

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH 0692999

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RECEIVED DEC 5 1978  
DATE ENTERED JAN 23 1979

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

RECEIVED  
SEP 18 1978

HISTORIC

Princeton Hotel

AND/OR COMMON

Princeton Inn

OHP

2 LOCATION

STREET & NUMBER

northwest corner Capistrano Road & Prospect Way -- NOT FOR PUBLICATION 12th

CITY, TOWN

CONGRESSIONAL DISTRICT

Princeton

--- VICINITY OF

11

STATE

CODE

COUNTY

CODE

California

06

San Mateo

081

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

\_\_\_DISTRICT

\_\_\_PUBLIC

X \_\_\_OCCUPIED

\_\_\_AGRICULTURE

\_\_\_MUSEUM

X \_\_\_BUILDING(S)

X \_\_\_PRIVATE

\_\_\_UNOCCUPIED

\_\_\_COMMERCIAL

\_\_\_PARK

\_\_\_STRUCTURE

\_\_\_BOTH

\_\_\_WORK IN PROGRESS

\_\_\_EDUCATIONAL

\_\_\_PRIVATE RESIDENCE

\_\_\_SITE

PUBLIC ACQUISITION

ACCESSIBLE

X \_\_\_ENTERTAINMENT

\_\_\_RELIGIOUS

\_\_\_OBJECT

\_\_\_IN PROCESS

X \_\_\_YES: RESTRICTED

\_\_\_GOVERNMENT

\_\_\_SCIENTIFIC

\_\_\_BEING CONSIDERED

\_\_\_YES: UNRESTRICTED

\_\_\_INDUSTRIAL

\_\_\_TRANSPORTATION

\_\_\_NO

\_\_\_MILITARY

\_\_\_OTHER: (restaurant)

4 OWNER OF PROPERTY

NAME

Robert R. Barry & Inwood Corporation

STREET & NUMBER

2101 Woodside Road

CITY, TOWN

STATE

Redwood City

--- VICINITY OF Palo Alto

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

San Mateo County Recorder's Office

STREET & NUMBER

Hall of Records -- Marshall Street

CITY, TOWN

STATE

Redwood City

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

\_\_\_FEDERAL \_\_\_STATE \_\_\_COUNTY \_\_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

## 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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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

In 1908 Frank P. Brophy, the promoter of the subdivision Princeton-by-the-Sea, constructed the two-story Princeton Hotel on the northwest corner of the main intersection of the to-be town. Its dimensions were approximately 26'6" x 48'6". It had a hipped roof with simple eave brackets. The balanced sash windows were comparably arranged on both floor levels in single, double and triple groupings. Those on the second floor are unchanged. There were entrances on the ground floor on the street corner and on the north end. A one story high veranda composed of round arches with decorative wooden keystones stretched the full lengths of three sides. There were five arches on the east side and three on each end. Since it is doubtful that the building was designed for the site by an architect, it is more probable that it was chosen from a contemporary pattern book. Other hotels built at the same time along the Ocean Shore Railway right-of-way, but no longer existing, had similar style qualities. The Princeton Hotel was likely a craftsman's interpretation of vernacular architecture: if a style can be assigned, it would relate to the then-popular Mission Style.

With immediate success the hotel needed additions to supply necessary amenities for a resort facility. During the 1910's a one story "diner", approximately 40' x 15' located west on Prospect Road, was moved and was attached to the south facade of the hotel. In its new location the diner served the same function.

At the same time a one-story addition, approximately 68' x 40', was constructed in the nook behind the hotel and the restaurant. A stage for the dance orchestras projected approximately 20' x 14' out on the north side. Attractive arched windows and a door with a Palladian flavor of fanlights of radial muntins were inserted on the east and north sides of the dance hall.

The hotel veranda was lengthened using the same arches for about three-fourths of the east facade of the dance hall. The new veranda roof of projecting roof beams was open in a "pergola" fashion. The feature apparently stimulated the addition of false joists protruding from the street walls of the hotel and the diner. This may have been an attempt to give the building an essence of the Pueblo Style. The joists were painted in a contrasting color to the white of the building. Surrounding the newly added arches an open lattice was created of lathe. This same theme was applied in geometrical patterns of lathe tacked on the columns and over the solid arches of the hotel's veranda and on the parapets of the additions. See photo No. 1. On the diner's south facade an attempt was made to create a like impression with applied, decorative arches enclosing the rectangular windows of the diner and by attaching more of the same lathe decor. See photo No. 2. The lathe trim also was emphasized in the contrast color.

