corbels above its second floor windows. Wooden brackets, panels and modillion blocks further adorn its frieze and cornice returns. An eclectic building -- its bays are Queen Anne, its varied panels Eastlake and its mansard ell roof Second Empire in style -- the Alfred J. Buttler House (#77) (see photograph 3) is the most ornate and intact example of the confluence of the Italianate and Victorian styles in the district. The bays and eaves of the c. 1880 residence are adorned with floriated brackets and raised, floriated panels. Its southwest side porch -- perhaps the finest Victorian porch in New Brunswick (Heritage Studies 1980: 7A-I33) -- is adorned with turned posts, floriated brackets and balustrade with a repeated, cutout, floral motif.

Another richly finished eclectic dwelling is the John B. Drury House (#86/88). Erected of brick around 1888, this rare surviving townhouse has a rusticated stone basement; metal cresting atop its projecting bays; pilastered, panelled and bracketed dormers; and a false mansard roof with a variegated pattern of slate shingles. Its southwestern townhouse has been brick-veneered, but its northeastern townhouse retains its original spear-shaped basement window bars; incised brownstone imposts; brick segmental arches; porch adorned with brackets and pierced panels; and inset segmental-arched and panelled front doors.

The most common styles found in the district are the Queen Anne and Colonial Revival and hybrids of the two. This is not surprising, for the district's peak years of building activity -- those between the early 1880s and the early 1920s -- also saw the heyday of the Queen Anne and the ascendance of the Colonial Revival.

The Queen Anne style is represented by, among others, the c. 1885 David Fitz Randolph Runyon House (#99); the c. 1888 H. Brewster Willis House (#185); the c. 1889 James Deshler House (#151/153); the c. 1890 Nelson T. Parker House (#109); the c. 1890 Andrew Terhune House (#149); and the c. 1897 John A. Dixon House (#191). These houses retain the distinctive forms of the style -- projecting bays, towers, stepped-back facades, varied and picturesque rooflines -- although they have been altered through the addition of aluminum or vinyl siding



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and some replacement sash.

Parker's two-and-a-half-story frame dwelling has a two-story tower crowned by a conical roof at the eastern corner of its front elevation. Sheathed in wood shingle, the tower has a decorative roof of slate shingles topped by a green-patinated finial. The exterior walls are given the varied setbacks and projections common to the style by, in addition to the tower, an offset front bay and a side bay. A picturesque roofline is created by the tower, a front gable dormer, slate-shingled cross-gables and a corbelled chimney.

A semi-circular tower-like bay capped by a conical roof and applied finial provides a picturesque element to the front facade of the Runyon House. Towers serve the same function at the Willis, Terhune and Dixon Houses.

The Queen Anne is perhaps at its best in the district when associated with other styles, most notably the Colonial Revival or hints of Eastlake adornment. The Eastlake pattern of breaking wall surfaces up into different blocks and patterns is found, albeit subtly, at the bands of shingles that separate the weatherboards of the first and second stories of the c. 1886 James Holman House (#103); at the projecting boards that serve as cornerposts and stringcourses, dividing into planes the weatherboards of the mid-1880s Byron D. Halstead House (#121/123); and at the grooved boards that provide a break between the weatherboards of the first and second stories of the c. 1887 Robert M. Pettit House (#144).

The Pettit and Halstead Houses are notable for their Queen Anne style finish, their subtle Eastlake features aside. Pettit's house has the finest tower in the district, a semi-octagonal projection adorned with shingles, weatherboards and panels. A recent fire destroyed some of the unique 3rd story features such as the onion dome which capped the tower. Its columns are also among the most ornate in the district. Those of its wrap-around porch have Ionic capitals; those of its porte cochere, set on a rough-hewn brownstone wall, have squat bulbous bodies and Ionic capitals. The roof of the Halstead House, its gables curled forward and filled with wavy shingles, appears to be in motion through the sky. One of the least altered resources in the district, the Halstead House additionally retains a cutaway and squared central front bay; corbelled chimneys; and a full-facade wrap-around front porch with turned posts, fan-like carved brackets and a sunburst-adorned central gable.

The Queen Anne style is also found in association with Colonial Revival style elements at a number of houses in the district, including the c. 1883 Charles H. Runyon House (#155); the c. 1893 William A. Miller Jr. House (#173); the c. 1893 E. Edwin Florance House (#187); the c. 1899 L.D. Lindley House (#193); and the c. 1911 Otto O. Stillman House (#111). All five

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of these houses have wall surfaces broken by bays and, at the Miller House, a tower. Yet they are also adorned with such colonial Revival style features as broken pediment dormers (Runyon House), Ionic columns (Miller House), Doric columns (Stillman House), a Palladian window and front and side dormers and subsidiary gables (Lindley House) and a clipped front and side gables (Florance House).

The two most striking residences that exhibit the merger of the Queen Anne and Colonial Revival styles are the Harry Ross House (#152) and the Robert E. Ross house (#156) (see photograph 20). The two largest residences in the district, they were raised side by side around 1907 by two brothers. The two large bays that project from the corners of the front facade of the Harry Ross House are its most striking Queen Anne style features. Its other decorative features are predominantly Colonial Revival in style and perhaps even early Bungalow. They include a wrap-around porch supported by Ionic columns; a front Palladian window with Doric pilasters; a front flared hipped-roof dormer; a front entry with Doric pilasters and leaded and stained glass transoms and sidelights; oversized exposed rafters; and a buff-colored brick foundation and chimneys. This house has undergone recent renovations including the addition of aluminum siding, and some alterations to the fenestration and porch.

The two houses were almost certainly designed by the same architect, for their overall forms, as well as many of their details -- porches, brackets, bricks, chimneys, entries, corner bays -- are nearly identical. There is one major addition to the Robert E. Ross House, however, that sets it apart from its neighbor and the other dwellings on the avenue. In the stead of a wrap-around front porch, a monumental, two-story, Neo-Classical Revival style, Doric portico rises at the center of its front facade.

The Colonial Revival style is represented at many of the district's residences, particularly those raised from the very end of the 19th century through the early teens of the 20th century. These residences include the c. 1896 Joseph Fisher House (#161); the c. 1903 Frank L. Hindle House (#131); the c. 1908 John W. Wilson House (#177); the c. 1909 William O. Pettit House (#186); the c. 1912 Garrett Dreier House (#163/165); the c. 1917 Solomon Slonim House (#182); and the c. 1929 Harry Grossman House (#178).

The Fisher House's Colonial Revival style features include front and side gable dormers; Ionic capitals and fluted pilasters at the front entry; and Ionic capitals at the front porch. The Hindle House is topped by semicircular and triangular-pedimented dormers. Ionic porch columns, a hipped roof and gabled dormers mark the Wilson House, and a deep gambrel roof with pent eaves and large front and rear dormers caps the Pettit House. Doric porch columns, pent eaves and Palladian windows are among the Colonial Revival style decorative elements of the Dreier

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House.

The last built of the contributing houses in the district are the c. 1917 Slonim House and the c. 1929 Grossman House. The former is marked by a clipped gable-front roof and a square-columned front porch; the latter by a hipped roof and hipped roof dormer and a full-facade front porch supported by smooth columns.

Only one example of a common regional variant of the Colonial Revival style -- the Dutch Colonial Revival style -- stands in the district. The Alan H. Campbell House (#146), raised about 1895, is a weatherboarded building marked by pedimented and shed dormers, a Colonial Revival style porch, a Palladian window and -- most notable for its connection to the style -- a front-gambrel roof.

One further residence is so eclectically styled that it almost eludes categorization. Built as both a dwelling and offices around 1911, the John S. Dahmer House (#71/73) has Queen Anne style front bays; rusticated concrete block walls reminiscent of Richardsonian Romanesque design; and a front porch and balustraded roofs, all formed of patterned concrete, that give it a formal Classical air (see photograph 3).

The only common early 20th century residential style that is almost entirely unrepresented in the district is the Bungalow style. A less popular but still common early 20th century style -- the Period Revival -- is further not represented in the district.

Two large apartment buildings -- Livingston Manor (#116) and the Brunswick Arms Apartments (#119) -- were raised across the avenue from each other just prior to 1930. With the onset of the Great Depression and World War II, they were the last major buildings raised in the district. Both buildings are large, masonry, H-shaped blocks rising five stories above raised basements. The brick facade of the c. 1928 Livingston Manor is modestly finished, its adornment provided by four fluted terra cotta pilasters and a terra cotta entablature draped with swags at its entrance. The brickwork of the c. 1929 Brunswick Arms Apartments is more elaborate. The corners and tops of its front elevation and bays are marked by projecting stretchers, and projecting glazed headers mark its front bays. Further adornment is provided by the simple decorative grillwork of its front fire escapes, which barely hint at the Art Deco, a largely non-residential style that is unrepresented in the district. The pointed-arch entry perhaps makes a nod at another style not found in the district, the Period Revival. These two buildings contain the Colonial Revival/Neo-Classical detailing common on large scale apartment buildings of the period.

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Non-Residential Design:

Perhaps the finest, and certainly the most intact, architecture in the district is found at the avenue's non-residential buildings. These include churches and carriage houses, as well as a school and a library. Each displays a distinct architectural style, from the Richardsonian Romanesque and Gothic Revival of the two contributing churches to the Queen Anne of the carriage houses, the Beaux Arts of the library and the Neo-Classical of the school. Providing further visual variety to the district are two contributing sites -- the picturesque Willow Grove Cemetery and the lawns and shade trees that line the avenue -- and three contributing objects -- the iron fences that stand in front of two of the residences and the single surviving carriage stepping stone.

The earliest known non-residential building in the district was the Livingston Avenue High School, raised in 1876. It was probably the first major non-residential building raised on the avenue for the "decision to erect the high school on a residential street caused a great controversy in New Brunswick." (Listokin 1984: 257-258) The eclectic Italianate and Victorian style building was three stories tall with an ornate tower rising at its front. Built of brick, it had a stuccoed exterior. The school was razed for the construction of the Roosevelt Intermediate School.

The earliest surviving non-residential buildings on the avenue are two carriage houses. This is fitting, for the first non-residential buildings raised on the avenue, back when it was sparsely populated, were almost certainly outbuildings. The carriage house to the rear of the Nelson T. Parker House (#109) -- probably the most elaborate and largest in New Brunswick (Heritage Studies 1980: 7A-I8) -- is the most picturesque Victorian building in the district (see photograph 12). Apparently raised in 1893 by the house's second owner, William F. Fisher, it is a substantial building with an array of wall and roof surfaces and materials. Slate shingles top its intersecting roofs and pointed tower and rough-hewn stone stringcourses and details punctuate its brick walls. Although it has been converted into apartments, its exterior has been little altered.

A second former carriage house, built even earlier -- between 1887 and 1892 -- still survives behind the Robert M. Pettit House (#144). Also of brick, it is much more modest, its one-and-a-half-story rectangular body capped by a flared shingled roof with an overhanging bracketed front dormer.

The earliest major surviving non-residential building on the avenue -- the Nativity of the Blessed Virgin Mary Ukrainian Catholic Church (#80) -- is perhaps its most handsome (see photograph

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8). Built as the Livingston Avenue Catholic Church in 1894, it is a fine example of the Richardsonian Romanesque style. Faced with rusticated brownstone blocks, its arches rounded and Romanesque in style, it has two round corner towers and a large central rose window. Jersey City architect Louis H. Giele designed the church; the baptistry window was designed by Tiffany (Listokin 1984: 306-307).

In 1903 another large non-residential building -- the New Brunswick Free Public Library (#60) -- and another style -- the Beaux Arts -- were introduced to the avenue. The virtually unaltered masonry library, designed by George K. Parsell, is an excellent example of the style. It features a classical, proportioned organization; a rusticated raised basement; a triangular pediment with sculptural figures; and four full-height, granite, Ionic columns. Its richly finished interior includes Doric piers, original metal shelves and a coffered ceiling with stained glass skylights.

The classical Beaux Arts style was quite appropriate for a public building such as the library, as was the Neo-Classical Revival style for the avenue's largest building, the 1919 Roosevelt Intermediate School (#83). Lifted three stories over a raised basement, the brick school is decorated with terra cotta and stone ornament. Its most striking feature, the feature that puts it firmly within the orbit of the Neo-Classical, is its monumental entrance portico of four Ionic columns.

The final major contributing non-residential building extant in the district is the Livingston Avenue United Church of Christ (#120). Built in 1929, at the close of the avenue's major period of building, the grayish-brown sandstone building is a late and sole example of the Gothic Revival style in the district. It is adorned with the arches and tracery that are common elements of the style. A later wing to the rear is built of similar stone in similar style.

Ten contributing garages stand to the rear of the avenue's dwellings. All modestly finished and sized buildings, they are built of, or clad in, a variety of materials. Apparently built during the first three decades of the 20th century, they are difficult to accurately date. The small, flat-roofed, brick garage that stands next to the carriage house of the Robert M. Pettit House (#144) may not be quite as old as its late 19th century companion, but it was definitely standing by 1912, the year note of it is first taken on a Sanborn map. Also first appearing on the 1912 Sanborn is the three-bay, hip-roofed, frame garage that stands behind the Harry Ross House (#152), and the brick garage, its slate-shingled roof pierced by both an eyebrow and a wall dormer, that stands behind the Alexander W. Pettit House (#175). Another early outbuilding is the two-bay, gable-front, rusticated concrete block and weatherboarded garage behind the John A. Dixon House (#191).

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Three original or early objects and two sites add to the late 19th and early 20th century integrity of the district. The objects are the carriage stepping stone that stands along the avenue in front of the Nelson T. Parker House (#109) and the cast and wrought iron fences that stand in front of the c. 1886 James Holman House (#103) and the c. 1890 Andrew Terhune House (#149) (see photographs 10 and 15). The stepping stone, a large stone block, is a remnant of the age of horse-drawn transportation. It probably once had many companions on the avenue. The fences also date from an earlier age. Although neither appears to be dated, they were probably erected around the time the houses they serve were constructed. The lawns and shade trees that line the avenue -- as a whole comprising one of the district's two contributing sites -- were once, according to early photographs of the avenue, largely protected by such fences. Stretched in a band between the avenue and its buildings, these lawns and shade trees are accompanied by the district's other contributing site, the Willow Grove Cemetery. Begun early in the 19th century, Willow Grove is the only example of a picturesque, park-like cemetery in New Brunswick. Some of its family plots are ringed by cast and wrought iron fences and its meandering shaded paths are marked by white marble.

Non-Contributing Resources:

Only seven non-contributing buildings intrude upon the district. The congregation of the Presbyterian Church of New Brunswick built a Colonial Revival style church in 1950 (#100) to replace their grand Greek Revival temple that had stood, and burned a few years earlier, on George Street. Three small modern buildings have been built to house offices (#76, #127 and #148) and a modern garage also appear behind two of the dwellings (#186 and #187). In 1988 a large modern brick building was dedicated as a rehabilitation center for the blind and physically disabled (#130).

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### INVENTORY LIST OF HISTORIC DISTRICT PROPERTIES

#### METHODOLOGY

Organization: The properties in the district are listed below block by block from the northeast to the southwest. At each block the properties at the northwest side of the avenue are discussed first, then the properties at the southeast side. The name of the cross street is printed in capital letters; the side of Livingston Avenue upon which the properties are located is listed beneath it. Only the major properties are set off by name and address; their outbuildings and other subsidiary resources are discussed with them.

