

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED **SEP 2 1980**
DATE ENTERED **NOV 20 1980**

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
BERKELEY SQUARE HISTORIC DISTRICT
AND/OR COMMON

LOCATION

*Roughly bounded by W. State St.,
Parkside, Riverside, and Overbrook Avenues,
and West State Street (both sides)*

STREET & NUMBER
CITY, TOWN
Trenton
STATE
New Jersey
VICINITY OF
CODE
034
COUNTY
Mercer
CONGRESSIONAL DISTRICT
4th
CODE
021

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME
Multiple
STREET & NUMBER
CITY, TOWN
Trenton
VICINITY OF
STATE
New Jersey

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. **Mercer County Courthouse**
STREET & NUMBER
Broad and Market Streets
CITY, TOWN
Trenton
STATE
New Jersey

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN
STATE

FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Berkeley Square Historic District is an architecturally intact residential area located along the Delaware River in northwestern Trenton.

The boundaries chosen for the district were the result of a study of architectural and neighborhood characteristics, and of the historic development of the area. The Riverside Avenue boundary separates the district from the Delaware River on the southwest. Parkside Avenue forms a historic boundary on the northwest; the land north of this street was developed by the City of Trenton as a school and was not part of the original residential development. The northeast boundary follows the rear property lines of the houses along West State Street. This division excludes properties along Carteret and Edgewood Avenues, to the northeast, which have been substantially altered to allow multi-family use. The houses on these Avenues are on smaller lots and many are small duplexes of a more vernacular architectural type. The southeastern boundary, which includes a few houses on Overbrook Avenue similarly divides areas of substantially different architectural character.

A photograph of Berkeley Avenue in 1900 shows the residences standing on naked lots, with the avenue still unpaved and lacking street lights. The area soon developed as an upper middle class suburb. Within the last decade or two, the attractiveness of the area has diminished - the construction of Route 29 between Berkeley Square and the river, encroaching urban decay and the general decline of Trenton all contributed to the deterioration of the area.

The architecture of the Berkeley Square area is characterized by eclecticism, both in the wide range of styles represented in the block and in the variety of building materials, architectural details and other elements. In addition to the Victorian Eclectic style, other styles of the period which are represented in the Berkeley Square Historic District are Queen Anne, Stick style, Italian Villa, Colonial Revival, Classical Revival, Tudor, Romanesque, and Bungaloid. Nevertheless, there are certain common characteristics which are shared by many of the buildings in the area. Nearly all of the houses are two and one-half stories high, with slate, composition, or more rarely, tile roofs. The houses tend to have spacious proportions often with rear kitchen wings and full porches on the facades. Dormers are common, but not universal. Most houses have chimneys; interior, exterior and end wall types are all common.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Berkeley Square Historic District, Mercer County, NJ

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The houses are set back from the street at least 30 feet (as required by the original January 1892 sales agreement), and are on well-landscaped lots which typically measure 50 x 100 feet, but range from 50 x 125 feet to 100 x 200 feet in size. Although there was no planned landscaping within the area as a whole, the houses are often sited upon slightly elevated terraces, and large trees are regularly spaced along the streets and avenues.

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Berkeley Square Historic District
Trenton
Mercer County

West State Street

1. Number 800 - Stick style; porte-cochere; extended veranda; stone labelled window with leaded diamond panes; multiple entrances.
2. Number 806 - Victorian Eclectic with Queen Anne characteristics; arched windows; small oval window.
3. Number 808 - Italian Villa; two story stucco structure; green-glazed roof tiles; ornately decorated windows; full veranda supported by pillars with richly decorated scrolled brackets; stone balustrade.
4. Number 824 - Victorian Eclectic; brick structure; quoins; twin exterior brick chimneys; partially enclosed veranda.
5. Number 826 - Stick style; stucco and applied stick work; asymmetrical window placement; offset front entrance.
6. Number 832 - Queen Anne; large block ashlar and wood shingles; turret with conical tent roof; stickwork in gable; small arched stained glass window.
7. Number 834 - Bungaloid with classical characteristics; clapboard and brick; multiple projecting bay windows; small oval window with decoration; offset entrance.
8. Number 836 - Bungaloid with Italianate characteristics; smooth stucco finish; projecting eaves; arched windows; center front entrance, with double-leaf doors and fanlight.
9. Number 838 - Bungaloid; wood shingled; interior chimney; full veranda, mostly enclosed with opaque glass.
10. Number 840 - intrusion - vernacular; one and one-half story; ashlar and wood shingles. Smaller massing than other structures in area; appears to post-date most Berkeley Square structures.