After the "boom" days of Prohibition the intrusions of the decorative lathe and the jutting joists were removed. The veranda on the east side was painted over

Contd.

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was incorporated into the first floor lobby. The wall site can be identified presently in the interior by metal post supports. Instead of using the style of glazing used in the dance hall a simple rectangular form was utilized. These have been retained consistently.

As photo No. 3 illustrates the hotel was identified occasionally by its owner's name. According to William Large's daughters, when the James Flood Linden Towers estate in Menlo Park was stripped for auction before demolition their parents acquired numerous "trimmins" which they applied in the hotel and in their home (destroyed by fire in 1942). The only remnant now in the hotel is the elaborate, exotic wood doors used for the interior entrance of the dance hall. The height of the raised-panel doors had to be reduced to fit the location but their heavy quality brass hardware was installed. (The previous bar in the dance hall may have originated from this source; but it was sold.)

The next owner, Stephen J. Shepard, enclosed the south veranda. See photo No. 4. This occurred after 1943.

The hotel was closed for several years and before re-opening in 1960 the owners, Edward Milton Tonini and Bertha Tonini, had the exterior surface of the building stabilized by having it stuccoed. The hotel's eave brackets and the fictitious arches of the diner addition were eliminated which produced a better unity of structures with an uninterrupted surface. See photo No. 5. Although the structural basics remained the same, one became more conscious of a similarity of the hotel to structures designed by Irving Gill in the 1910's in Southern California. Gill had used the vocabulary of the Mission Style while purifying its forms.

The restaurant's door was moved several feet to be adjacent to the original hotel and a simple canopy was substituted. The same entry is used presently as an Emergency Exit. The windows were changed to large plate glass squares.

Although the corner entrance was retained, the main entrance was double doors on the north side under a large, square canopy supported by metal posts. The lobby interior was re-plastered with a cove ceiling. The building was re-wired and recessed lighting fixtures were installed. It was the Toninis who changed the name to Princeton Inn. In addition to the bar in the dance hall, another bar was installed across the south end of the hotel lobby space.

Originally the hotel required steps all along the veranda. The Toninis built a brick retaining wall on the same sides to serve as a planter area.

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After their purchase the present owners engaged John W. Evans as the architect to restore and to bring the building up to code, etc. The owners, leasees and the architect are concerned that none of the vintage features should be destroyed. The attractive windows in the dance hall and in the veranda arches were carefully retained. When the corner entrance was eliminated the arch was comparably glazed. The diner facade was treated in a like manner with the same size arches reminiscent of the original diner-arch treatment.

The only exterior change of note was a two-story enclosure of the 1960 canopy over the north entry space. This permitted a stairway to the second floor without intruding in the lobby-restaurant space. The rooms on the second floor were adapted as offices for the leasees' usage. This could be done without disturbing any of the dance hall facade. As restoration work was in progress two doors with art glass panels in surprisingly good condition were discovered stored in the cellar space under the stage. It is believed they were from the early hotel, so they were carefully restored and are used for the main entrance.

The ceiling of the dance hall had been covered, probably in 1960, with brown stained sheets of plywood. These were removed exposing attractive redwood beams and trusses with the additional required reinforcements. The native field stone fireplace in the dance hall was left unchanged.

A verve of Art Nouveau was applied by color on the south exterior wall.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input 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 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" 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 1908

BUILDER/ARCHITECT Frank P. Brophy

## STATEMENT OF SIGNIFICANCE

Along the proposed route of the Ocean Shore Railroad in 1907 and 1908 hotels, bath houses, dance halls, and the usual array of amusement resorts were the first structures to appear in mushrooming subdivisions. With the passing of seventy years most of these structures have been demolished, destroyed by fire, abandoned and lost by neglect, or remodeled beyond recognition. The Princeton Hotel holds the distinction of survival and continues to be easily recognizable as it originally appeared.

In 1905 the new railroad company proposed to connect San Francisco with Santa Cruz. Much of its initial construction was destroyed in 1906 because the first portion of its route was through an unstable geological area in San Mateo County where the San Andreas Fault comes inland. Nevertheless the company continued work and eventually tracks were completed as far south as Tunitas Creek. By 1908 when passage was available on the railroad to Princeton the service was so popular that the railroad's rolling stock was taxed to capacity. It was inevitable that the railroad's presence would create a real estate boom along the coastside.