Names: The name assigned each property is that of the earliest known owner or occupant, the earliest known use or the given title of the property. Where a later owner or occupant had a notable association with the property, the property is given a compound name. Ownership, occupancy and uses were primarily determined through the study of city directories, deeds, censuses and Sanborn fire insurance maps.

Addresses: The address of each property is its present, not its historic, address.

Status of Resources: The number, type and status of each resource -- whether contributing or non-contributing, a building, object or site -- is listed beneath each named resource below. The landscaping of the district exclusive of the Willow Grove cemetery, which is a contributing site separate from the cemetery, is not listed below.

Dates: The date given for each property is the date it was built or, when precise information was not available, an estimate. The dates were primarily determined through the study of Sanborn maps, city directories, deeds, censuses, cornerstones and stylistic evidence.

Styles: The style names are basically those employed by Virginia and Lee McAlester in *A Field Guide to American Houses*.

Occupations and Occupancy: Occupations were determined primarily through the study of city directories. No attempt was made to determine the name and occupation of each owner and occupant of a resource from its date of construction through 1929, the end of its period of significance. However, where individuals are associated below with properties their occupations are listed.

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Condition and Interiors: The condition of each property, unless noted otherwise, is good to excellent. Many of the residences have been changed to office uses and their interiors have been altered accordingly. Where notable interior features have survived, they are noted below.



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INVENTORY

**MORRIS TO WELTON STREETS**

NW side of Livingston: (see photograph 4)

*Jasper F. Cropsey House*  
*57 Livingston Avenue*  
*(1 contributing building)*

This modestly finished, Victorian style, former residence is two-and-a half stories tall. Its gable-front facade is marked by a two-story, projecting, shed-roofed bay. Its wood frame is covered by a later shell of aluminum siding and it has an altered front porch and windows. A long two story ell stretches to its rear.

The house appears on the first Sanborn map of New Brunswick of 1886. It was probably built in that year, for when Jasper F. Cropsey acquired its lot in 1886 he was required by the deed to build a dwelling house at a cost of no less than \$2,500 (Middlesex County Deed Book 211, p. 76). According to New Brunswick city directories, Cropsey, a bookkeeper and accountant, lived in the house from 1893 to 1912. Who lived in it between 1886 and 1893 is not known. It is uncertain whether Cropsey actually built the house, for he is listed as a renter at its address in the 1900 census. Early in its history the house contained offices. In 1917-1918 its occupants were Dr. Edwin I. Cronk and the Board of Health. In 1928-1929 it had the same occupants, with the addition of the Board of Education and the Middlesex Tuberculosis League. Cronk probably maintained both home and office in the house, for he is listed in city directories only at its address. It is presently still home to offices, including those of the adjacent YWCA.

*Henry B. Cook House*  
*59 Livingston Avenue*  
*(1 contributing building)*

This Victorian residence is almost identical to its neighbor, the circa 1886 Jasper F. Cropsey House, and was probably built around the same time. Like the Cropsey House, it appears on the first Sanborn map of New Brunswick of 1886. It is two-and-a-half stories tall and has a two-story, shed-roofed, projecting bay at its front gable. Its front porch and windows have been altered and its wood frame is covered with a modern shell of aluminum siding. The house still retains its original slate roof.

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Its first known owner is Henry B. Cook. According to New Brunswick city directories, Cook, a counsellor-at-law and city clerk, lived in it from 1889 to 1896. Between 1908 and 1929 it was occupied by August C. Streitwolf, Jr., who was also an attorney. Streitwolf had business addresses on Albany Street in New Brunswick and on Park Avenue in New York. He was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:117). Still in residential use, the house has been divided into apartments.

*Stephen Howell House*  
61 Livingston Avenue  
(1 contributing building)

Two-and-a-half stories tall, this frame, gable-front, L-plan, Victorian building has a projecting, two-story, front bay. Its wrap-around front porch has been altered and aluminum siding and modern sash have been added.

The house was probably built around 1886. In that year it appears on the first Sanborn map of New Brunswick. Also in that year the New Brunswick city directory lists Stephen Howell, a lumber dealer with Howell, Totten & Company, as first living on "Livingston Avenue near Welton Street." An address had apparently not yet been assigned to the property at the compiling of the directory. Howell lived in the house until 1888. Other family members lived there until 1908, the last of which was his widow, Ann E. Howell. From 1919 to 1929 the house was occupied by Ralph J. Faulkingham, a physician. City directories only list this address for Faulkingham, so he likely had both his office and home here. The building is presently still home to physicians' offices and apartments.

*Peter H. Suydam House (see photograph 1)*  
67 Livingston Avenue  
(1 contributing building)

This two-and-a-half-story residence is one of only two brick dwellings within the district. Laid in common bond, it has a number of pronounced Italianate style features. Segmental-arches top its openings, a string of brick corbels jut out above its second-floor front windows, and its frieze and cornice returns are adorned with brackets, panels and modillion blocks. Its front facade rolls forward at a projecting bay and it retains some of its original two-over-two sash windows, although most of them have been replaced with modern sash. The porch has undergone some alterations, and the brick has been painted.

Peter H. Suydam probably built this house between 1883, the year he acquired its lot, and 1886,

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the year it appears on the first Sanborn map of New Brunswick (Middlesex County Deed Book 202, p. 91). He is first listed in a city directory as living at its address, however, in 1888. A grocer with Suydam Brothers, he lived in the house until 1912. Continuing with the tradition of professionals on the block, it was occupied between 1917 and 1929 by Frederick L. Brown, a physician. Brown probably maintained both his home and office here, for he is only listed at this address in city directories. It now has apartments in it.

*John S. Dahmer House (see photograph 2)*  
*71/73 Livingston Avenue*  
*(1 contributing building)*

Rusticated concrete blocks form the walls of this unusual eclectically styled building, which rises two stories above a full raised basement. A large, deep building, its walls are reminiscent of Richardsonian Romanesque design while its two projecting front bays recall the Queen Anne style. The front porch and balustraded roof give the building a formal Classical air. The columns, piers and upper and lower balustrades of the porch are formed of patterned cast concrete. The balustrade at the front of the roof, identical to the balustrades of the porch, adds to the formal appearance of the building. The window openings contain modern sash.

John S. Dahmer probably raised the building around 1911. In that year he first appears in a city directory as inhabiting it and, in the following year, the building first appears on a city Sanborn map. Dahmer was the secretary and treasurer of the New Brunswick Storage Warehouse Company and the Middlesex Hollow Concrete Building Block Company. The storage company warehouse, probably built at the same time as the house, stands at its rear. Both buildings are built of concrete blocks that must have been the product of the Hollow Block Company. A large double residence, the building was also occupied in 1911 by Abbott L. Avery, a superintendent with the Metropolitan Life Insurance Company. In the 1928-1929 city directory Dahmer, along with Grover Applegate, a physician, was listed as occupant of half of the building. Applegate had been listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:115). George W. Lunt, a deputy marshall, and Rev. Charles H. McDonald occupied the other half. The building now houses medical and law offices.

*Moore-Saulsberry House*  
*75 Livingston Avenue*  
*(1 contributing building)*

A mansard roof tops this two-and-a-half-story, five-bay, Second Empire style building. Its original, one-bay, front entry porch features a flat roof and wood posts set on brick piers. The

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three front hooded dormers are original. The building is sided in aluminum, and contains windows of modern aluminum sash.

The mansard roof and porch of this building suggest a construction date in the 1870s, which would make it one of the earliest extant properties in the district. It appears on the first Sanborn map of New Brunswick of 1886. Its first known owner is George C. Towle, the owner of many pieces of property in New Brunswick. He sold it in 1894 to Mary R. Pearse and others who lived in New York (Middlesex County Deed Book 265, p. 515). Its first known occupant is William M. Moore, a physician, who is listed in the 1903-1904 New Brunswick city directory as maintaining his office here. Moore was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:113). According to the city directory, in 1909-1910 he shared offices with Dr. Charles E. Saulsberry. Saulsberry bought the property in 1909 and maintained both his home and office there (Middlesex County Deed Book 434, p. 156). By 1929 he was sharing offices with Dr. Solomon Greenberg. The building presently contains apartments.

*Alfred J. Buttler House (see photograph 3)*  
*77 Livingston Avenue*  
*(1 contributing building)*

This eclectic Italianate, Queen Anne and Eastlake style, three-story building is one of the most ornately finished buildings in the district. Its two-story, projecting, front and southwest side bays are adorned with raised and floriated panels and floriated brackets. Similarly finished brackets and panels adorn the frieze that runs beneath its almost flat, cross-gabled roof, which is pierced by a corbelled chimney. Sloped hoods, also supported by floriated brackets, still shade many of its windows, though these hoods, along with the roof, have been asphalted. The southwest side porch is perhaps the finest Victorian porch in New Brunswick (Heritage Studies 1980:7A-I33). Its turned posts are adorned with floriated brackets and its balustrade has a repeated, cutout, floral motif. The entrance-bay front porch, probably altered in the early 20th-century, is supported by Doric columns set on brick piers. The original ell to the rear, topped by a slate mansard roof, adds a further stylistic element -- the Second Empire -- to the eclectic building. Aluminum siding now covers the structure's wood frame. Some of the building's interior remains intact. It retains its original five panel doors and heavily molded surrounds. Its south front room retains a classical mantel with a mirrored overmantel. The stair in the front hall has heavy newels and turned balusters. Patterned leather or leather-like wainscoting adorns the first and second floor halls and the stairwell. It is decorated with reliefs of classical motifs.

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Alfred J. Buttler is the first known owner and occupant of this former residence. He is listed in a New Brunswick city directory as first living at its address in 1880. Apparently a successful businessman, he was the owner of a sash and blind factory. In 1890 Buttler's daughter sold the house to Millard F. Ross (Middlesex County Deed Book 232, p. 97). Ross was in the wholesale coal business with his father, Miles Ross, and was also a director of both the New Brunswick Fire Insurance Company and the New Brunswick Trust Company. Miles Ross, the founder of Miles Ross & Son, was a former mayor of New Brunswick and one of its more wealthy and influential figures. In the 1890 city directory he was listed as living at this address with his son. Millard sold the property around 1908 to William H. Price who, according to city directories, was in a family business that sold stoves, plumbing and the like. Price, who was to become president of the Willow Grove Cemetery and help to revive it, was still living in the house, which is across the avenue from the cemetery, in 1929. Renovated in 1979, the house now holds law offices.

SE side of Livingston:

*Willow Grove Cemetery*  
*SW side of Morris Street, SE of Livingston Avenue*  
*(1 contributing site)*

This small cemetery just southeast of Livingston Avenue has a shaded, park-like appearance. Its many fine gravestones include numerous tall obelisks, perhaps most striking of which are those raised over the graves of Japanese students of Rutgers College. An obelisk near its center is dedicated to its incorporators. A small number of the family plots are set off by original cast and wrought iron fences. The significance of the cemetery was described in the 1979-1980 architectural survey of New Brunswick as follows:

This is New Brunswick's only example of the small, picturesque, park-like cemeteries that became widely popular before the Civil War. It originated early in the 19th century as graveyards for both the Baptist and Presbyterian churches. The Willow Grove Cemetery Association was founded in 1850, incorporated in 1851, and expanded and refashioned the graveyards along picturesque lines. Many of the older graves here were subsequently removed to North Brunswick. In the late 19th century, a plot was reserved for burials of Japanese students who died while attending Rutgers College. The most famous of these students was known as "Taro Kusakabe," who died of tuberculosis in 1870. His grave and those of several other Japanese students are still honored in Japan, and Japanese tourists to the United States still visit the graves each year. In the 1890s, the

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cemetery's land along George Street up to 100' deep was sold for 6 large lots (now known as #270-280 George Street). The cemetery association apparently became dormant by the early 20th century and the grounds unmaintained, because Willow Grove was reported about 1921 to be in a ruinous condition. The association, however, revived about 1922 and began to make improvements to the grounds. Their most significant change occurred in 1927 when they sold for scrap the original cast-iron fence around the cemetery. In recent years, however, the cemetery has been threatened by city plans to erect buildings on the site (Heritage Studies 1980:7A-II4).

The cemetery is not at present threatened by the city. Its grounds are maintained, although many of the stones in the shadows at its rear have fallen or been toppled.

*Henry Guest House (see photograph 5)*  
*58 Livingston Avenue*  
*(1 contributing building)*

In her architectural history of New Brunswick, Barbara C. Listokin described the Guest House as follows:

The Guest House was moved from its original site on Livingston Avenue and Carrol Place to its present location in 1925. This two-and-a-half story building is made of coursed ashlar on the front facade and random ashlar and fieldstone on the side and back facades. It is built on a high basement, which originally contained both a kitchen and dining room. The Guest House has a typically Georgian five-bay facade with the entrance door and portico in the central bay. Brick chimneys are built into the end walls. The Guest House, like other Georgian homes, has corner quoins. It also has partial fanlights under a side gabled roof and a belt course separating the first and second stories.

The interior is simple. The center hall separates the two main rooms, which have plank flooring and a fireplace at the center of the side walls. In the main living room, the fireplace is more elaborate, although both the fireplace mantels and the exterior portico are the result of a major renovation in the Federal period....

A unique feature of the Guest House is the Ionic portico, quite obviously the work of a local craftsman nominally acquainted with the architectural features of

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the day. Although elongated columns were commonly used in the Federal period, the Ionic columns in the Guest House are so attenuated as to be mannered. The capitals are also unorthodox and are more indicative of the craftman's fancy than of correct architectural usage...(Listokin 1984:316-317).

The Federal style alterations to the house had probably occurred between 1819 and 1832, when the property was owned by Abimal Youngs Nicholl. The house had probably originally been built around 1760. Its Greek Revival style alterations were probably made between 1832 and 1842 by Adam Anderson. These alterations included the addition of some new mantels and finishes in the south rooms, and the addition of the two-panel front door and the cornerblock surround, sidelights and transom that enframe it. Late 19th-century alterations to the house included the additions of dormers at its roof and the construction of numerous frame additions. These additions were removed when the house was moved by the New Brunswick Rotary Club from its original location just northeast of the intersection of Morris Street and Livingston Avenue -- where the new Elks Club building was to be constructed -- to its present location just southwest of the intersection (Killinger Kise Franks Straw 1987). This move is an early example of American preservation efforts. The house was listed on the New Jersey and National Registers of Historic Places in 1976.

*New Brunswick Free Public Library (see photograph 6)*  
*60 Livingston Avenue*  
*(1 contributing building)*

The New Brunswick Free Public Library is the only Beaux Arts style building in the district. Its interior has remained virtually unaltered, since its construction. A masonry building, it rises two stories over a raised basement. The roughly textured brown bricks of the basement are laid in a rusticated pattern. Above them, the main body of the library is formed of beige bricks laid flush in stretcher bond. Raised quoins mark the corners of the main lock and its recessed entry. The entry is the building's focal point. Its massive portico is formed of four two-story, granite, Ionic columns. They support a triangular pediment, the tympanum of which is filled with classically garbed sculptural figures. Crossettes enframe the windows and the eaves are underpinned by a frieze adorned with dentils and decorated corbels. A two-story semicircular bay containing the stacks projects to the building's rear. Its windows, which contain 1940s style metal sash, are divided by pilasters; its basement is formed of rusticated bricks set on walls of roughly hewn brownstone. A modern side addition has been constructed. It is recessed from the front facade and is similar in color and design to the original building, and is an historically compatible addition.