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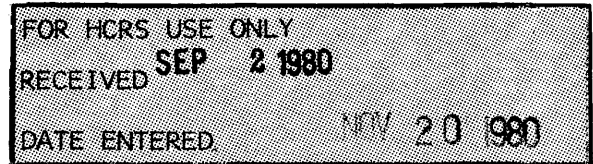
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Berkeley Square Historic District
Trenton
Mercer County

West State Street

11. Number 844 - Vernacular Colonial Revival; brick; two bays with symmetrical window placement; small oval window in second floor; full veranda with lathed balustrade and fluted Doric columns.
12. Number 848 - Tudor; stucco and half timber, brick and coursed ashlar; stone labelled doorway; casement windows.
13. Number 900 - Vernacular Colonial Revival; smooth finished stucco; symmetrical two-bay, full veranda with balustrade and porch on roof; small oval window.
14. Number 908 - Victorian Eclectic; brick and clapboard; substantial alteration of front, including removal of veranda.
15. Number 912 - Bungaloid; clapboard and brick; cornice with full denticulated entablature; partially enclosed veranda with Italianate brackets; projecting bay window.
16. Number 916 - Bungaloid; staggered butt shingles and brick; two front entrances through veranda; full denticulated entablature.
17. Number 920 - intrusion - modern, brick professional building.
18. Number 926 - Vernacular Queen Anne; staggered butt shingles and painted brick; two projecting bay windows; dormers with Palladian windows.
19. Number 928 - Vernacular Queen Anne; staggered butt shingles and painted brick; asymmetrical placement of windows and other elements.



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20. Number 936 - Vernacular Queen Anne; single and rock-faced ashlar; two projecting bay windows; dormers with Palladian windows; recessed entrance.
21. Number 938 - Vernacular Queen Anne; similar to Number 936; wrought iron veranda posts.
22. Number 940 - Vernacular Queen Anne; clapboard; truncated hip roof; double projecting bay windows; double peaked dormer; veranda with lathed balustrade and attenuated Doric columns.
23. Number 944 - Tudor; brick; multi-gabled roof; basically L-shaped plan; casement windows; sloped weathering on brick chimney; sandstone quoins surround door.
24. Number 815 - Trinity Cathedral. Gothic Revival; Latin-cross, medium gabled cathedral. Smooth faced ashlar; leaded stained glass windows; two rows of multiple, paired windows, one along galley, second at ground level. Main entrance on West State Street, double Gothic arched portal with plain archivolts.

The cathedral itself is connected to what appears to be an older church. This structure has a single story, with a high gabled roof, with a slight kick. Battlements on tower and projecting bay. Church built of coursed and uncoursed rock-faced ashlar. There is a great variety of windows, including a rose window, and extensive stained glass and stone tracery. There is also a hexagonal spire, a belfry and bells, and a smaller open belfry. A modern church addition has been added to the older church.

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25. Number 829 - Victorian Eclectic; staggered butt shingles and clapboard; offset front porch; frieze decorated with swags; small swept dormer; fanlight and sidelights at front entrance.
26. Number 831 - Bungaloid; clapboard and brick; two projecting bay windows.
27. Number 833 - Bungaloid; wood shingles (plain and fishscale) and brick; one projecting bay window; eyebrow transoms, with stained glass diamond panes; full denticulated entablature.
28. Number 835 - Vernacular Italian Villa; three story; shingles and painted brick; low pyramidal roof; projecting, balustraded porch off of third story window.
29. Number 837 - Queen Anne; stucco and staggered butt shingles; polygonal turret; asymmetrical placement of windows and other elements.
30. Number 843 - Queen Anne; clapboard and uncoursed ashlar. Similar to Number 837.
31. Number 845 - Queen Anne; ashlar and wood shingles; richly decorated frieze; turret; small tent roof over porch; striated brick chimney; recessed arched porch in third story.
32. Number 849 - Romanesque; brick; irregular plan; arched windows and veranda openings; projecting bay at center; porte-cochere; arched door with sidelights and transom.
33. Number 849 Rear - small garage-like structure converted into residence.