Subdivisions were platted in a nearly continuous line adjacent to the right-of-way. Many of their lots were purchased for their speculative value. By recorded maps of the numerous communities and their advertisements one readily feels the keen anticipation. The intrusion of World War I, the development of automobiles and the improvement of highways were some of the factors which played havoc with the railroad's business, and by 1920 the service financially could no longer continue. The death of the railroad brought decay and stagnation to the embryonic coastal communities.

Frank P. Brophy was the promoter who laid out the town dubbed Princeton-by-the-Sea. He had constructed the Princeton Hotel when the railroad service reached his proposed village in 1908. With the astute qualities of a speculator Brophy sold the hotel in 1910. One later owner, a pillar of the county's politics, bitterly reminisced of his purchase of the hotel in 1916 for \$2,500 and his sale of it twenty years later for \$500. The Princeton Hotel's changes of ownership activated its metamorphosis and reflected the characteristics of the owners and leasees.

In addition to the hotel there were a few houses built in Princeton, and one still finds remnants of sidewalks laid for the streets named thematically Harvard, Cornell, Stanford and West Point.

Cont'd

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

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Stanford: Stanford U. Press, 1966.

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McCoy, Esther. Five California Architects. N.Y.: Praeger, 1975.

Continuation Sheet

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 1/2 acres

UTM REFERENCES

A 

1	0
ZONE	

5	4	5	4	6	0
EASTING					

4	1	5	0	8	2	0
NORTHING						

B 

ZONE	

EASTING			

NORTHING				

VERBAL BOUNDARY DESCRIPTION

Bounded on the northeast by Half Moon Bay (county) Airport  
east by Capistrano Road (sometimes referred to as County Road  
south by Prospect Way  
west by meanderings of Denniston Creek

Designated Lots 1, 2, 3 and 3A of Block 14 on "Map of Princeton by the Sea  
Half Moon Bay, San Mateo County, California." County Recorder's Map  
Book 6, page 32

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE

Dorothy F. Regnery for the

15 September 1978

ORGANIZATION

California Financial Resources

DATE

STREET & NUMBER

488 Westridge Drive

TELEPHONE

415-854-5074

CITY OR TOWN

Portola Valley

STATE

California 94025

## 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Knox M. Ellison*

TITLE

DATE

11-29-78

FOR NPS USE ONLY

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

ATTEST:

DIRECTOR, OFFICE OF HISTORIC AND PREHISTORIC PRESERVATION

DATE

11/23/78

KEEPER OF THE NATIONAL REGISTER

DATE

1-21-79

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Of all the proposed communities Princeton-by-the-Sea was the only one naturally suitable for boat landings. In the 1850's and 1860's an early coastside landing had existed here from which local produce was shipped by schooners. Prior to the advent of the railroad Princeton, on the northernmost reaches of the Half Moon Bay crescent was referred to as the "Old Landing." The ease of ocean transportation, aided by the addition of a pier, was important in the continued life of the Princeton Hotel. Recent construction of the Pillar Point Breakwater has stimulated ocean oriented recreational and business activities, and Princeton is the focal point.

In the 1920's Princeton was known as San Mateo County's rum runners' paradise. The Princeton Hotel was "center stage" for this colorful period. Court cases, newspaper stories and local reminiscences expose Federal Revenue officers' raids, the delivery of illicit booze shipments off coastal ships and the usage of the resort business as a cover for the liquor distribution. During the same decade documents also reveal the hotel's closure under the provisions of the Redlight Abatement Act. Such activities stimulated foreclosures, changes of ownerships, partnerships and leases. No matter how unsavory or illegal such incidents were a commonly recurring "way of life" along the coastal region adjacent to San Francisco.

Therefore, because of the architectural integrity of a typical turn-of-the-century coastal hotel and because it is representative of an era in our history the Princeton Hotel has significance.