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The main hall of the library features panelled Doric piers; round arches; and a vaulted coffered ceiling lit by stained glass skylights. The two stories of stacks are arranged in a semicircle behind the main hall and the circulation desk. They retain their original metal shelves and thick opaque glass still forms the floor that divides them.

The New Brunswick Free Public Library was incorporated in 1891. In 1892 it was located, along with the city's Free Circulating Library, at the southwest corner of George and Patterson Streets. In 1902 Andrew Carnegie gave the city \$50,000 for the erection of a library building, under the condition that the city provide a site for it and agree to contribute \$5,000 a year towards its maintenance and support. The city provided a site southwest of the junction of Morris Street and Livingston Avenue and the present building was raised on it in 1903 (New Brunswick Times 1908:63-64). Its architect was George K. Parsell, whose offices were in New Brunswick.

*Dental Offices*

*76 Livingston Avenue*

*(1 non-contributing building)*

This small, modern, one-story, non-contributing building is sided with brick-veneer and topped by a low hipped roof. It houses dental offices.

**WELTON TO REDMOND STREETS**

NW side of Livingston:

*Roosevelt Intermediate School (see photograph 7)*

*83 Livingston Avenue*

*(1 contributing building)*

Rising three stories over a raised basement, the Roosevelt Intermediate School spans the entire northwest side of Livingston Avenue between Welton and Redmond streets. Neo-Classical Revival in style, the rectangular building is constructed of brick, with terra cotta and stone ornament. A monumental portico of four Ionic columns, surmounted by a decorated entablature, rises at the center of its front facade. The three doorways the portico shields are surmounted by ornate panels, the central one a projecting escutcheon, the flanking ones adorned with heavy swags. Two-story brick pilasters divide the modern windows of the front and side elevations. Above them is a brick frieze adorned with bas-relief terra cotta panels. A large paved playground stretches out from the rear of the building. Inside, the entry hall is adorned with



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columns and pilasters and a bust of Theodore Roosevelt. The school was built as the Roosevelt Junior High School in 1919 on the site of the Livingston Avenue High School, a grand, three-story, Italianate and Victorian style, masonry building that was built in 1876.

SE side of Livingston:

*Nativity of the Blessed Virgin Mary Ukrainian Catholic Church  
(Former Livingston Avenue Baptist Church) (see photograph 8)  
80 Livingston Avenue  
(1 contributing building)*

The Nativity of the Blessed Virgin Mary Ukrainian Catholic Church, built in 1894, is a fine example of the Richardsonian Romanesque style. Its principal elevations are faced with rusticated, random-coursed, brownstone blocks, a hallmark of the style. Its rear elevation and part of its southwest elevation are brick. Two round corner towers frame its front facade gable, which is lit by an immense, stained glass, rose window. This window is now covered by an exterior storm window, however, the original window remains intact. The smaller windows contain aluminum sash. The north tower, the taller of the two, has three large-squat columns and an angled entry at its first floor. It is topped by an open, Romanesque-arched arcade. The shorter tower is capped by a dome. The front portico, projecting beneath the rose window, features Romanesque-arches supported by short, squat columns. Large, Romanesque-arched, stained glass windows pierce the side elevation. A blind arcade rests upon the rear of the cross-gabled, slate-shingled roof. The brick rear elevation is marked between its first and second floors by the star-shaped iron ends of tie-rods.

In her architectural history of New Brunswick, Barbara C. Listokin described the building and its history in part as follows:

This structure was the first major Richardson Romanesque monument in New Brunswick. Designed by Louis H. Giele of Jersey City and New York, the Livingston Avenue Baptist Church was the home of one of the wealthiest congregations in New Brunswick. They abandoned their original church building on Remsen Avenue because it was "old fashioned". Clearly no New Brunswick architect was acquainted with the style. The only other Richardson Romanesque building in this city (Pennsylvania Railroad Bridge) was also designed by an outside architect.

Giele was German and academically trained. He designed many Catholic

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churches and other institutional buildings. His St. Charles Barromeo Church in Brooklyn was also in the Richardson Romanesque style.

In the original design, the entrance tower was much taller, with a steep pyramidal roof and corner turrets. The present cut-off design is much more effective. It gives the building a squat powerful appearance, compounded by the rough textured brownstones and the short fat unhistorical columns supporting the entrance portico and the tower.

The massiveness of the exterior contrasted sharply with the interior, which was oak panelled and had curved pews facing the altar. There were two large windows in the structure; one window, the baptistry memorial window, designed by Tiffany, represented a field of Easter lilies. The casework of both the organ area and baptistry were designed by the New Brunswick architect Alexander Merchant (Listokin 1984:306-307).

*John B. Drury House (see photograph 9)*  
86/88 Livingston Avenue  
(1 contributing building)

Victorian and Second Empire style features adorn this two-and-a-half story building, the only early brick attached townhouse in the district. Both of its two townhouses have projecting two-story bays topped by metal cresting and the entire building is topped by a false, slate-shingled, mansard roof with alternating front gables and dormers. The dormers are adorned with pilasters, panels and brackets; the slate shingles are laid in variegated patterns. The front facade of the northeastern townhouse -- #86 -- is raised on a rusticated brownstone basement with spear-shaped iron bars set in its windows. A brownstone stringcourse separates the basement from the first story and incised brownstone imposts adorn the corners of the segmental-arched door and window openings. The inset front doors are segmental-arched and panelled. They are shielded by an ornate porch adorned with brackets and pierced panels. The front of the southwestern townhouse -- #88 -- has been brick-veneered and its porch has been removed. Its roof is unaltered, however, and its rusticated brownstone basement has not been obscured. The original sash of both houses have been replaced with aluminum.

John B. Drury and his family lived in this building's southwestern half -- #88 -- from 1888, its probable date of construction, until 1908. Drury was the editor of the Christian Intelligencer. Although the building's first known occupant, and eventually its owner, Drury was not its builder. It was probably raised by Peter P. Runyon in 1887, the year he bought the property

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from Lafford Totten (Middlesex County Deed Book 214, p. 66). Its lot was not included on the Sanborn map of 1886, but the building is outlined on the Sanborn map of 1892. From 1909 to 1914, #88 was occupied by J. Warren Rice, a physician; from 1916 through 1929 it was occupied by Adolph Hanauer, who owned a grocery store, the Imperial Tea Company. This townhouse is now the home of apartments and the Ukrainian Catholic Church's parish offices; number 86 now holds law offices.

*Edwin Elberson House*  
*90 Livingston Avenue*  
*(1 contributing building)*

This two-and-a-half-story, L-plan, front-gable, frame building has a square, flat-roofed tower within the arms of its L, giving it an Italian villa appearance. Its wrap-around porch has modern iron railings and posts, and its front and side facades elevations have been brick-veneered. Its rear facade, which is covered with asbestos shingles, retains a number of original decorative features, molded entablature topped surrounds with brackets, and brackets and raised panels at the roof eaves. The house's original windows have been replaced by 1960s aluminum sash.

In 1875 Edwin Elberson bought this lot for \$600, an amount that indicates it was vacant at the time. He probably built the house shortly thereafter. The lot was outside the coverage of the first New Brunswick Sanborn map of 1886; the next map of 1892 showed the house. Elberson is listed in city directories as a New York businessman and, in the 1900 census, as a rubber manufacturer. He and his family lived off and on in New Brunswick at a number of different addresses from at least as early as 1875. However, the first time they were listed as living at this address was 1889. Elberson is last listed at this address in a city directory in 1908. From 1919 through 1929 his house, which is now used for law offices, was occupied by Albert Weinraub, a tailor.

**REDMOND TO TOWNSEND STREETS**

NW side of Livingston:

*David Fitz Randolph Runyon House*  
*99 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

This front-gabled, L-plan, two-and-a-half-story, frame building is Queen Anne in style. At its first floor, beneath its offset front gable is a semi-circular bay capped by a conical roof and an

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applied finial. Like the remainder of the building, the bay is sheathed in aluminum siding. A Palladian window adorns the offset front dormer and two heavily corbelled chimneys pierce the roof. The fenestration has been somewhat altered and several original sash have been replaced with aluminum. At the front and southwest side elevations is a wrap-around porch supported by chamfered posts. At the rear of the lot is a contributing outbuilding. Probably originally a garage, the aluminum-sided, gable-front building is now a small dwelling.

In 1885, Alice W. Runyon, wife of David Fitz Randolph Runyon, bought the property from the Norfolk and New Brunswick Hosiery Company for \$3,000 (Middlesex County Deed Book 202, pp. 405 and 406). The Runyons probably built the house shortly thereafter, although the price suggests that a structure may have already been standing on the property. The house appears on the first Sanborn map of New Brunswick of 1886. In 1910 it was purchased by Peter P. Runyon (Middlesex County Deed Book 453, p. 38). From 1911 through 1920, according to city directories, it was occupied by Runyon, who in 1908 was a director of the National Bank of New Jersey and was listed in a local publication as one of the city's "prominent men" (New Brunswick Times 1908:111). David Fitz Randolph and Peter P. Runyon were owners of a wholesale grocery concern, appropriately denominated Runyon Bros. From 1921 through 1929, according to city directories, the house was occupied by Fred W. DeVoe, a lawyer and solicitor for the First National Bank of Highland Park. It now houses law offices.

*James Holman House*

*103 Livingston Avenue*

*(1 contributing building - the main house - and 1 contributing object - the fence)*

A cross-gabled roof tops this two-and-a-half-story, Queen Anne and Eastlake style, frame building. Wood shingles, triple windows, ogee-curved incised brackets and panelled bargeboards adorn the projecting peaks of the gables. Wood shingles run between the first and second stories and top the hoods that tilt over some of the windows; the remainder of the walls of the main body of the house are weatherboarded. At the second floor of the southwest side elevation is a stained glass window. Bays project to the front and sides of the building and a corbelled chimney projects from the roof. The front porch has been enclosed and modernized. A contributing object -- a section of a cast and wrought iron fence -- separates the front garden from the sidewalk.

The house was probably built around 1886 by James Holman. In that year the New Brunswick city directory listed him as living on Suydam Street near Livingston Avenue, the house apparently so new that it did not yet have a numbered address. By 1888 the present Livingston Avenue address began to appear in directories. The building did not appear on a Sanborn map

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until 1892, for its lot was outside the coverage of the previous 1886 map. Holman was a carpenter and builder with the concern of J. & T. Holman. In 1929 the house was still in the family, occupied by his widow, Almira Holman, who was operating it as a rooming house. It is now home to realty offices.

*Nelson T. Parker House (see photographs 10-12)*

*109 Livingston Avenue*

*(2 contributing buildings - the main house and the carriage house - and 1 contributing object - the carriage stepping stone)*

A two-story front tower capped by a conical roof rises from the eastern corner of this two-and-a-half-story, Queen Anne style building. Its frame body sheathed in wood shingles and most of its roof in varied patterns of slate shingles, the tower is topped by a green-patinated finial. Further adding to the picturesque, varied, Queen Anne style massing of the roof and main facade is an offset, two-story, front bay; a front gable dormer; a side bay; a slate shingled, cross-gable roof; and a corbelled chimney. Changes to the exterior include the addition of some aluminum siding and a modern front porch and windows.

To the front of the house, at the avenue, is a contributing object, a large stone that would have assisted individuals in entering and exiting horse-drawn carriages. Certainly once a common fixture on the avenue, it is the last to survive.

To the house's rear is a carriage house that is probably the largest and most elaborate in New Brunswick (Heritage Studies 1980:7A-I8). A picturesque Queen Anne building with massing at least as varied and complicated as that of the house it once served, it is built of brick laid in stretcher bond with rusticated stone details. Intersecting slate-shingled roofs, a fat pointed tower, a pebbledash-filled gable and a corbelled chimney mark its roof. Stone stringcourses divide its floors and a stone keystone with the number "93" carved on it tops its wide, round-arched, former carriage entry, which is now enclosed. The building was constructed after the main house. It does not appear on the 1892 Sanborn map but does appear on the 1897 map. The "93" above its carriage entry is probably the date of its construction, suggesting it was raised by William F. Fisher shortly after his acquisition of the property.

In 1889 this lot was purchased by Nelson T. Parker, an insurance agent, and his wife, Ellen, for \$525 (Middlesex County Deed Book 227, p. 472). They were living in the house by 1890, the year a city directory listed their residence as the corner of Livingston Avenue and Townsend Street. In 1892 they sold the property to William F. Fisher for \$12,000 (Middlesex County Deed Book 250, p. 160). Fisher, a brick manufacturer whose business was in South River,

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lived there until 1904. From 1906 to 1908 the house was owned and occupied by Harry Ross, apparently an interim stop until his substantial residence at 152 Livingston Avenue was constructed. From 1909 through 1929 it was occupied by Frederick Weigel, who was listed in city directories as a lawyer and master in chancery. He maintained an office on Patterson Street in New Brunswick. In 1908 Weigel was a director of the New Brunswick Trust Company. The house is now home to dental offices, the carriage house to apartments.

NB: The carriage house is no longer part of the same lot as the main house. Its address is 253 Townsend Street.

SE side of Livingston:

*Presbyterian Church of New Brunswick  
100 Livingston Avenue  
(1 non-contributing building)*

The Presbyterian Church of New Brunswick is a one and two-story tall, brick, Colonial Revival style, non-contributing building. Topped by a tall classical spire, it is lit by a monumental Palladian window at its southwest gable end and adjoined by an education wing at its northeast. A cornerstone sets the its construction date at 1950.

**TOWNSEND TO SUYDAM STREETS**

NW side of Livingston:

*Otto O. Stillman House  
111 Livingston Avenue  
(1 contributing building)*

This Queen Anne and Colonial Revival style building is two-and-a-half stories tall. Its front facade is marked by a pair of two-story projecting bays; a two-story bay also projects from each of its side elevations. Doric columns support its wrap-around front porch and asphalt shingles top its cross-gabled roof. Aluminum siding covers its wood frame, and the windows were replaced with aluminum.

The house is included on the 1912 Sanborn map; its vacant lot appears on the predecessor map of 1904. It was probably built by Otto O. Stillman around 1911. A jeweler and optician with a business on Albany Street, he moved to the property in 1911 and was still living in the house

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in 1929. He was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:114). In that year he was also one of the directors of the People's National Bank. The house now holds title insurance offices and apartments.