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34. Number 903 - Vernacular Colonial Revival; expansive brick structure, with ornate porte-cochere, entryway and veranda.
35. Number 909 - Victorian Eclectic; brick structure with turret; polygonal dormer; projecting bay entryway through veranda.
36. Number 913 - Bungaloid; clapboard; double peaked dormer; center chimney; two entryways through veranda; doric columns with wrought iron railings on veranda.
37. Number 915 - Bungaloid; wood shingles, clapboard and brick; truncated hip roof; fully enclosed first floor veranda, with two twin door entrances; screened porch above veranda, with two pairs of massive Doric columns and supports inside screened area.
38. Number 917 - Bungaloid; wood shingles; partially enclosed veranda; small, partially balustraded open porch above veranda, reached by second floor doorway; entryway is offset and recessed, at east side of veranda.
39. Numbers 919 and 921 - Colonial Revival; twin brick structures facing each other, with a common driveway between the two; fully enclosed verandas facing State Street; main entrance has gabled portico; facades turned towards driveway; two exterior brick chimneys.
40. Number 935 - Bungaloid; wavy shingles and brick, with modern vertical siding around one entrance; one projecting bay window; veranda is extended to form porte-cachere.
41. Number 937 - Victorian Eclectic; staggered butt shingles and stucco; asymmetrical design; cross-gable roof; veranda supported by paired, square pillars.

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42. Number 941 - Victorian Eclectic; clapboard and rough faced brick; prominent scrolled brackets and full denticulated entablature; dormer with sloping sides.
43. Number 945 - Bungaloid; brick and wavy shingles; projecting bay windows on first and second floor; double doors and transom; veranda, with fluted Ionic columns, extended to form porte-cochere.
44. Number 949 - Victorian Eclectic; smooth finished stucco; fishscale patterned slate roof with finials; palladian window in gable; panelled shutters with cutouts.

Berkeley Avenue

45. Number 828 - Vernacular Italian Villa; smooth finished stucco and brick; entrance is offset; transom and sidelights.
46. Number 834 - Victorian Eclectic; clapboard and brick; one projecting bay window; three dormers, gabled with returns; veranda supported by short Doric columns on brick piers; center entrance.
47. Number 836 - Vernacular Queen Anne; clapboard; cross-gable roof; asymmetrical design; veranda supported by pairs of attenuated Doric columns.
48. Number 840 - Stick style; clapboard with side elevations sheathed with overlapped shingles; lathed balustrade and prominent scrolled brackets on veranda; pedimented veranda roof; dormer and portico decorated with stickwork.

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Berkeley Avenue

49. Number 842 - Victorian Eclectic; symmetrical; clapboard and painted brick; twin gabled dormers and projecting bay windows; recessed center entrance with transom and sidelights.
50. Number 844 - Bungaloid; smooth finished stucco; single projecting bay window; balustraded porch on veranda roof.
51. Number 846 - Victorian Eclectic; smooth finished stucco and wood shingles; highly asymmetrical; recessed second floor porch; decorated frieze; recessed entrance behind arched foyer.
52. Number 858 - Vernacular Italianate; ashlar, brown brick, shingles and clapboard; symmetrical; enclosed veranda; small room above veranda, possibly later addition.
53. Number 900 - Classical-Revival; clapboard structure, with colossal Roman Doric portico with unadorned pediment; Palladian windows above doorway; center entrance with transom and sidelights; lathed balustrade around structure.
54. Number 908 - Stick style; clapboard and patterned shingles; symmetrical; prominent front gable; stickwork in veranda, pediment and gable.
55. Number 912 - Bungaloid; clapboard and shingles; single projecting bay window; full veranda with Roman Doric columns.
56. Number 916 - Bungaloid; medium finished stucco; single projecting bay window; full veranda with fluted Doric columns.