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PAGE

one

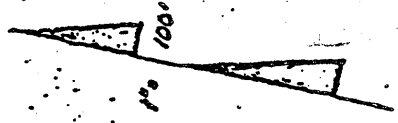
- 
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- \_\_\_\_\_ South from San Francisco. San Mateo: San Mateo  
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- Whiffen, Marcus. American Architecture Since 1780. Cambridge:  
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COUNTY  
N 25° 02' W  
454.43'

NATIONAL REGISTER

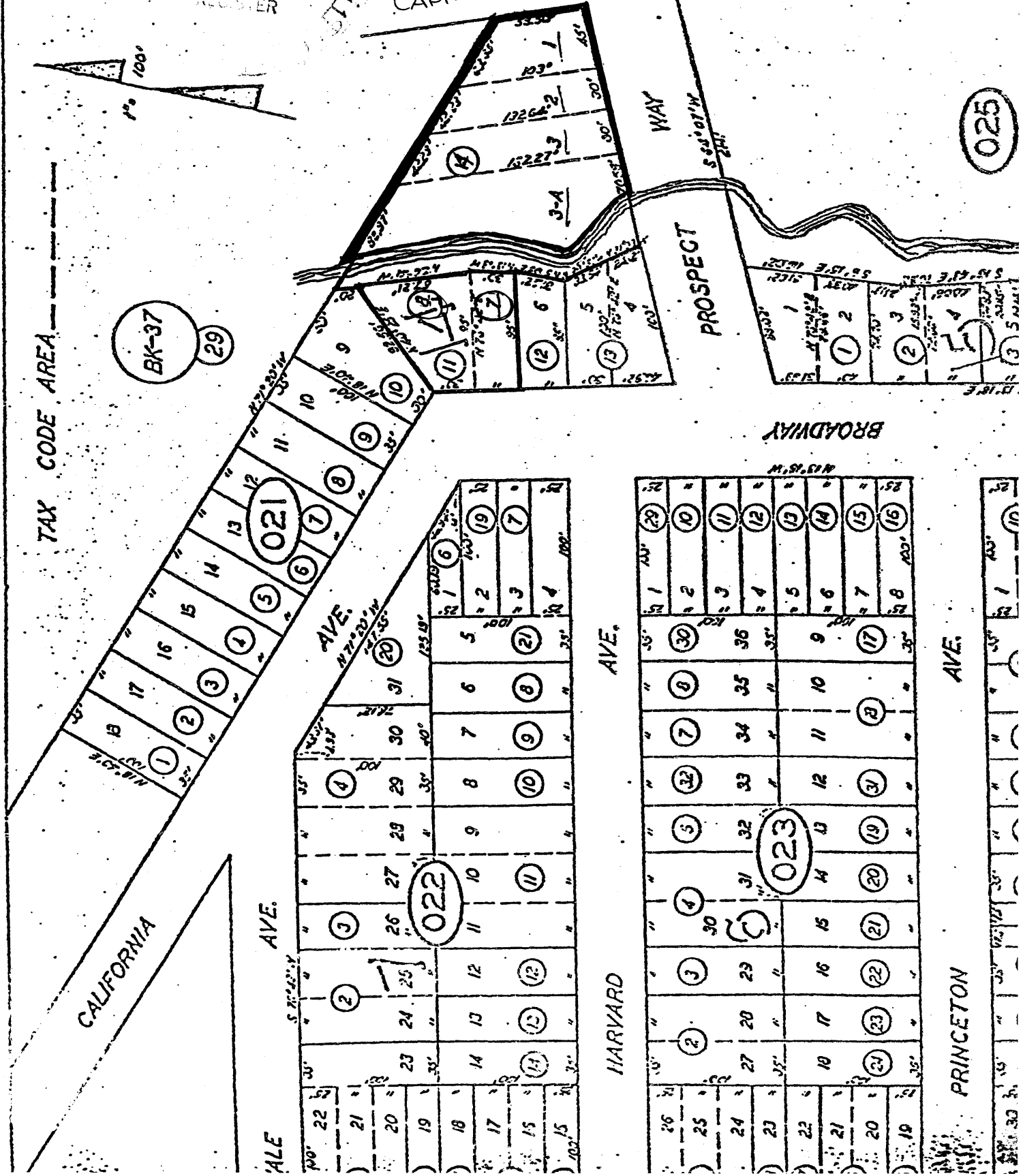
CAPISTRANO ROAD



TAX CODE AREA

BK-37  
29

025



BROADWAY

ALE AVE.

AVE.

AVE.

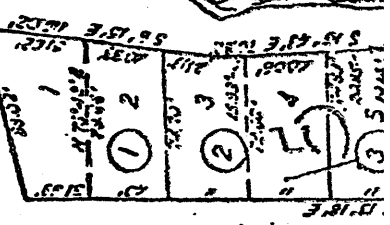
HARVARD

AVE.

PRINCETON

CALIFORNIA

PROSPECT WAY



22	21	20	19	18	17	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
23	24	25	26	27	28	29	30	31	20	19	18	17	16	15	14	13	12	11	10	9
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31	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

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