*Brunswick Arms Apartments*  
*119 Livingston Avenue*  
*(1 contributing building)*

The Brunswick Arms Apartments, built around 1929, is one of two large apartment buildings in the district. Raised over a full basement, the five story tall building is H-shaped, its two side courtyards largely hidden from the street. Its front and rear elevations are finished with red brick laid in five-over-one common bond. The center bay of the front elevation is recessed, flanked by two projecting bays. The corners and tops of the front elevation and the two bays are marked by projecting stretchers. Glazed headers, projecting forward in a geometric pattern, further adorn the two bays. A recessed pointed-arch surround enframes the front entry. Rising above the entry, between the two front bays, are the building's original decorative fire escapes. More simply fashioned fire escapes climb the walls of the two side courtyards, which are finished with plainly laid, buff-colored bricks. Largely utilitarian in design, it is given a slight Period Revival appearance by the pointed-arch of its entry and perhaps nods to the Art Deco at its front fire escapes. Aluminum windows have replaced the building's original sash.

*Byron D. Halstead House (see photograph 13)*  
*121/123 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

The principal roof and front gable of this two-and-a-half-story Queen Anne and Eastlake style building are its most striking features. Seen from the side, the gable-front roof, which is curved outward at the front and clipped at the rear, appears to be in forward motion. The wavy shingles in the front gable are among the most prominent decorative elements in the district. A squared second-story bay is set beneath the gable above a cut away first-floor bay, giving the front facade a stepped-back mass. The full facade front porch, which continues along the southwest side elevation, is adorned with turned posts, carved fan-like brackets and a central sunburst adorned gable. The dwelling's weatherboards are divided into broad plains by projecting boards, which serve as cornerposts and stringcourses. Projecting to the sides of the main gable are subsidiary gables. Piercing the roof are two corbelled chimneys. A contributing building -- a three-bay, weatherboarded, gable-end garage -- stands to the rear.

The house was built between 1892, in which year its lot appeared vacant on the Sanborn map,

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and 1896, when Ralph Booth, a factory manager, appears in the city directory as living at 123 Livingston Avenue. It was included on the 1897 Sanborn map. Built as a two-family dwelling and still occupied by apartments, it had many occupants from its construction through 1929. Its most long term early occupants were Byron D. Halstead, a professor at Rutgers College, and his wife. Halstead was listed as a renter of 121 Livingston Avenue in the 1900 census; the 1919-1920 city directory listed his wife as still occupying that half of the house. John H. Becker, another long term occupant, was listed in city directories as living at 123 Livingston Avenue from 1917 through 1929.

SE side of Livingston:

*Livingston Manor (see photograph 14)*  
*116 Livingston Avenue*  
*(1 contributing building)*

Like its companion across the street, the Brunswick Arms Apartments, Livingston Manor is a five-story, brick, H-shaped, apartment building rising over a full basement. It was raised around 1928, subsequent to the population boom which provided a catalyst for construction of the large apartment houses in the area. Four fluted pilasters and an entablature draped with swags, all of terra cotta, enframe its arched central entry. Terra cotta also forms the stringcourses that run beneath the first and the fifth floors. The remainder of the exterior is modestly finished. Formal garden plots separated and protected by metal fences, stretch out from between the front facade and the street. Original windows of varying configurations exist including 10/1, 6/1, and 1/1 double hung wood sash.

On the interior, the public spaces generally retain a number of significant, intact features which cumulatively define the building's Classical Revival character. On the ground floor, the classical entrance lobby survives with original features such as the terrazzo floor, marble wainscotting, plaster walls with pilasters, beamed ceiling and original arched casement windows. The primary stairway with metal balustrade and wood rail is located opposite the entrance lobby. A secondary stairway, also of metal with a wooden rail, is east of the lobby. The upper floors contain intact corridors with plaster walls, hollow metal door trim and terrazzo floors and baseboard.

The most significant deterioration and vandalism has occurred in the individual apartment units, as the building was left vacant for a number of years. In general, the units retain some of their original features including plaster walls, a few of which retain remnants of their original coved crown moldings, and simple recessed door and window trim.



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*Livingston Avenue United Church of Christ (see photograph 14)*  
*120 Livingston Avenue*  
*(1 contributing building)*

The Livingston Avenue United Church of Christ is a Gothic Revival style building constructed of rusticated, random-coursed, grayish-brown, sandstone blocks. According to a cornerstone, it was built in 1929. Its two front entries are set under label-molded stone arches. Between them is the figure of an angel and above them an immense pointed-arch window that dominates the front facade. Gothic tracery divides its stained glass panels. Narrow octagonal towers rise at the corners of the front facade, topped by stone crenelations. The side elevations feature pointed-arch, traceried, stained glass windows divided by buttresses. A later two-story education wing at the rear is built of matching stone in Gothic Revival style.

**SUYDAM TO SEAMAN STREETS**

NW side of Livingston:

*Medical Offices*  
*127 Livingston Avenue*  
*(1 non-contributing building)*

This modern non-contributing building is two stories tall and topped by a low-hipped roof. Its frame body is covered with aluminum siding and pierced at the front by large multi-paned windows. It houses doctors' offices.

*Frank L. Hindle House*  
*131 Livingston Avenue*  
*(1 contributing building)*

The gable-end roof of this Colonial Revival style two-and-a-half-story building is pierced at the front by three semicircular and triangular pedimented dormers. The six-over-one sash windows still exist and appear to be in good condition. The house has been sided with aluminum. Its front entry also has been altered.

The building was probably constructed around 1903 for Katherine and Frank L. Hindle. They are first listed in a city directory as living at its address in 1903 and they were still living there in 1929. The house first appears on a Sanborn map in 1904. Hindle was a dentist and was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times

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1908:112). The house is now home to doctors' offices.

*George W. Kuehnle House*  
*137 Livingston Avenue*  
*(1 contributing building)*

This gable-front, L-plan, Victorian building is two-and-a-half stories tall. A two-story bay projects from its northeast side. The upper gable of its southwest elevation is supported by a partly cut-away bay. Its wood frame is sided with aluminum and it has modern windows. The fenestration has been somewhat altered on the first floor.

George W. Kuehnle, a civil engineer, probably built the house around 1893, the first year he is listed as living at its address. The house does not appear on the Sanborn map of 1892, but is outlined on the map of 1897. Kuehnle lived in the house until 1910. Between 1919 and 1929 it was occupied by Chester W. Wood. A branch manager with Swift & Company, Wood was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:117). The house is now occupied by doctors' offices and apartments.

*Andrew Terhune House (see photograph 15)*  
*149 Livingston Avenue*  
*(1 contributing building - the main house - and 1 contributing object - the fence)*

Stepped-back wall surfaces and a varied roofline mark this two-and-a-half-story Queen Anne style building. Slate shingles top its gable end roof, its tall pedimented front dormer and its full-height, offset, front tower. Its wrap-around front porch has been altered, as have its windows. Its wood frame is covered with vinyl siding. A wrought and cast iron fence and gate - a contributing object encloses its front lawn.

Andrew Terhune probably built this house around 1890. In that year he is first listed in the city directory as living at its address, his occupation listed as salesman. It appears on the 1892 Sanborn map, the first that covers its lot. The house had many different occupants after Terhune sold it in 1894 (Middlesex County Deed Book 264, p. 355). Among these occupants were Blakely Hall, an artist; Blakely Hall, Jr., a journalist; and Rev. Albert B. Sears, the pastor of the former Livingston Avenue Baptist Church. In 1929 the house was occupied by Mrs. Kate T. McCormick, a singer. The building now houses lawyers' and doctors' offices.

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*The Joseph Kohn Rehabilitation Center  
130 Livingston Avenue  
(1 non-contributing building)*

The Joseph Kohn Rehabilitation Center for the blind and physically impaired is a modern, brick, one and two-story, non-contributing building that spans the entire southeast side of Livingston Avenue between Seaman and Suydam streets. It was built in 1988 on the sites of two of Livingston Avenue's largest residences -- the circa 1870 Van Dyke House and the circa 1889 Professor Hart House.

**SEAMAN TO HANDY STREETS**

NW side of Livingston:

*James Deshler House  
151/153 Livingston Avenue  
(1 contributing building)*

This gable-front Queen Anne style building is two-and-a-half stories tall. Two-story bays project from its side elevations, the northeast bay facing Seaman Street topped by a slate-shingled cap with a pointed finial. Aluminum sides its wood frame and it has modern windows and a deep, modern, one-story wing at its southwest side.

The house was probably built by James Deshler around 1889. In that year he is first listed in a New Brunswick city directory as living at its address, his occupation listed as superintendent of the U.S. Rubber Company (in 1888 he was listed as a bookkeeper for the N.J. Rubber Shoe Company, living at 116 Hamilton Street). Its lot not covered by the Sanborn map of 1886, the house first appears on a Sanborn map in 1892. In 1929 Deshler was still living in the house, which is now used as doctors' offices. A man of at least financial achievement, Deshler was the president of the New Brunswick Trust Company in 1908. In that year he was listed in the city directory as superintendent of the U.S. Rubber Company and as vice president of the India Rubber Company. Physicians' offices now occupy the house.

*Charles H. Runyon House (see photograph 18)  
155 Livingston Avenue  
(1 contributing building)*

Bays project to the front and sides of this two-and-a-half-story Colonial Revival and Queen Anne

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style building. A pair of broken pediment dormers rise from the front of its gable-end roof. An altered wrap-around porch shades its first floor. Aluminum sides its wood frame and its windows are not original.

Charles H. Runyon probably built this house around 1883, the first year he is listed in a city directory as living at its address. It appears on the first Sanborn map to cover its lot, that of 1892. Runyon was still listed as living in the house in 1929. A lawyer, Runyon was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:116). Law offices now occupy the building.

*Joseph Fisher House (see photograph 18)*  
*161 Livingston Avenue*  
*(1 contributing building)*

The Colonial Revival style features of this two-and-a-half-story building include its front and side pedimented gable dormers; the Ionic capitals, fluted pilasters and leaded glass sidelights and transom of its front entry; and the smooth columns, Ionic capitals and panelled wood piers of its front porch. Bays project from its southwest side elevation and an offset bay projects from the first floor of its front facade. Its windows have been replaced and its wood frame covered with aluminum siding.

Joseph Fisher purchased the property in 1896 (Middlesex County Deed Book 288, p. 115). In the 1899 city directory he was listed as living at the corner of Livingston Avenue and Handy Street; his occupation was listed as real estate. Fisher sold the house to W. Edwin Florance in 1909, who lived in it until his death in 1943 (Middlesex County Deed Book 440, p. 601). The house makes its first appearance on a Sanborn map in 1904. Its lot was empty on the previous map, that of 1897. Florance moved here from 187 Livingston Avenue. Listed in city directories as a lawyer and tax collector, Florance was mayor of New Brunswick from 1908 to 1910. Also in 1908 he was counsel to the New Brunswick Savings Institution and a director of the National Bank of New Jersey. The house now holds apartments.

SE side of Livingston:

*Rutsen Hardenburgh House*  
*142 Livingston Avenue*  
*(1 contributing building)*

Squared and scalloped slate shingles adorn the L-shaped gable-front roof of this

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two-and-a-half-story Colonial Revival style building. The peak of the front gable is filled with a pattern of wood shingles and a projecting bay. The peak of the rear gable is also shingled and lit by three windows edged with colored glass squares. Three interior-end corbelled chimneys pierce the roof. Molded entablatures top the window openings. The offset front entry is enframed by a modern broken-pediment surround. A one-story bay projects from the southwest side facade. A two-story ell projects from the rear. The building's wood frame has been sheathed in vinyl siding. The decorative elements of the interior that remain intact date from the late 19th-century. They include wide surrounds and a stair with square panelled newels and a crisscross of turned elements as a balustrade.

This address has apparently been the site of a house since at least 1865. However, its address is first covered by, and the house first appears on, the Sanborn map of 1892. Rutsen Hardenburgh, an insurance agent and real estate broker, occupied the address, according to city directories, from 1865 until 1887. Initially simply listed as living on Livingston Avenue, he was first listed at the corner of Livingston Avenue and Seaman Street in the 1874 directory. Although probably built by Hardenburgh, the house does not appear to date from his initial occupancy on Livingston Avenue. Its appearance suggests it was built closer to 1887 than 1865. From 1887 until 1891 the house was owned by Cornelius Barcalow and rented out. In 1891 it was sold to Robert M. Clare, a prominent member of the First Methodist Episcopal Church and president of its board of trustees (Middlesex County Deed Book 241, p. 69). Clare was a wholesale leather dealer with a business in New York City. Clare died in 1908 and the house was left to the trustees of the church, in whose hands it remained until 1963. It is now occupied by law offices.

*Robert M. Pettit House (see photograph 16)*

*144 Livingston Avenue*

*(3 contributing buildings - the main house, the carriage house and the garage)*

This two-and-a-half-story building is representative of both the Queen Anne and Eastlake styles. Adorned with shingles, weatherboards and panels, the bay and dome are crowned by a rounded finial. The front gable of the cross-gabled building is filled with shingles and panels; the side gables are also wood shingled. The weatherboards of the main block are divided between the first and second stories by a grooved board which, in Eastlake fashion, breaks the building's exterior surfaces into planes. The front wrap-around porch is supported by Ionic columns; brackets underpin its overhanging eaves. Shorter bulbous Ionic columns raised on a rough-hewn brownstone wall support the arched porte cochere that flanks the northeast elevation. Less ornate, the columns of the rear porch are turned and marked at their corners with brackets. Most of the window sash has been altered, but some upper sash windows retain their original

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borders of bevelled glass. A fire destroyed the onion-shaped dome that once capped the semi-octagonal bay that projects from the western corner of the building, as well as a significant portion of the third story. This third story is currently being rebuilt. To the rear of the building are two contributing brick outbuildings. The one-and-a-half-story carriage house has a flared, shingled, upper story and an overhanging, bracketed, front dormer. Probably built at the same time as the house, it appears on the 1892 Sanborn map. A small flat-roofed garage with a decorative cornice is perhaps a slightly later building; it first appears on the Sanborn map of 1912.

Robert M. Pettit and his wife, Augusta, had their spacious and stylish dwelling built around 1887, the year they acquired its lot. Not covered by the Sanborn map of 1886, it first appeared on the succeeding map of 1892. City directories listed the Pettits at its address from 1888 until 1920. Pettit was associated with the New York firm of Winslow, Lanier & Company. He was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:112). He was also, in 1908, a director of the New Brunswick Trust Company and as a manager of the New Brunswick Savings Institution.

In 1920 the house was purchased by another prominent local resident, Dr. Benjamin Gutmann. According to his August 8, 1934, obituary in New Brunswick's Daily Home News, Gutmann was the chief diagnostician of St. Peter's Hospital and Middlesex General Hospital and was the president of the medical staffs of both hospitals. His medical practice was one of the largest in the city. He also served on the local Water Advisory Board and was a director of the New Brunswick Trust Company. The house remained in his family until 1946. It is now occupied by law offices and apartments.

*Alan H. Campbell House (see photograph 17)*  
*146 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

A front-gambrel roof shelters this two-and-a-half-story, aluminum-sided, Dutch Colonial Revival style building. The peak of the gambrel is pierced by a Palladian window, the top light of which is adorned with scalloped muntins. A similar scalloped treatment is found at the sidelights and transom of the inset front entry. The roof is pierced at its sides by triangular-pedimented and shed roofed dormers and at its top by corbelled chimneys. The building's full facade front porch is supported by turned posts; identical posts support its smaller rear porch. A contributing building -- a clipped-gable, aluminum-sided garage -- stands to its rear.

This house was built by the Suydam Street Reformed Church about 1895 for its pastor, Rev.