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57. Number 920 - Bungaloid; brick and wood shingles; projecting bay windows; partially enclosed veranda.
58. Number 928 - Victorian Eclectic; staggered butt shingles; projecting bay windows on front (one with conical roof); enclosed side porch; center entrance.
59. Number 932 - Victorian Eclectic; wood shingles and brown brick; two projecting bay windows; partially enclosed veranda; center entrance.
60. Number 938 - Victorian Eclectic; smooth finished stucco; symmetrical; three bay windows; full veranda; center entrance.
61. Number 940 - Victorian Eclectic; wood shingles and clapboard; asymmetrical massing; prominent gambrel dormer; veranda supported by attenuated Doric columns.
62. Number 809 - Victorian Eclectic; clapboard and patterned shingles; asymmetrical with sharp horizontal division effected by siding of contrasting colors; porch altered with incongruous materials and design.
63. Number 815 - Queen Anne; clapboard, shingles and brick; turret; oval, arched and projecting bay windows; porch.
64. Number 817 - Vernacular Colonial Revival; painted brick and clapboard; symmetrical three bays; center entrance with Doric portico; molded window lintels; panelled shutters with cutout crescent design.
65. Number 819 - Bungaloid; Flemish bond brick structure; symmetrical with four bay windows; floor to ceiling windows on first floor; balustraded veranda with Doric columns.
66. Number 831 - Colonial Revival; Flemish bond brick structure; five bays; small projecting foyer which appears to be an addition; arched opening; french doors with colored cartouche decoration above; interesting decorative details.

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Berkeley Avenue

67. Number 833 - Colonial Revival; brick structure; facade of building faces driveway; pedimented Doric portico with wrought iron porch above center entranceway.
68. Number 835 - Vernacular Queen Anne; clapboard and plain, saw-toothed and staggered butt shingles; swept dormer; decorated gable; entrance through veranda appears to be altered.
69. Number 837 - Vernacular Queen Anne; clapboard and wavy shingles; two story projecting bay windows; porch with spindled frieze.
70. Number 841 - Victorian Eclectic; clapboard and staggered butt shingles; recessed and balustraded windows on second and third floors; pediment on veranda roof.
71. Number 845 - Stick style; brick and stickwork; bay window; partially enclosed veranda.
72. Number 849 - Bungaloid; shingles of various sizes; one projecting bay window; full veranda with balustrade and fluted Doric columns.
73. Number 853 - Queen Anne; shingled; turret; full veranda with pediment and decorated tympanum; double-leaf entrance doors.
74. Number 855 - (also 100 Gouverneur) Colonial Revival; Flemish bond structure with one story clapboard addition; symmetrical, three by three bays; two enclosed side porches; Roman Doric portico with semi-elliptical doorway; fanlight and sidelights.
75. Number 901 - Victorian Eclectic; horizontal wood siding; symmetrical; three bays; swans neck pediment lintel above one window; prominent porte-cochere; balustraded veranda.

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Berkeley Avenue

76. Number 909 - Victorian Eclectic; staggered, butt shingled structure with gambrel dormer; cross-railed, open veranda.
77. Number 911 - Bungaloid; brick and double overlap wood shingled structure; symmetrical, with ornamental cartouche between front windows; portico entrance at side; projecting ornamental rafters.
78. Number 917 - Queen Anne; staggered butt shingles; turret; porch with latticework frieze.
79. Number 919 - Colonial Revival; Flemish bond structure; symmetrical; three bays; arched, center entryway with fanlight and sidelights; pediment with semi-elliptical opening.
80. Number 921 - Vernacular Queen Anne; staggered butt shingles and clapboard; turret; one projecting bay window; veranda with balustrade and paired, square pillars.
81. Number 925 - Victorian Eclectic; Flemish bond structure; symmetrical; three bays; arched center entranceway with fanlight and sidelights; veranda with Doric columns.
82. Number 941 - Victorian Eclectic; rough finished stucco; stucco porch pillars; symmetrical; green glazed roof tiles.
83. Number 943 - Vernacular Queen Anne; staggered butt shingles; two projecting bay windows; Palladian windows in dormers; veranda with square pillars.
84. Number 945 - Vernacular Queen Anne; clapboard, shingles and brick; projecting bay windows; decorated panelled frieze; veranda supported by turned posts.

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Berkeley Avenue

85. Number 947 - Bungaloid; tan brick structure; symmetrical; three bays; side portico; prominent veranda with full denticulated entablature; door opens onto veranda roof.
86. Number 949 - Bungaloid; smooth finished stucco; symmetrical; three bays; side and front porticos; sloped hooded roof with projecting bay windows.