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Alan H. Campbell. Its first appearance on a Sanborn map is 1897. Campbell's father, Rev. William H. Campbell, had been president of Rutgers College and the church's first pastor. The house was owned by the church until 1926, in which year it was purchased by Dr. Henry Haywood (Middlesex County Deed Book 850, p. 479). Haywood was one of New Brunswick's most prominent physicians. According to his September 17, 1972, obituary in New Brunswick's Sunday Home News, he was the chief general and traumatic surgeon at St. Peter's Hospital for more than 20 years. The house remained in his family until 1983; it is now home to law offices.

*Insurance Offices*  
*148 Livingston Avenue*  
*(1 non-contributing building)*

This modern non-contributing building is a one-story rectangle covered with vertical vinyl siding and topped by a flat roof. It houses insurance and doctors' offices.

**HANDY TO BALDWIN STREETS**

NW side of Livingston:

*Garrett Dreier House (see photograph 19)*  
*163/165 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

The full-facade front porch of this two-and-a-half-story Colonial Revival style building is marked by Doric columns and a semi-circular front projection. The flared, gable-end, slate-shingled roof has pent eaves, an underpinning of corbels and Palladian windows at its peaks. A pair of two story bays project out from the front elevation and a two-story bay also projects from both side elevations. Slate shingles cover the roof and weatherboards clothe the building's wood frame. The second floor of 163 sustained some slight damage due to a recent fire. A contributing building -- a hip-roofed frame garage -- stands to the rear. The garage retains its original slate roof as well as full length sliding wood doors.

Garrett Dreier bought the property in 1912 and probably built the house shortly thereafter. He was first listed at the address in the 1913 city directory and still occupied the house in 1929. The house had not appeared on the Sanborn map of 1912. Dreier's occupation was listed in city directories as "sporting goods." The house is now occupied by apartments.

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*William A. Miller Jr. House*  
*173 Livingston Avenue*  
*(1 contributing building)*

Ionic columns set on stone piers support the partially enclosed wrap around front porch of this two-and-a-half-story Colonial Revival and Queen Anne style building. A two-story corner tower with a conical roof rises at the southern corner of its front facade. Its first-floor front windows have traceried upper sash topped by colored glass transoms; its second-floor windows have diamond-paned upper sash. Aluminum siding sheathes the building's wood frame.

The house appears on the first Sanborn map that covers its lot, that of 1897. William A. Miller, Jr. probably built it around 1893, the year he first appears at its address in a city directory. Miller was with the Church Street concern of Tapken & Miller, which sold watches, jewelry and the like. The house remained in his family until 1912. From 1913 through 1929 it was occupied by Charles D. Ross. In 1908 Ross was secretary and a director of the New Brunswick Fire Insurance Company as well as the assistant secretary of the Middlesex Title Guarantee and Trust Company. In 1913 he was vice president of the title company. The house is still a single-family dwelling.

*Alexander W. Pettit House*  
*175 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

This two-and-a-half-story Colonial Revival style building is very similar to 163 Livingston Avenue, two doors to the northeast. It has a pair of two-story, front, projecting bays; an original slate-shingled gable-end roof; and a full-facade front porch supported by Doric columns. Three pedimented dormers top its front elevation and a stained glass transom tops its front entry. Vinyl siding sheathes its wood frame and its windows have been altered. To its rear is a contributing building -- a brick garage or carriage house with a slate-shingle roof that is pierced at the front by both an eyebrow and a wall dormer. The outbuilding appears on the 1912 Sanborn map.

The house was probably built around 1908 by Alexander E. Pettit, who is first listed in a city directory as living at its address in that year. It first appears on the Sanborn map of 1912; the 1904 Sanborn map showed an empty lot at its site. Pettit, listed in the directories as a brick manufacturer whose manufactory was in South River, lived in the house until 1916. In 1908 he was a director of the New Brunswick Savings Institution. From 1917 through 1929 the house was occupied by Rev. William W. Knox. It now houses apartments.



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*John W. Wilson House*  
*177 Livingston Avenue*  
*(1 contributing building)*

Ionic columns support the full-facade front porch of this two-and-a half-story Colonial Revival style building. It has a slate-shingled hipped roof, three gabled dormers and a projecting front porch pediment supported by wood posts. Its windows have been altered and its wood frame covered with aluminum siding.

In the 1908 city directory, 179 Livingston Avenue, the original address of this house, had the entry "new house" beside it. The house first appeared on a Sanborn map in 1912; no building had appeared on its lot on the 1904 map. Its builder was probably John W. Wilson, who was first listed at its address in the 1909-1910 city directory. Wilson, the proprietor of the New Brunswick Business College, was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:116). From 1919 through 1929 Leon E. Leblein, a veterinarian, lived in the house, which is now home to doctors' offices.

SE side of Livingston:

*Harry Ross House*  
*152 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

This two-and-a-half-story Queen Anne and Colonial Revival style building is among the largest and finest residences in the district. The porch that wraps around its front facade is supported by Ionic columns, and has a modern balustrade. Above the porch, at the center of the facade, an altered front palladian window with Doric pilasters and a stained glass upper light. A pair of large two-story bays project from the corners of the front facade; a large two-story bay also projects from both of the side facades. Exposed rafters underpin the overhanging eaves of the hipped roof, the porch and the flared hipped-roof front dormer. Three tall brick chimneys of buff-colored brick pierce the roof. The front entry features Doric pilasters and a leaded glass transom and sidelights. The inset front door is topped by a stained glass transom. A stained glass window still lights one of the second-floor rear rooms. Aluminum siding covers the building, and the windows are also modern aluminum. A two-story ell projects to the rear of the main block. The fenestration of the house has been altered, with some window openings made smaller, that now contain a sunburst motif. Its hallway retains engaged fluted columns and a stair with square panelled newels and turned balusters. The front rooms retain their original pocket doors and columned mantels. To its rear stands a contributing building -- a

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three-bay hipped roof garage -- that appears on the 1912 Sanborn map.

Harry Ross built this house around 1907 and lived here until his death in 1925. Its lot vacant on the 1904 Sanborn map, the house appears on the succeeding map of 1912. With his brother Robert, who lived next door, Ross ran the family coal business that had been started in 1850 by his grandfather, Miles Ross, a three-term mayor of New Brunswick and ten-term Congressman. An extremely wealthy man, Ross had assets of almost \$400,000 at the time of his death. The house remained in the family until 1939, after which date it was converted into apartments. Still divided into apartments, it is presently being renovated.

*Robert E. Ross House (see photograph 20)*  
*156 Livingston Avenue*  
*(1 contributing building)*

A two-story Doric portico projects from the front of this imposing, two and-a-half-story, Neo-Classical Revival, Queen Anne and Colonial Revival style house. The wrap-around front porch beneath it, which extends to a porte cochere at the northeast, has been partially enclosed. Its short Ionic columns are set on buff-colored brick piers. The second-story porch between the columns is enclosed with multi-pane windows. Doric pilasters and a leaded glass transom and sidelights enframe the front entry. A flared hipped-roof, pierced at the front by a similarly roofed dormer, tops the building. It is flanked by the roofs of the two-story bays that project from either side elevation. Two tall chimneys, of the same buff-colored brick as the foundation and porte cochere, rise from the roof. Exposed rafters project beneath the wide overhanging eaves of the roof, porch, porte cochere and front dormer. A later two-story addition has been added to the rear. The first floor interior of the house is classically finished with panelled pilasters and a stair with panelled newels and turned balusters. A fairly large addition has been added to the rear.

Robert E. Ross built this house around 1907, the same year his brother Harry built his residence next door. Like that house, its lot was vacant on the 1904 Sanborn map. The houses were almost certainly designed by the same architect, for their porches, brackets, bricks, chimneys, entries, side bays and overall form are almost identical. Along with his brother, Ross ran the family wholesale anthracite and bituminous coal business. Following Ross' death in 1925, his estate was valued at just over \$406,000, an amount almost identical to that of his brother, who died in the same year. The house remained in the family until purchased by funeral director Alexander Quackenboss in 1939 (Middlesex County Deed Book 1157, p. 345). The Quackenboss Funeral Home, as well as an apartment, still occupies the building.

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**BALDWIN TO HALE STREETS**

NW side of Livingston: (see photograph 21)

*Catherine J. Bergen House*  
183 Livingston Avenue  
(1 contributing building)

This two-and-a-half-story Colonial Revival style building is topped by a cross-gabled roof. Much of its sash has been altered, its first floor has been partially brick-veneered and its wood frame is sheathed with aluminum siding. Standing to its rear is a non-contributing building -- a modern concrete block garage.

The lot the house stands on was purchased by Catherine J. Bergen in 1886 for \$600 (Middlesex County Deed Book 210, p. 318). By 1888 she and her husband, Alfred V. Bergen, a conductor with the Pennsylvania Railroad, were listed in the New Brunswick city directory as living at its address. The house first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. The Bergens sold the house in 1905 for \$5,350 to Jane and William Rowland (Middlesex County Deed Book 373, p. 72), who in turn sold it in 1908 to Adeline D. and Edwin B. Howitt (Middlesex County Deed Book 425, p. 347). Edwin B. Howitt, who lived in the house with his wife from 1909 until 1912, was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:113). From 1917 through 1929 the house was occupied by Nathan Wolfe, whose profession was listed as real estate in city directories.

*H. Brewster Willis House*  
185 Livingston Avenue  
(1 contributing building)

Projecting from the front of this two-and-a-half-story Queen Anne style building is a polygonal tower topped by a slate-shingled pointed roof and a ball finial. Turned posts support its partially enclosed wrap-around front porch. Its sash have been altered, as has its entrance, and its wood frame aluminum sided.

The house first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. H. Brewster Willis bought the property from Mary O. Terhune in 1888 and likely raised the house not long thereafter, although he is not listed in city directories as living at this address until 1899 (Middlesex County Deed Book 217, p. 380). A lawyer and

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member of the board of education, Willis lived in the house until 1927. He was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:115). In 1928-1929 the house was occupied by Louis Walker, proprietor of the Bayard Boarding House. The building now houses doctors' offices.

*W. Edwin Florance House*

*187 Livingston Avenue*

*(1 contributing building - the main house - and 1 non-contributing building the garage)*

A clipped, ogee-bracketed, front gable and subsidiary side gables top this two-and-a-half-story Queen Anne and Colonial Revival style building. Crossing its entire second-floor front facade is a single rounded bay. A bay also projects from its southwest side. Tapered Bungalow style columns mark its enclosed front porch and porte cochere. Its sash has been altered and its wood frame aluminum sided. A non-contributing building -- a modern, concrete block, gable-front garage -- stands to its rear.

The house was probably built by W. Edwin Florance around 1893, the first year he is listed at its address in the city directory. It first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. Florance lived here until 1908, at which time he moved down the block to 161 Livingston Avenue. Listed in city directories as a lawyer and tax collector, Florance was mayor of New Brunswick from 1908 to 1910. Also in 1908 he was counsel to the New Brunswick Savings Institution and a director of the National Bank of New Jersey. From 1911 until 1927 the house was occupied by another locally prominent figure, H. J. Rolfe. President of Rolfe Building Materials Company, Rolfe was listed in a local 1908 publication as one of the city's "prominent men" (New Brunswick Times 1908:113). In 1929 the house was occupied by Adolph and Milton May, real estate salesmen. It now houses a diagnostic laboratory.

*John A. Dixon House*

*191 Livingston Avenue*

*(2 contributing buildings - the main house and the garage)*

A gable-front roof with subsidiary side gables tops this two-and-a-half story Queen Anne style building. A pointed slate-shingled roof caps the corner tower that rises at its front facade. Smooth columns with Ionic capitals support its wrap-around front porch. A bay projects from its northeast side elevation. Its sash has been replaced and its wood frame covered with aluminum siding. A contributing building -- a two-bay, gable front, rusticated concrete block and weatherboarded garage -- stands to its rear.

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The house was probably built around 1897 for John A. Dixon. In that year he was first listed in a city directory as living at this address, his occupation listed as "business" in Jersey City. The house first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. Dixon lived in the house, according to city directories, until 1914. In 1929 it was occupied by a clerk, William Arlett. The house is now occupied by doctors' offices and apartments.

*L. D. Lindley House*  
*193 Livingston Avenue*  
*(1 contributing building)*

The gable-front roof of this two-and-a-half-story, Queen Anne and Colonial Revival style, frame building is marked by a front Palladian window and pierced by a number of front and side dormers and subsidiary gables. The massing of its aluminum-sided walls is also varied, extended by bays at its front and sides. The front porch has been enclosed and modernized and the windows replaced.

The house was probably built for L. D. Lindley around 1899, the first year he appears at its address in the city directory. It first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. A businessman in New York, Lindley lived in the house until at least 1920. In 1929 it was occupied by Otto C. Pack, who was listed as a foreman in the city directory. Doctors' offices and apartments now occupy the building.

SE side of Livingston:

*Lucy A. V. Fox House*  
*158 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

A cross-gable roof tops this two-and-a-half-story Colonial Revival style building. Front and corner bays project from its aluminum-clad frame walls. Its wrap-around porch is marked by simple smooth columns. Its sash has been altered. A contributing building -- a frame hip-roofed garage -- stands to its rear.

Lucy A. V. Fox built the house around 1909, the first year she appears at its address in the New Brunswick city directory. Its address was not listed in the street index of the directory in 1908. Its lot not covered by the Sanborn map of 1904, it appeared on the succeeding map of 1912. In 1929 Fox was still living in the house, which is now home to law offices.

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*Harry Grossman House (see photograph 22)*  
*178 Livingston Avenue*  
*(2 contributing buildings - the main house and the garage)*

The full-facade front porch of this two-and-a-half-story Colonial Revival style building is supported by smooth columns and has a projecting front bay. Topped by an original slate, hipped-roof, the building also has hip-roofed front dormer. Its wood frame has been sided in aluminum, and the original sash replaced with aluminum. A contributing building -- a hip-roofed frame garage -- stands to its rear.

The lot upon which the house stands is vacant on the 1912 Sanborn map. The house was apparently not built until circa 1929, the first year its address appears in the street index of the New Brunswick city directory. In 1929 it was occupied by Harry Grossman, whose occupation was listed in the directory as "clothing". Law offices and apartments now fill the building.

*Solomon Slonim House*  
*182 Livingston Avenue*  
*(1 contributing building)*

A clipped gable-front roof with subsidiary side gables tops this unaltered, two-and-a-half-story Colonial Revival style building, the wood frame of which is sheathed with weatherboards. A full-facade porch with panelled piers shades its first-floor front elevation; a bay projects from the second floor of that elevation. Pilasters and leaded glass sidelights enframe the front entry.

The house was apparently built around 1917, the first year its address appears in the street index of the city directory. Its lot was vacant on the 1912 Sanborn map. Its probable builder was Solomon Slonim, a jeweler and silversmith, who lived in it from 1917 at least through 1920. In 1929 it was occupied by Elizabeth Scott. It now houses apartments.