Parkside

87. Number 12 - Victorian Eclectic; smooth finished stucco; red (unglazed) roof tiles. One-story addition on facade appears to have been added at later date.

Riverside

88. Number 812 - Victorian Eclectic; half timber and stucco; symmetrical; four bays; center entranceway; double-leaf doors with sidelights and transom; porch.
89. Number 816 - Victorian Eclectic; double overlap shingles; green glazed tile roof; two projecting bay windows; center entrance; fully enclosed veranda.
90. Number 820 - Victorian Eclectic; smooth finished stucco; symmetrical with center entrance and three bay windows; porch.
91. Number 822 - Victorian Eclectic; rough finished stucco; veranda with stucco; veranda with stuccoed porch pillars; symmetrical; three bays with center entrance.

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Riverside

92. Number 830 - Classical Revival; clapboard; monumental Corinthian columns to second floor; symmetrical with center entrance; veranda with balustrade. Designed by William C. Slack, 1910, for Russel Kelso.
93. Number 834 - Colonial Revival; Flemish bond structure; full glass-enclosed veranda on front with balustrade on roof; entrance through veranda; symmetrical; two bays.
94. Number 836 - Victorian Eclectic; brick and wood shingles; one projecting bay window; veranda supported by square pillars.
95. Number 840 - Vernacular Italian Villa; three tiered structure, with unusual massing; smooth finished stucco; low hipped and shed roofs.
96. Number 842 - Bungaloid; smooth finished stucco; veranda with stuccoed porch pillars; offset entrance with transom and sidelights.
97. Number 846 - Colonial Revival; smooth finished stucco; symmetrical, with two bay windows and center doorway; Doric portico with wrought iron porch and doorway above.
98. Number 848 - Tudor; coursed ashlar; multi-gabled roof; asymmetrical; structure significantly larger than others on block; arched entranceways; attached garage wing at rear.
99. Number 900 - Victorian Eclectic; medium finished stucco; green glazed tile roof; two enclosed side porches; three symmetrical bays with center entrance and portico.

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Riverside

100. Number 904 - Queen Anne; wood shingles; gabled, shed and conical roofed dormers, including one with a small balustraded porch; stickwork decoration; veranda with pediments. This house, the early residence of the Hill family, was the first house built on Riverside Avenue. It was referred to as "Pioneer Cottage."
101. Number 912 - Queen Anne; asymmetrical; clapboard; Palladian window in gable; lathed balustrade on veranda and recessed, second story porch.
102. Number 916 - Victorian Eclectic; painted brick and clapboard; one projecting bay window; balustraded veranda with Doric columns.
103. Number 920 - Vernacular Queen Anne; staggered butt shingles; twin projecting bay windows; twin gabled dormers with Palladian windows.
104. Number 924 - Bungaloid; patterned wood shingles; one projecting bay window; partially enclosed veranda.
105. Number 932 - Bungaloid; same as above.
106. Number 940 - Vernacular Italian Villa; staggered butt shingles; porch supported by massive Doric columns; Italian elements include a full entablature, projecting eaves and exaggerated bracketing.
107. Number 944 - intrusion; modern, two story brick structure.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1890-1910

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Berkeley Square Historic District is a well-preserved six block area which was developed as "Cadwalader Place," a planned residential community, organized and constructed between 1890 and 1910. The area provides an excellent illustration of suburban residential planning which dominated late nineteenth and early twentieth century concepts of urban place; and to which the middle class migrated in an attempt to benefit from the best of both urban and rural life. Berkeley Square has local significance as a prime example of the early development of Trenton's suburban neighborhoods, containing a high degree of architectural variety, quality and integrity.

The Berkeley Square area is part of lands which were once part of the Cadwalader family estate. The tract, in the Township of Trenton, came into the Cadwalader family in 1776 when Lambert Cadwalader purchased the property at Sheriff's Sale. The original owner had been Benjamin Dassingy. The tract, approximately 248 acres along the Delaware River, substantially retained its historic boundaries from this time until it was developed by the Cadwalader family and Hill in the late nineteenth century.

In 1823, Thomas Cadwalader inherited "the Plantation in New Jersey in Hunterdon County, N.J." upon the death of his father, Lambert, and the release of dower rights of his mother, Mary. In 1828, a road was laid through the middle of the tract, running east and west. In 1873, Thomas Cadwalader left his estate to his five children. The estate was to be divided equally among the five, with the two sons administering their sisters' property in trust.

In 1890, John and Richard Cadwalader began to develop the land which had been in the family since 1776 for residential use. The land was surveyed by Elbridge G. Weir, Civil Engineer. A map, designated "Plan of Cadwalader Place" and dated November 1, 1890, was filed the following year. In 1891, the daughters agreed to begin selling part of their shares to their brothers, on the Plan of "Cadwalader Place." In 1891, the roads now extant in the area including Riverside, Parkside, Berkeley, and Gouverneur Avenues, were surveyed and filed. Some land was purchased by the City of Trenton for schools and parks.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 25.86 acres

QUADRANGLE NAME Trenton West NJ Quadrangle

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,8 | 51,7 | 7,6,0 | 4,4 | 5,3 | 4,0,0

B 1,8 | 51,8 | 1,6,0 | 4,4 | 5,3 | 1,2,0

C 1,8 | 51,8 | 0,6,0 | 4,4 | 5,2 | 9,6,0

D 1,8 | 51,7 | 9,7,0 | 4,4 | 5,2 | 9,0,0

E 1,8 | 51,7 | 6,4,0 | 4,4 | 5,3 | 1,6,0

F

G

H

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Barbara Liggett, Ph.D., Sandra Laumark, Ph.D.

Revised by Cynthia Goldsmith,
Office of Historic Preservation

ORGANIZATION

DATE

1/15/79

STREET & NUMBER

116 West Gravers Lane

TELEPHONE

(215) 242-3599

CITY OR TOWN

Philadelphia

STATE

Pennsylvania 19118

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

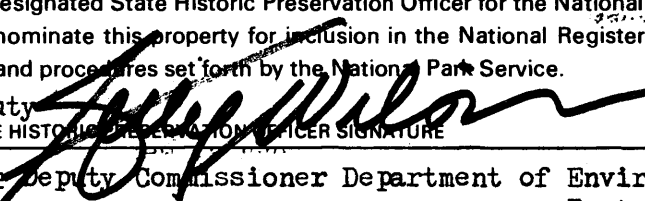
NATIONAL

STATE

LOCAL

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

Deputy
STATE HISTORIC PRESERVATION OFFICER SIGNATURE



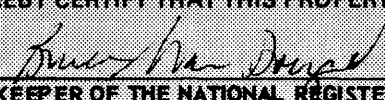
3-12-80

TITLE Deputy Commissioner Department of Environmental Protection

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER



DATE 11/20/80

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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DATE ENTERED	SEP 20 1980

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Berkeley Square Historic District, Mercer County, NJ

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 1

Edmund C. Hill was hired as sales agent and promoter. Hill was a prominent Edwardian civic leader of Trenton who was active in a variety of civic affairs, particularly in respect to park developments, and who served as the head of the Trenton Chamber of Commerce.

Before the building lots were put on the market, further improvements, such as sewers, utility lines, gas lines, city water, and sidewalks were provided. The lots were then sold to middle and upper-middle class families eager to escape the high density, crime, pollution, and other ills of urban life. The community was promoted as "one of the finest residential suburbs in America" with "all the comforts of country life without losing any of the good features of city life."¹ Urban amenities included mail delivery three times daily; trolley service and a stop on the Belvidere Delaware railroad; and police and fire protection. Schools, libraries and churches were within walking distance. At the same time, rural scenery and spaciousness were at least partially preserved. Lots were considerably larger than typical urban lots, with from 50 to 100 feet frontage and 125 to 200 feet depth. Cadwalader Park and the Delaware River were nearby. To quote from the prospectus "'Cadwalader Place' presents the never failing charms of clean pure air, vistas of river and mountain, fine old trees, well-kept lawns and beautiful shrubbery . . ." ²

A semi exclusive, "nice" neighborhood was one factor which encouraged families to move to the suburbs. "The excellent class of the present residents and the attractive nature of the dwellings afford the best guarantees against future depreciation."³ Restrictive covenants in the deeds required all houses cost more than \$3,000 and be of "artistic architecture" and excluded saloons and commercial operations. The social amenities available were suitable for the upper middle class families for which Cadwalader Place was developed. A country club, canoe club, a dancing class, a boys' brigade, a little girls' sewing class, a ladies' sewing society, and a whist club were

¹"Cadwalader Place Prospectus"

²Ibid.