*Jacob W. Janeway House*  
*184 Livingston Avenue*  
*(1 contributing building)*

This two-and-a-half-story building retains some of the earliest and most pronounced Italianate style detailing in the district. Its second-floor front elevation features two-over-two windows set in crossetted surrounds with molded segmental hoods and keystones. Raised panels and scrolled brackets underpin its front eaves and cornice returns. Its first-floor front elevation is obscured by a modern aluminum-sided addition. Its roof has almost flat gables at its front and sides;

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round-headed windows pierce the tops of the gable-ends. The house has been sided with aluminum.

This house was probably built by Jacob W. Janeway between 1870, the year he acquired its lot for \$1800 (Middlesex County Deed Book 123, p. 364), and 1873, the year he sold the property for \$10,000 to Jacob W. Stout (Middlesex County Deed Book 139, p. 501). The house first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. Janeway was associated with the firm of Janeway & Carpenter, a very large New Brunswick manufactory of paper hangings. Janeway's occupancy of the property did not match his ownership; according to city directories he lived at the address off and on between 1877 and 1887. From 1873 until 1912 the house had nine different owners. Among its owner-occupants were Warren K. Lyons, Charles S. Van Nuis and George Berdine. Lyons, who was in the house furnishings business, owned the house between 1889 and 1902. In 1908 he was listed in a local publication as one of the city's "prominent men" (New Brunswick Times 1908:115). Van Nuis, who owned the property from 1902 to 1906, was an electrical engineer in New York. Berdine, who owned the property from 1906 to 1910, was listed in city directories as prosecutor of the pleas. In 1928-1929 its occupants were Benjamin Ketzen, a salesman, and Joseph Fertig, who was listed in the city directory as sealer of weights and measures for the New Brunswick Paper Company.

*William O. Pettit House*

*186 Livingston Avenue*

*(1 contributing building - the main house - and 1 non-contributing building the garage)*

This two-and-a-half-story Colonial Revival style building is topped by a deep, slate-shingled, gambrel roof with pent eaves and large front and rear dormers. An altered, enclosed front porch shades its front facade, a bay projects from its second-floor northeast side facade and first-floor southwest side facade, and a two-story ell stretches to its rear. Its sash has been replaced and its wood frame aluminum sided. A non-contributing building -- a modern-appearing hip-roofed garage -- stands to its rear.

William O. Pettit probably built the house around 1909. That is the first year he is listed in the New Brunswick city directory as living at its address and the first year the address appears in the directory's street index. It first appears on a Sanborn map in 1912; its lot was outside of the area covered by the preceding map of 1904. Pettit, a baker, was still living in the house in 1929.

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PHOTOGRAPH LIST

Livingston Avenue Historic District  
Middlesex County, New Jersey  
Robert Powers, Photographer  
September 1994  
Noble Preservation Services, Inc.

<u>Photo No.</u>	<u>Photograph Location</u>
1	Looking NW at #67 Livingston Avenue - Peter H. Suydam House
2	Looking NW at #75 & #73/71 Livingston Avenue - Moore-Saulsberry House & John S. Dahmer House
3	Looking NW at #77 Livingston Avenue - Alfred J. Buttler House
4	Looking NE at the NW Side of Livingston Avenue (#77, #75, #73/71, #67, #61)
5	Looking E at #58 Livingston Avenue - Henry Guest House
6	Looking E at #60 Livingston Avenue - Livingston Free Public Library
7	Looking W at #83 Livingston Avenue - Roosevelt Intermediate School
8	Looking SE at #80 Livingston Avenue - Nativity of the Blessed Virgin Mary Ukrainian Catholic Church
9	Looking SE at #86/88 Livingston Avenue - John B. Drury House
10	Looking NW at the Carriage Stepping Stone in front of #109 Livingston Avenue (Nelson T. Parker House)
11	Looking NE at #109 Livingston Avenue - Nelson T. Parker House
12	Looking N at Carriage House behind #109 Livingston Avenue (Nelson T. Parker House)
13	Looking N at #123/121 Livingston Avenue - Byron D. Halstead House
14	Looking E at #116 & #120 Livingston Avenue - Livingston Manor & Livingston Avenue United Church of Christ
15	Looking W at the Iron Fence in front of #149 Livingston Avenue (Andrew Terhune House)
16	Looking SE at Porte Cochere #144 Livingston Avenue - Robert M. Pettit House



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PHOTOGRAPH LIST

Livingston Avenue Historic District  
Middlesex County, New Jersey  
Robert Powers, Photographer  
September 1994  
Noble Preservation Services, Inc.

Photo No.

Photograph Location

17	Looking NE at the SE Side of Livingston Avenue (#142, #144, #146)
18	Looking NE at the SE Side of Livingston Avenue (#165/163, #161, #155, #153/151)
19	Looking N at #165/163 Livingston Avenue - Garrett Dreier House
20	Looking E at #156 Livingston Avenue - Robert E. Ross House
21	Looking NE at NW Side of Livingston Avenue (#191, #187, #185, #183)
22	Looking E at SE Side of Livingston Avenue (#184, #182, #178)

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DEVELOPMENT AND GROWTH OF NEW BRUNSWICK AND LIVINGSTON AVENUE

A settlement known by various names had been established at New Brunswick since the late 17th century, although the city of New Brunswick was not formally chartered until 1731. Between 1696 and 1723 the settlement was called Inians Ferry, after the ferry that John Inians had established on the banks of the Raritan River at the site of the present-day Albany Street bridge (McCormick 1964:84; New Brunswick Times 1908:10; RAM 1986:16-17; Snyder 1969:171; Wall n.d.).

The city was settled by a variety of ethnic groups, including English, Scots, Scots-Irish, Germans, French Huguenots, and Africans (who were slaves). In addition, a number of Dutch immigrants from Albany, New York, settled there during the 1730s; present-day Albany Street derives its name from this settlement. New Brunswick's 18th century economy was based on its position at the head of deep-water navigation on the Raritan River. During the first quarter of the 18th century, it became an important port and transshipment point between central New Jersey and New York. It remained a port and market town throughout the 1700s and, as trade and commerce increased in the latter half of the 18th century and beginning of the 19th, New Brunswick became the commercial and social hub of the Raritan River valley. By the mid-1820s, steamboats were running regularly along the river with stops in the city (Anonymous 1873:10-11; Barber and Howe 1844:311-312; Gordon 1934:195; Lane 1939:179-199; New Brunswick Times 1908:6; RAM 1986:17-19; Wacker 1982:6).

Both the Delaware and Raritan Canal and the New Jersey Railroad reached New Brunswick in the 1830s. The canal, which ran from the Delaware River near Bordentown to New Brunswick, was chartered in 1830 and completed in 1834. Once it had been established, it became possible to ship goods through to New York without selling or trading at New Brunswick. While the use of the canal as a shipping route contributed to a decline of the city as a transshipment point, it also generated industrial growth, providing the city with large quantities of anthracite coal from Pennsylvania, as well as abundant water power. Railroads, too, helped to make New Brunswick an attractive residence for manufacturers. The New Jersey Railroad was completed between Jersey City and New Brunswick in 1836 and, around 1839, the Camden and Amboy Railroad Company completed a route from Bordentown through Trenton to a connection with the New Jersey Railroad at New Brunswick (Benedict 1925:239; Barber and Howe 1844:310; Lane 1939:274, 290-291; Snyder 1969: map 10; Wall 1931:88-91).

The two main roads in late 17th and early 18th century New Brunswick were the Upper Road (present-day Route 27), which ran to Trenton, and the Lower Road, or George's Road, which ran to Burlington. According to Charles Deshler, the Lower Road diverged from the Upper

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Road near Inians' Ferry and ran southwesterly to Burlington, where it crossed the Delaware and rejoined the Upper Road at Bristol (Deshler 1880:4). John Inians improved this road between 1686 and 1695. A portion of present-day Livingston Avenue (approximately from Suydam to New Streets) was once part of this route. During the late 17th and early 18th centuries, most of New Brunswick's settlement was located near the river, south of Queen Street (present-day Neilson Street) and east of Albany Street. By the mid-18th century, the most important streets in New Brunswick were Albany, Queen, Peace, Burnet, Little Burnet and Water Streets; a few buildings had been established on Church Street as well. The upper class tended to live along Little Burnet Street; most dry goods stores and shipyards were located on Burnet Street; and a number of general stores came to be located on Church Street. The Henry Guest House is the only structure surviving on the avenue from the 18th century (Benedict 1925:17, 62; 1929:167; Clayton 1882:433, 650; New Brunswick Times 1908:26; RAM 1986:18; Wall n.d.; Wall and Pickersgill-1921:293).

In 1804 the Trenton and New Brunswick Straight Turnpike Company was chartered. The turnpike -- present-day Livingston Avenue and parts of Route 1 -- was completed in 1807. It ran in a fairly straight line from Trenton to New Brunswick, where it intersected George Street, directly connecting these two growing commercial centers. The portion of Livingston Avenue which runs from Suydam to Hale Streets and beyond was built at this time; the earlier part, between Suydam and George Streets, was subsumed by the turnpike and improved. The turnpike company stayed in operation until the mid-1830s, when the Philadelphia and Trenton Railroad Company, planning to build a railroad along the route, bought up its stock. Only five miles of railroad tracks had been laid down when adverse legislation caused the project to be abandoned. From this time until the late 1860s or early 1870s the road was named Trenton Avenue (Benedict 1925:158-159; Benedict 1929:175-177; Lane 1939:150; New Brunswick Times 1908:34-35; Wall 1931:90; Wall n.d.).

The majority of cross streets along Livingston Avenue were planned and mapped during the 1830s, as part of a real estate venture by Abraham Suydam and his New York partner, James Lorimer Graham. (New Street and Drift Lane, which became Drift Street in 1872, had been laid out in the mid-18th century). In 1836, Suydam and Graham, having bought up most of the farmland within city limits, employed Daniel Ewen to draw up a plan for developing the city. The resulting map was approved in 1837 and, eventually, much of New Brunswick was developed according to its scheme. Suydam and Graham's land speculations, however, were not successful, since their property was heavily mortgaged and taxed, and very little in demand at the time. Livingston Avenue's cross streets were not laid out and officially opened until the middle of the century (mostly during the 1850s and 1860s), when more and more industries were being established in the city. Around 1870 the avenue finally acquired its present name, in

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honor of Dr. John H. Livingston, a former president of Rutgers College who owned property on the avenue (New Brunswick Times 1908:35 37; Benedict 1925:194-195, 1929:178-179).

In the mid and late 1800s New Brunswick's economy changed and, accordingly, so did its residential and commercial neighborhoods. By the 1870s, the city was known for manufacturing rubber goods, wallpaper, hosiery, shoes, carriages and machinery. Noxious fumes were produced by the rubber industry and, in general, the development of factories transformed the waterfront area into a less and less desirable residential neighborhood. The city's industries were established near the canal, between Water and Neilson Streets, but its commercial center shifted from Hiram Market, near the river, to George Street between Livingston Avenue and Albany Street. The city's population also changed during this time, increasing dramatically from 11,300 people in 1860 to 17,000 in 1873. Many of these new residents were Irish and German immigrants who worked in, and lived near, the city's factories (Benedict 1925:239; Lane 1939:274; McCormick 1980:v-vi; New Brunswick Times 190:35-36, 42).

The development of New Brunswick followed the course of most American cities at the turn of the 20th century. The continued migration out of the center city in the direction established during the last quarter of the nineteenth century was a pattern that had completely reshaped most cities by 1920. This movement was hastened by the industrialization of older parts of the city and the resulting pollution and slums (Barnett 1986:107). The financial district generally remained the core of the older city while small office buildings, department stores, and theaters grew beyond the core. Continuing outward, but in the same sector, grew the midtown area, a mixture of hotels, office buildings, shops, and often, universities. Typically, beyond an established boundary grew the fashionable city neighborhoods.

Though on a much smaller scale, New Brunswick's development assumed this same configuration. The "downtown" district sits along the Raritan and is bisected by the Pennsylvania Railroad line. With the arrival of the manufacturing industries, the wealthy began constructing large houses to the southeast, past George Street (the established early/mid 19th century boundary) toward Mill Run Creek. Livingston Avenue, which runs perpendicular to the Raritan, was the widest and longest street, and became in the 1880s, the new prestigious address of New Brunswick's upper class. Far enough away from the manufacturing district, close enough to the commercial center of the town, and within walking distance from the railroad, it was a desirable residence for many of the city's most noted people. Local businessmen and professionals, as well as wealthy New York bankers and merchants, built houses along the wide avenue. By the turn of the century, middle class as well as upper class individuals had populated the street.

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Contributing to the spread of New Brunswick's urban center and the ensuing migration of the population outward from the "downtown" was the transition into the automobile age. It was the automobile and the construction of local trolley lines which allowed for the development of the Livingston District. Scattered throughout the district are numerous carriage houses and garages which remain as a testament to this transition.

As more people migrated away from the downtown area, greater need arose for commercial and service buildings closer to the residential Livingston neighborhood. These buildings were primarily constructed in the intermediate zone which lies between the downtown and the Livingston district. Specifically, along George Street and down Livingston past Monument and New Streets to Morris Street. Above Morris Street on Livingston sits the 1925 Elks Lodge building. Above New Street to George Street are a 1920s hotel, theater, and YMCA, and a 1924 small office building.

Within the Livingston district, several buildings were constructed between 1900 and 1929. These buildings, however, were not commercial structures, but were residential support buildings and public institutions that contributed to the area's quality of life. In 1903 the public library was erected from contributions of Andrew Carnegie. Sixteen years later the Roosevelt School replaced the 1876 Italianate school building. The United Church of Christ was raised in 1929. During the 1920s, large apartment houses had become fashionable residences in cities and were being rapidly constructed across the northeastern United States. Most often, these apartment houses were designed in the popular revival styles of the period, incorporating restrained facades, and familiar interior axial plans. With the rapid swell in population, two of the district's large apartment houses were constructed, the Livingston Manor, and its neighbor across the street, the Brunswick Arms. These apartment houses represent the final period of development within the district and stand as intact examples of the use of the Classical Revival style in the popular multi-residential structures. With its classic brick facade with terra cotta highlights, and its intact interior lobby and corridors, the Livingston Manor stands as a good representative example of the Classical Revival style. It is interesting to note that the exteriors of these larger 20th century structures individually retain a very high degree of integrity with minimal alterations.

As the area above the Mill Run Creek surrounding the Livingston district developed to capacity, surrounding neighborhoods in New Brunswick began developing within the established boundaries. To the west, above the railroad line and southwest of the Mill Run Creek grew Franklin Township. Below the rail line, and along Mill Run, North Brunswick Township sprouted. Across the Raritan, Piscataway Township and Highland Park expanded.

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Population growth steadily continued in the first thirty years of the 20th century, with a notable spurt occurring between 1910 and 1920, as confirmed by historical census information. The 1900 federal census recorded a population of 20,006 for New Brunswick. Between 1900 and 1905 the number rose by slightly more than 3,000 persons. The period between 1905 and 1910 yielded a negligible increase with the number being 23,388. During the 1910 to 1920 period, however, a burst of nearly 10,000 additional persons were recorded with the count being 32,006. In other words, the population grew by almost 50% in a ten year period. This surge prompted the swift construction of the numerous large residential and commercial buildings in the district and in New Brunswick during this period. Population growth then tapered, with the onset of the Depression which all but halted the construction industry in New Brunswick and in cities across America. The 1930 federal census recorded a population of New Brunswick of 34,545.

Livingston Avenue, and New Brunswick, were dramatically affected following World War II when Route 1 was constructed to the east of the city, drawing traffic off of the avenue and from the center of town. The avenue's character, which had begun to change in the 1920s (see discussion below) firmly shifted from that of a well-regarded middle and upper-class address to an urban street of primarily offices and apartments.

PERSONS SIGNIFICANT TO THE DISTRICT

In the 1870s Livingston Avenue was an abode of the privileged. By 1929 it was still their home, but they had been joined by many of the middle class. The occupations of the avenue's residents during the intervening years indicate that it had gradually shifted from the home primarily of the wealthy in the latter three decades of the 19th century, to a mixed neighborhood of wealthy, professional and middle class individuals during the first three decades of the 20th century.

The three pre-1880 residences surviving in the district -- the Henry Guest House (#58), the Edwin Elberson House (#90) and the Jacob W. Janeway House (#184) -- were constructed, and occupied in the 1870s, by men of wealth. Edward S. Vail, who owned the Guest House in the 1870s and 1880s, was a New York attorney. Janeway, who built his Italianate style house around 1875, was associated with the enormous Janeway paper hangings manufactory. And Elberson, who probably raised his towered Italianate villa around 1875, was a businessman and rubber manufacturer. Also standing in the district in the 1870s were two dwellings that have since been razed. The Van Dyke House, an immense dwelling that stood on the southeast side of the avenue between Suydam and Seaman Streets, was raised around 1870; it was designed by architect Frank Lent (Listokin 1984:351-352, 476-477). A mansion labelled the Millard F. Ross

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House in a 1908 publication, the Second Empire style of which indicates a pre-1880 construction date, stood at the northeast corner of the avenue and Townsend Street (New Brunswick Times 1908:17). Ross was a wholesale coal dealer.

These residences were followed in the 1880s by houses that were also constructed or occupied by men of substance. In that decade dwellings were raised by the following men: Alfred J. Buttler, a sash and blind manufacturer (#77); David Fitz Randolph Runyon (#99), co-owner of a wholesale grocery concern; Peter H. Suydam (#67), owner of a grocery; Stephen Howell, a lumber dealer (#61); James Holman, owner of a building concern (#103); Robert M. Pettit, a New York businessman (#144); James Deshler (#151/153), a vice president of a rubber company; and two attorneys, Charles H. Runyon (#155) and Henry B. Cook (#59). Pettit and Charles H. Runyon were listed among New Brunswick's "prominent people" in 1908 (New Brunswick Times 1908:112, 116). Pettit was also a director of the New Brunswick Trust Company and a manager of the New Brunswick Savings Institution. Deshler was the president of the New Brunswick Trust Company, and on the funding committee and a manager of the New Brunswick Savings Institution. Peter P. Runyon was a director of the National Bank of New Jersey. All in all, they were substantial figures in the community.

Some individuals who were likely of more modest means were also living on the avenue in the 1880s. A conductor with the Pennsylvania Railroad, Alfred V. Bergen (#183), had raised his Colonial Revival style house by about 1888. John B. Drury (#86/88), the editor of a Christian publication, was renting half of the eclectically styled townhouse he was later to own.

By the 1890s more members of the middle class had moved to the avenue. Insurance agent Nelson T. Parker (#109), salesman Andrew Terhune (#149), bookkeeper and accountant Jasper F. Cropsey (#57) and real estate salesman Joseph Fisher (#161), built houses on the avenue during the decade. They were joined by, among others, Rev. Alan H. Campbell (#146), and Byron D. Halstead and Ralph Booth, a Rutgers College professor and a factory manager who occupied a double-house (#121/123).

Owners and professionals still predominated during the decade, however. In the 1890s the owner of a jewelry business, William A. Miller, Jr. (#173), and businessmen from Jersey City and New York, John A. Dixon (#191) and L. D. Lindley (#193), built houses on the avenue. They were joined, at houses that had changed hands, by the owner of a wholesale coal company (#77), a brick manufacturer (#109) and a wholesale leather dealer from New York (#142). Millard F. Ross, along with wholesaling coal, was additionally a director of both the New Brunswick Fire Insurance Company and the New Brunswick Trust Company. Also in the decade, two more lawyers (#187 and #185) and a civil engineer (#137) built houses on the

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avenue. One of the lawyers, W. Edwin Florance (#187), was mayor of New Brunswick from 1908 to 1910 and a director of the New Brunswick National Bank.

Most of the new dwellings built on the avenue between 1900 and 1920 were still raised by owners and professionals. Occupations of residents on the avenue during these decades, however, indicate that it had become more mixed economically. In 1903 Frank L. Hindle, a dentist (#131), built a Colonial Revival style house on the avenue. He was joined at existing dwellings by five doctors (#75, #86/88, #57, #67 and #61), three lawyers (#59 and #109), a prosecutor (#180), a veterinarian (#177) and an electrical engineer (#184). Hindle and one of the doctors, William M. Moore (#75), were listed among the city's prominent men (New Brunswick Times 1908:112, 113). The co-owners of a wholesale coal company, the brothers Harry (#152) and Robert E. Ross (#156), built immense eclectically fashioned residences next door to each other in 1907. The following year a brick manufacturer, Alexander W. Pettit (#175), and the proprietor of a business college, John W. Wilson (#177), raised their homes. In 1911 Otto O. Stillman (#111), the owner of a jewelry business and a director of the People's National Bank, built his house on the avenue. Moving to the avenue in the 1910s were H. J. Rolfe (#187), the president of a building materials company; Peter P. Runyon (#99), the co-owner of a wholesale grocery concern; Charles D. Ross (#173), the vice president of the Middlesex Guarantee and Trust Company, and secretary and director of the New Brunswick Fire Insurance Company; Adolph Hanauer (#86/88), the owner of a grocery; and Chester W. Wood (#137), the branch manager of Swift & Company. Stillman, Rolfe, Runyon and Wood were among the city's "prominent people" in 1908 (New Brunswick Times 1908:111, 113, 114, 117). Runyon was also a director of the National Bank of New Jersey.

Individuals more likely of the middle class who built houses in the district during the first two decades of the century included William O. Pettit (#186), a baker; Solomon Slonim (#182), a jeweler and silversmith; and Garrett Dreier (#163/165), whose business was sporting goods. They were joined by a superintendent of a life insurance company (#71/73); a tailor (#90); and two reverends (#149 and #175).

By 1929, although still quite a fashionable address, the avenue was no longer an address predominantly of owners and professionals. Many middle class individuals were living in its houses and some offices and boarding houses had appeared, as well as two major apartment buildings. Owners of businesses and "prominent" men continued to live there, as did no fewer than five lawyers and seven doctor. They were joined at the houses, however, by a deputy marshall, a tailor, a salesman, a sealer of weights and measures, two real estate salesman, a foreman, a baker, a letter of rooms, a singer, the proprietor of a boarding house, a clerk, a foreman and a salesman, among others. Additionally, there were numerous individuals, few if



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any of whom were likely of the upper class, who lived in the Brunswick Arms Apartments and the Livingston Manor, both of which were raised at the close of the decade. The only house built within the district in the 1920s appears to have been built around 1929 by Harry Grossman, whose business was listed as "clothing" in the city directory.

The Depression and World War II effectively ended building activity on the avenue for more than 15 years. By the end of the War, the avenue's present pattern of use was set. The first floors of the residences were converted into professional offices; the upstairs floors in residential use, converted into apartments.

ARCHITECTURAL SIGNIFICANCE OF THE DISTRICT

The properties of the district span the major American architectural styles of the late 19th and early 20th century. They represent the Italianate, Second Empire, Richardsonian Romanesque, Queen Anne, Eastlake, Beaux Arts, Gothic Revival, Colonial Revival and Neo-Classical Revival, as well as the transitions in between. The only important style that is not represented in the district is the Bungalow style; the less popular Period Revival style is also essentially absent. The major non-residential properties have retained their setting and forms and have been little altered through the years. Many of them are fine examples of, and embody the distinctive characteristics of, a number of styles, most notably the Richardsonian Romanesque, Queen Anne, Beaux Arts, Neo-Classical Revival and Gothic Revival. The residential properties have also retained their setting and forms and many original details, which are most heavily concentrated at porches, roofs, shingling and chimneys. Many of the residences have, however, been altered by the addition of aluminum or vinyl siding and new sash. As a whole, though, the residences along with the non-residential properties embody the distinctive characteristics of the prevalent styles of the late 19th and early 20th century, particularly the Italianate, Queen Anne and Colonial Revival and the transitions between them.

The earliest styles surviving on the avenue are the Italianate and Second Empire. The distinctive mansard roof of the Second Empire is found at the Moore-Saulsberry House, probably built in the 1870s; the circa 1887 John B. Drury House (#86/88); and the ell of the circa 1880 Alfred J. Buttler House (#77). Italianate style features, such as crossetted or entablature-topped surrounds, and eaves underpinned by panels and brackets, are found in differing combinations at the circa 1870 Jacob W. Janeway House (#184); the circa 1875 Edwin Elberson House (#90); the circa 1883 Peter H. Suydam House (#67); and the circa 1880 Buttler House (#77). The latter two houses are particularly notable later examples of the style, the Suydam House for its brick corbelling and the Buttler House for its floriated brackets.

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The eclectic nature of American architectural design late in the 19th and early in the 20th century is well expressed at the Buttler and Drury Houses. The Buttler House features Queen Anne style bays, varied Eastlake style panels and Victorian floral ornamentation, along with its Italianate brackets and rear mansard roof. Its southwest porch, adorned with floriated brackets, turned posts and a balustrade with a repeated, cutout, floral motif, is perhaps the finest Victorian porch in New Brunswick (Heritage Studies 1980:7A-I33). In addition to its mansard roof, the Drury House features such Italianate and Victorian style eclectic adornment as a rusticated stone basement; projecting bays; metal cresting; pilastered, panelled and bracketed dormers; incised brownstone impostes; brick segmental arches; and inset segmental-arched and panelled front doors.

Many houses retain the distinctive forms of the Queen Anne style - projecting bays, stepped-back facades, varied rooflines, towers -- even though they have been aluminum-sided or have had their sash replaced. As a whole, they are a catalog of the style's most common elements. These forms, and others, are found at such houses as the mid-1880s Byron D. Halstead House (#121/123); the circa 1885 David Fitz Randolph Runyon House (#99); the circa 1887 Robert M. Pettit House (#144); the circa 1888 H. Brewster Willis House (#185); the circa 1889 James Deshler House (#151/153); the circa 1890 Nelson T. Parker House (#109); the circa 1890 Andrew Terhune House (#149); and the circa 1897 John A. Dixon House (#191). Parker's house has a wood and slate shingled tower, a picturesque roofline and a bayed and stepped-back facade. The semi-octagonal tower of the Pettit House is a noteworthy example of that popular Queen Anne style motif. The curved, shingled, dynamic gables of the Halstead House, along with the turned posts and fan-like carved brackets and sunburst ornament of its porch, are also fine examples of elements of the style. The wooden stringcourses and panels of the Terhune and Dixon houses are also understated examples of the Eastlake style that often accompanied the Queen Anne.

The most vibrant and picturesque example of Queen Anne style architecture in the district is the circa 1893 brick carriage house that stands behind the Nelson T. Parker House (#109). It is probably the most ornate and largest carriage house in New Brunswick (Heritage Studies 1980:7A I8). Although converted into apartments, it retains its varied wall and roof surfaces and materials, including a pointed tower, slate shingles and rough hewn stone stringcourses and details.

The former Livingston Avenue Catholic Church (#80), built in 1894, is the only example of the Richardsonian Romanesque style on the avenue and, essentially, in the city (Listokin 1984:306-307). It is a fine example of the style. Faced with the rusticated stones, and pierced by the rounded Romanesque arches, that define the style, the church has two round corner

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towers and a large central rose window. Jersey City architect Louis H. Giele designed the building and Tiffany is credited with designing the baptistery window.

The merger of the Queen Anne style with the Colonial Revival, a common occurrence at the close of the 19th century and the opening of the 20th, is also well represented in the district. Among the houses that illustrate the mingling of the Queen Annes' bays and varied roofs and wall surfaces with the Colonial Revival's columns and dormers and Palladian windows are the circa 1883 Charles H. Runyon House (#155); the circa 1893 William A. Miller Jr. House; the circa 1893 E. Edwin Florance House (#187); the circa 1899 L. D. Lindley House (#193); and the circa 1911 Otto O. Stillman House (#111).

The two most illustrative examples of the merger of the styles are the Harry Ross House (#152) and the Robert E. Ross House (#156). The two largest residences in the district, they were raised side by side around 1907 by two brothers. The two large corner bays of the largely similar buildings are their most prominent Queen Anne style features. Their other decorative features, predominantly Colonial Revival in style with perhaps some early Bungalow, include Ionic porch posts; large hipped roofs; dormers; front entries enframed by Doric pilasters; oversized exposed rafters; and buff colored brick foundations and chimneys. The Harry Ross House features a wrap around porch supported by Ionic columns. A monumental, two-story, Neo-Classical Revival style, Doric portico rises at the front facade of the Robert E. Ross House. This is the only pronounced Neo-Classical Revival style feature found at the district's residences. The terra cotta pilasters of the circa 1928 Livingston Manor are an example of the style at a considerably larger residential structure, one of the district's two apartment buildings.

The Neo-Classical Revival style is also found, not surprisingly, at the avenue's largest public building, the 1919 Roosevelt Intermediate School (#83). A massive masonry building, the school is fronted by a monumental portico of four Ionic columns. Another common style of architecture for public buildings of the period -- the Beaux Arts -- is handsomely represented at the 1903 New Brunswick Free Public Library (#60), which was designed by George K. Parsell. Virtually unaltered both outside and inside, the library features the rusticated raised basement, full-height columns and other classical regalia -- particularly a triangular pediment complete with classically robed figures -- common to the style. Inside it retains its original metal shelves, a vaulted coffered ceiling with stained glass skylights and panelled Doric piers. Columns and piers, and their classical associations, were certainly viewed as appropriate by the city fathers for these two temples of knowledge.

Many of the district's later residences utilized the Colonial Revival style. Taken together, they suggest many varieties of its expression. The style is largely found at the residences raised from

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the very end of the 19th century into the early teens. Primarily found at the southwest end of the district, these residences illustrate not only a popular style, but the continued movement and development of New Brunswick out from the Raritan. Among the typical Colonial Revival style features of the district's residences are the front and side gable dormers, fluted pilasters and Ionic capitals of the circa 1896 Joseph Fisher House (#161); the semicircular and triangular pedimented dormers of the circa 1903 Frank L. Hindle House (#131); the Ionic porch columns, hipped roof and gabled dormers of the circa 1908 John W. Wilson House (#177); the deep gambrel roof, pent eaves and large dormers of the circa 1909 William O. Pettit House (#186); and the Doric porch columns, pent eaves and Palladian windows of the circa 1912 Garrett Dreier House (#163/165). The front gambrel roof of the circa 1895 Alan H. Campbell House (#146) marks it as the only Dutch Colonial Revival style house in the district, perhaps odd in an area where Dutch-settlement surnames still abounded.