³Ibid.

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

available for residents. The Cadwalader Public School served the neighborhood. "It is generally considered the best in the city of Trenton. The building is modern, the faculty unsurpassed and the appliances for instruction up-to-date. The building is adorned with flowers, plants, engravings, and art objects that are silent but highly desirable to juvenile development."⁴

The Cadwaladers and Hill were private, capitalist entrepreneurs who recognized that rural tracts, when subdivided and developed could be sold at nearly the price of urban land. The developers also were prepared to give mortgages on up to the full price of the lots, at five percent per annum, a substantial rate.

Berkeley Square was quickly filled with the well-built homes of many of Trenton's doctors, lawyers, businessmen, and other professionals.

Architectural Significance

Cadwalader Place was planned, developed, and promoted as a prime suburb. It was "the best part of Trenton to live in." Many of the houses were designed by architects who promoted the most fashionable architectural styles and progressive interior amenities of the day.

The district contains 107 buildings which exemplify the architectural eclecticism of turn-of-the-century suburban domestic architecture. The area contains a "portfolio" of what can be categorized as "Late Victorian" architectural styles. The houses of this period tend to be of ample proportions, with numerous windows and high ceilings.

⁴Ibid.

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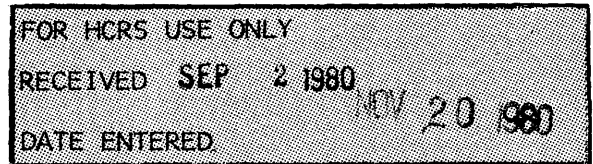
CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 3

Many of the houses built for Cadwalader Place were designed in the Victorian Eclectic mode and display a variety of forms, textures, materials and colors. The use of elements from classical, Gothic, Renaissance and other styles contributed to the diversity. The various ways of juxtaposing architectural elements such as patterned shingling, stained leaded glass, and decorative trim, distinguished and individual structures. The result was fanciful and richly decorated. 806 West State Street and 846 Berkeley Avenue are excellent examples of Victorian Eclectic architecture.

Also within the district are good examples of Queen Anne (815 Berkeley Avenue and 843 West State Street), Stick Style (908 Berkeley Avenue and 800 West State Street), Italian Villa (808 West State Street), Colonial Revival (855 Berkeley Avenue and 919 West State Street), Classical Revival (900 Berkeley Avenue and 830 Riverside), Tudor (848 Riverside Avenue and 944 West State Street), Romanesque (849 West State Street), and Bungalowoid (911 Berkeley Avenue and 842 Riverside Avenue).

The architectural value of the proposed district is enhanced by its high level of architectural integrity. Nearly all of the over one hundred structures within the proposed district boundaries add to the cohesiveness of the district.

There are only three structures, which detract from the architectural integrity of the district. A modern, brick professional building (920 West State Street) and a small, one-story, single family home (840 West State Street) substantially post-date the majority of houses in the area and contrast with its Victorian architecture; nevertheless, the buildings are well-maintained and designed and are not obtrusive. The circa 1950's brick apartment house (944 Riverside) is more unsightly and a clear intrusion in the proposed district. Substantial alterations are noticeable on only several of the structures, including a modern addition to Trinity Cathedral Day School which reflects the architect's concern that mass and building materials integrate it with the older structures in the neighborhood.



NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET Bibliography ITEM NUMBER 9 PAGE 1