The district's single-family and double-family residences were joined just prior to 1930 by two H-shaped, brick apartment buildings raised across the avenue from each other -- Livingston Manor (#116) and the Brunswick Arms Apartments (#119). With the onset of the Great Depression and then World War II they were the last major buildings raised in the district. Both buildings are large structures rising five stories above raised basements. The brick facade of the circa 1928 Livingston Manor is modestly finished, its adornment provided by four fluted, engaged terra cotta columns and a terra cotta entablature draped with swags at its entrance. Terra cotta beltcourses embellish each elevation above the 1st and 5th stories. A variety of original window types exist including 10/1, 6/1, 1/1 wooden double hung windows, as well as paired casement windows. The brickwork of the circa 1929 Brunswick Arms Apartments is quite elaborate. The corners and tops of its front elevation and bays are marked by projecting stretchers and projecting glazed headers mark its front bays. Further adornment is provided by the decorative grillwork of its front fire escapes.

The final historic style handsomely represented in the district is the Gothic Revival of the Livingston Avenue United Church of Christ (#120). Built in 1929, the stone building displays the arches and tracery of the style in molded concrete.

INTEGRITY OF THE DISTRICT

The Livingston Avenue district survives as an intact and representative example of a late 19th/early 20th century, upper/middle class neighborhood which as an entity characterizes the growth and development of New Brunswick and thus meets National Register Criterion A. The district is distinctive in character and coherence, distinguishing it from the smaller, more modest

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houses in New Brunswick's northwest and southeast neighborhoods, from the modern houses in the southwest part of the city, and from the commercial buildings in the city's northeast corridor. The Livingston Avenue district embodies the distinctive characteristics of several periods of construction and a number of architectural styles, and therefore, also qualifies for the National Register under Criterion C.

The Livingston Avenue district possesses integrity of location, design, setting, materials, workmanship, and association. The buildings within the district retain a high degree of integrity aside from some modern upgrades such as aluminum siding, modern roofing materials, and modern window replacements. Although some of the district's resources lack individual distinction, primarily due to alterations in cladding and fenestration, they attain significance when viewed as a whole. Virtually all important American architectural styles from 1870 through 1930 are represented in the district. Some are represented by a particularly fine individual example, others are represented by a group of properties that, as a whole, exhibit their characteristics. The major non-residential buildings are remarkably intact and little altered. The residential buildings retain their overall form and scale and retain many of their original architectural details. For instance, the Italianate style residences are distinguishable by their brackets and corbels; the Second Empire by their mansard roofs; the Queen Anne by their L-shaped plan, turrets and bays; the Colonial Revival by their columns and pediments, dormers, and Palladian windows. A high standard of workmanship in original design continues to be evident in the porches, chimneys, and brickwork.

In addition, the district possesses a high degree of integrity of setting. The district's location, along a wide, tree-lined busy thoroughfare, near the downtown has been preserved. Several objects such as the iron fences and carriage stepping stone clearly speak of the period of significance. The numerous carriage houses and garages reflect the transformation into the automobile age. Livingston Avenue continues to be one of New Brunswick's premier addresses. It remains an avenue of varied use with churches, a school, a library, and buildings that house offices, apartments, and single family dwellings.

Finally, the district possesses integrity of association. The resources of the district are directly associated with the people who were instrumental in its development. The upper class establishment of substantial, architecturally distinguished houses remain as a testament to the first campaign of building, and the subsequent construction of middle class houses at the turn-of-the-century including the later apartment buildings clearly depicts the evolution of the district from large single family residences to fashionable multi-family dwellings.

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UTM REFERENCES:

Point	Zone	Easting	Northing	Point	Zone	Easting	Northing
A	18	546890	4482300	G	18	546590	4481700
B	18	546840	4482220	H	18	546960	4482170
C	18	546790	4482250	I	18	547030	4482100
D	18	546740	4482210	J	18	547120	4482100
E	18	546770	4482180	K	18	547170	4482130
F	18	546480	4481800	L	18	547140	4482200

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VERBAL BOUNDARY DESCRIPTION:

The boundaries of the Livingston Avenue Historic District are delineated on the accompanying City of New Brunswick tax map. The following blocks and lots are included within the boundaries:

- Block 130 - Lots 32, 1, 2, 3, 4, 5, 6, 7
- Block 132 - Lots 15, 16, 17.01, 17, 18, 19, 20, 21
- Block 141 - Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
- Block 142 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9
- Block 148 - Lots 1, 2.01, 3.01, 3.03
- Block 149 - Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25
- Block 160 - Lots 23, 24, 25, 26, 27, 28, 29, 30
- Block 161 - Lots 1, 3, 4
- Block 168 - Lots 1, 1.01, 3, 4
- Block 169 - Lots 13, 13.01, 14, 15
- Block 180 - Lots 14, 15, 16, 17
- Block 181 - Lots 2, 4, 5
- Block 187 - Lots 1, 2, 4, 5
- Block 188 - Lots 9.01, 12.01
- Block 199 - Lots 8, 9, 10, 11, 11.02
- Block 200 - Lots 1, 2, 3, 5, 7

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**BOUNDARY JUSTIFICATION:**

The Livingston Avenue Historic District embraces that section of Livingston Avenue in New Brunswick that was developed as an upper and middle class neighborhood between 1870 and 1929. All of its properties front on the avenue, but for the outbuildings associated with the residences and the Willow Grove Cemetery. Its boundaries were drawn to include the maximum concentration of contributing resources and to minimize the number of non-contributing resources -- 58 of its 65 buildings are contributing resources. They were also drawn to exclude resources that postdate its period of significance; and to exclude commercial resources that are not in keeping with its character. Lastly, and most importantly, they were drawn to exclude the more modest middle and working class housing located on the blocks perpendicular to the Avenue. These blocks contain houses that are not of the same scale and character as the district's resources and are closely situated to each other and are set close to the street. Additionally, these perpendicular streets are further defined as secondary by their narrow widths in contrast with the generous 99 foot width of Livingston.

Its specific boundaries were chosen for the following reasons:

Northeast Boundary - Downtown New Brunswick is adjacent to the northeastern edge of the district. This boundary was selected to exclude the downtown's commercial and other non-residential buildings, which are out of character with the district. Although the formal downtown strip runs along George Street, the buildings on Livingston, above Morris Street, are commercial in nature and relate to New Brunswick's commercial development rather than to the residential Livingston Avenue. The stretch between Morris and George Streets is the transition zone, between the commercial and residential sections, but because this strip does not include any small scale residential buildings, it was not included in the district. This boundary was also extended to the southeast to include the Willow Grove Cemetery, which was associated with the Presbyterian and former Baptist congregations.

Northwest and Southeast Boundaries - These boundaries were chosen to include the resources along Livingston Avenue, along with their outbuildings, and to exclude the neighborhoods of more modest housing located along the streets that cross the avenue. These streets contain smaller houses on smaller lots (as can be seen on the accompanying sketch map) that are less ornate than those on the avenue. Built for individuals more of the working class and middle class than for owners and professionals, these houses are less varied and ornate than those on the avenue and are of a different character.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Livingston Avenue Historic District, Middlesex County, New Jersey

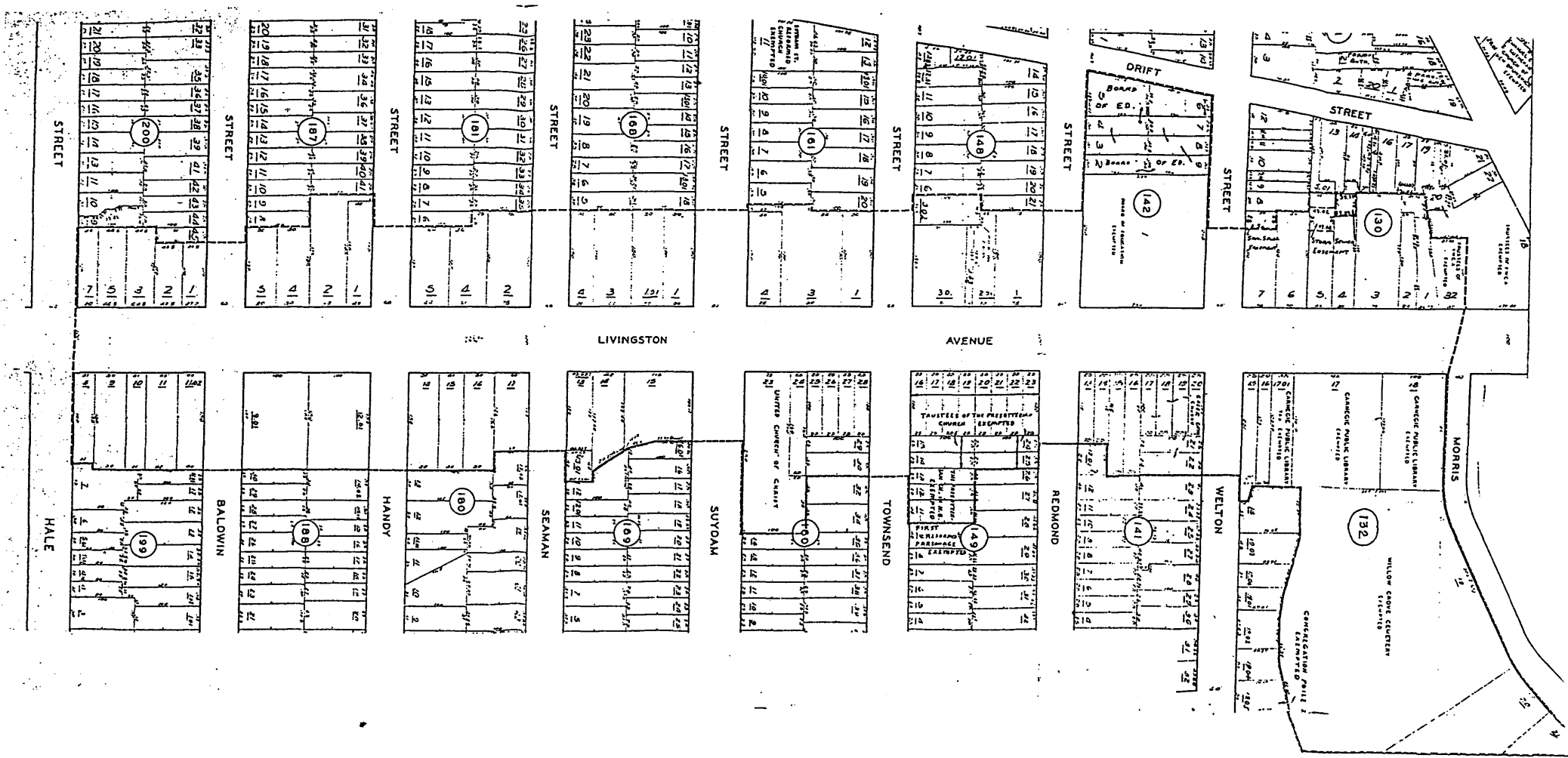
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Southwest Boundary - To the southwest of the district along Livingston Avenue the resources are not of the same character as those in the district. As a whole, they were built later and are smaller and less ornate. In a number of instances, they were originally built as duplexes. They also include a large number of resources that would not contribute to the district, either because they have been built within the last 50 years or because they have lost their integrity.

# LIVINGSTON AVENUE HISTORIC DISTRICT BLOCK AND LOT MAP

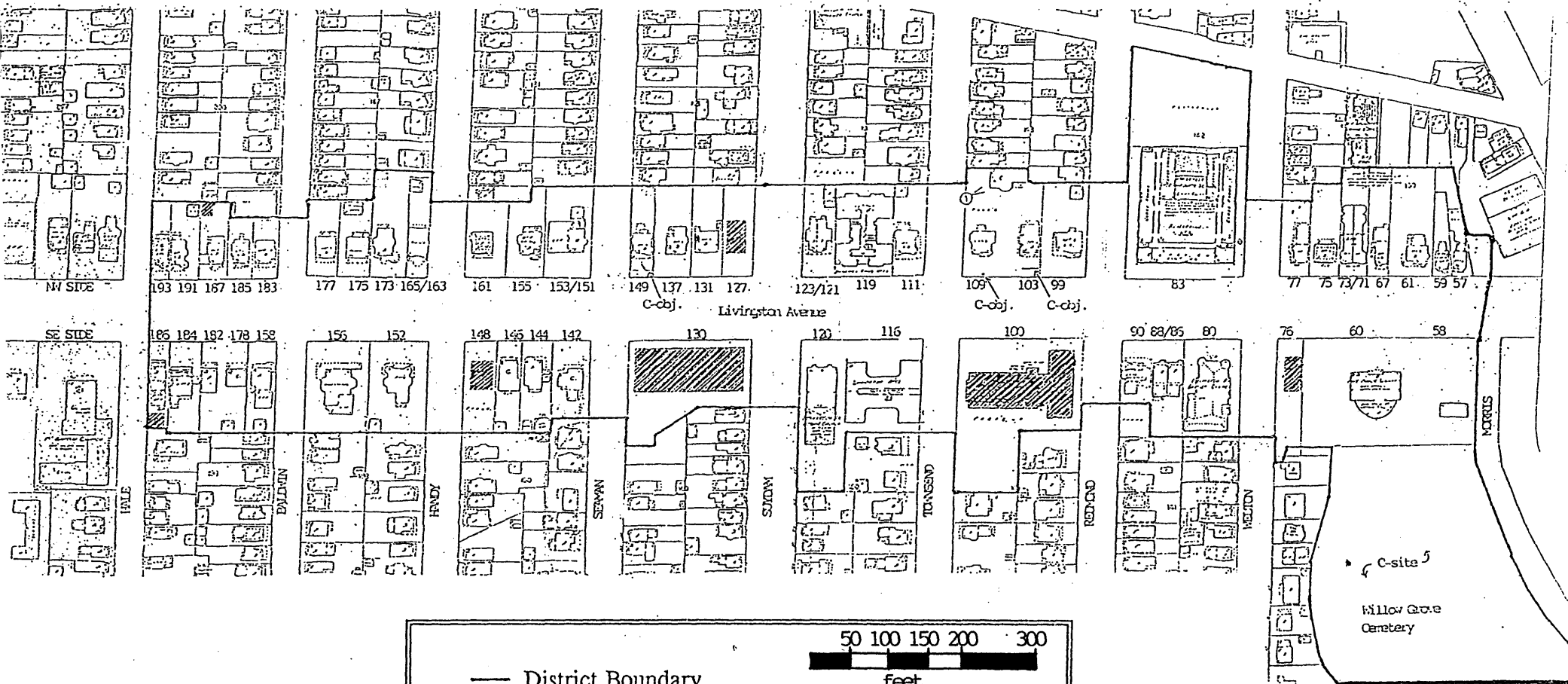
New Brunswick, Middlesex County, New Jersey





# LIVINGSTON AVENUE HISTORIC DISTRICT SITE MAP

New Brunswick, Middlesex County, New Jersey



— District Boundary

□ Contributing Building/Object/Site

▨ Non-Contributing Building

50 100 150 200 300

feet

North

# LIVINGSTON AVENUE HISTORIC DISTRICT PHOTOGRAPH KEY

New Brunswick, Middlesex County, New Jersey