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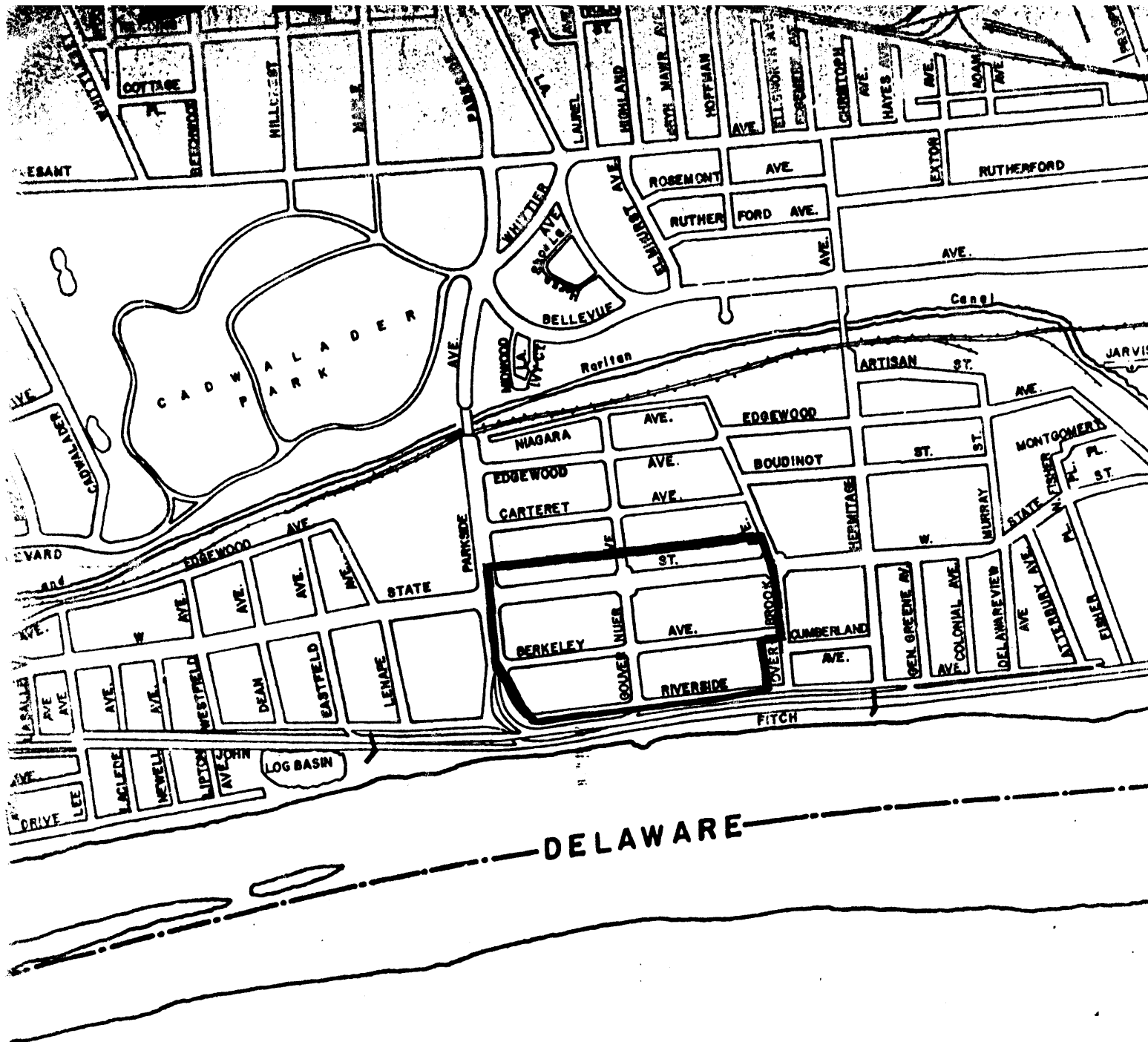
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Berkeley Square Historic District, Mercer County, NJ

CONTINUATION SHEET Geographical Data ITEM NUMBER 10 PAGE 1

Verbal Boundary Description

The proposed district is bounded on the southwest by Riverside Avenue, which parallels Route 29 and the Delaware River. The northwest boundary of the district is Parkside Avenue, between Route 29 and West State Street. The northeast boundary of the district is the rear property lines of the lots on the northeast side of West State Street, and includes the 800 and 900 blocks. The southeast boundary is Overbrook Avenue between West State Street and Berkeley Avenue and the southeast property lines of lots 812 Riverside and 809 Berkeley Avenue. The modern apartment house along Overbrook, 101 South Overbrook, has been excluded as it would detract from the integrity of the district and was readily excluded by moving this property line. The proposed district measures approximately 1,500 feet by 750 feet.



Berkeley Square Historic District
Trenton, Mercer County, NJ

CITY OF TRENTON

DEPARTMENT OF PLANNING AND DEVELOPMENT