

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001927 Date Listed: 1/17/92

Donald Grant Herring Estate Mercer NJ
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrus
Signature of the Keeper

2/24/92
Date of Action

=====
Amended Items in Nomination:

The Area of Significance of Agriculture is not justified in the nomination. On 2/24/92 the NJ SHPO requested that it be deleted. The nomination form is amended to delete Agriculture as an Area of Significance.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

1927

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Herring, Donald Grant Estate
other names/site number _____

2. Location

street & number 52, 72, & 75 Arreton Road NA not for publication
city, town Princeton Township vicinity
state New Jersey code 034 county Mercer code 021 zip code 08540

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u>5</u> buildings
<u>1</u>	<u>0</u> sites
<u>2</u>	<u>3</u> structures
<u>1</u>	<u>0</u> objects
<u>6</u>	<u>8</u> Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official

Date

Assistant Commissioner for Natural & Historic Resources/DSHPO

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Patrick W. Andrews

1/17/92

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

DOMESTIC/ single dwellingsAGRICULTURAL/barnSOCIAL/meeting facilitiesDOMESTIC/single dwellings**7. Description**

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

Tudor RevivalArts and Craftsfoundation Stonewalls Stoneroof Wood shingleother Wood window trimLeaded glass

Describe present and historic physical appearance.

The three properties at 52, 72, and 75-77 Arreton Road are the surviving remains of an estate complex designed by Wilson Eyre and built in 1919. The buildings included a main house, cottage, and a large U-shaped outbuilding, comprising stables, garage, and barn. The house is the present 52 Arreton Road, while the cottage remains as 75 Arreton Road. Part of the barn complex, however, was demolished when Arreton Road was put through in 1951 and much of the rest was destroyed by fire. Fragments of the garage and barn walls are incorporated in 72 Arreton Road.

These buildings were the centerpiece of a 117-acre tract, stretching west from the State Road (Route 206), although a small portion was east of the road. The property was ringed by woodland, especially to the north and east. The center was cultivated, but Herring soon began to develop it for breeding and training horses. [Figure 1] What is now the driveway for 52 Arreton Road appears on one of the 1928 aerial photographs of Mercer County as a squared oval track. Subsequently there was a 960-yard race track west of the house, which incorporated an orchard at its eastern end, and a show ring northwest of the barn.

52 Arreton Road

Wilson Eyre had planned a very large house for Donald G. Herring. Drawings for the house and barn preserved at the Princeton Fine Arts Library show a sprawling mansion of double cross plan. [Figure 2] However, only about one-third of the design was ever executed.

The existing house now consists of two parallel, gable-roofed, rectangular blocks on a north-south axis, the more westerly being larger and higher than that to the east. [Photo 1] A gable-roofed rear wing to the east is on an east-west cross axis. All have walls constructed of coursed rubble stone, with roughly squared quoins at the corners. The roofs, covered with handsplit

9. Major Bibliographical References

Previous documentation on file (NPS): NA

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Rendall-Cook & Co.
350 Alexander Street, Princeton, N.

10. Geographical Data

Acreage of property ± 10.7 acres Rocky Hill, NJ Quad

UTM References

A

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

C

1,8	5,2,8,4,4,0	4,4,7,0,0,0,0
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E 1 8 5 2 8 3 2 0 4 4 6 9 9 6 0

B

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

D

1,8	5,2,8,3,6,0	4,4,6,9,7,6,0
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See continuation sheet

Verbal Boundary Description

The boundaries encompass the following lots in Princeton Township: Section 42.06, Lots 93, 94 and 334; Section 42.07, Lot 80

See continuation sheet

Boundary Justification

The boundaries encompass those lots at the core of the Herring Estate that still retain buildings or other above ground remains of the estate.

See continuation sheet

11. Form Prepared By

name/title Constance M. Greiff, Director

organization Heritage Studies, Inc. date June 15, 1991

street & number 20 Seminary Avenue telephone 609-466-9606

city or town Hopewell state New Jersey zip code 08525

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Donald Grant Herring Estate, Princeton
Township, Mercer County, NJ

wooden shakes, replacements for the originals installed c.1950, are pierced by three stone chimneys. There are relatively prominent overhanging eaves, with exposed purlins at the gable ends.

Rectangular openings are topped with slightly segmental, but almost flat arches made up of roughly finished stone set vertically. Larger stones at the center and corners give the effect of keystones and corner blocks. Round-arched windows have stone voussoirs handled in the same manner. Sills are also of roughly shaped stone, Window and door frames are wood. Many of the windows are grouped, with heavy wooden mullions dividing them. The windows themselves, including casements, transoms, and sliding sash, generally have leaded panes, although those that are round-arched in form have wooden muntins.

The west front of the house serves as the main entrance. A hip-roofed portico, not part of the original design, has been in place at least since the 1930s. Of simple design, it is carried on roughly finished gunstock posts. The entrance door is slightly to the left of center. It consists of a single-leafed door, of vertical beaded boards in the lower section, with a glazed upper section and full-length leaded sidelights. To the left is a large four-part window with leaded casements and transoms. To the right another doorway, with a rather steeply pointed Tudor arch is closely flanked by paired windows, again with leaded casements and transoms. In the second story there is a pair of slender double windows over the entrance, with a single window to the right. There is a double window near the north end and, over the Tudor-arched doorway, a triple window, with a round-arched window at the south end that relates to fenestration on the south side of the building.

On the north front of the house, the western block projects forward of those to its east. The first story is dominated by a large bay window. Above it is a triple window, and a ventilation slit in the gable. In the east wall of this projection are double windows in both stories. The north front of the adjoining block has three double windows in the first story, two in the second, and again a ventilating slit in the gable. In the east wall of this block are a door in the first story and a double window above. An areaway, with a stone retaining wall and a flight of steps running down to a cellar door, extends across the north front of the east wing. There are two paired openings in the first story and three in the second. A small, narrow opening in the first story has been closed up.

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Donald Grant Herring Estate, Princeton
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A large glazed addition has been made to the east facade, altering the original configuration of the first story. [Photo 13] There are paired windows in the second story. On the south facade, at the juncture of this wing and the more easterly north-south block, is a doorway under a timber-framed, shed-roofed hood. Above this is a cross gable, which intersects the roof of the north-south block. There is a single small window in the gable peak. To its right, at second floor level is a round-arched window with leaded double-hung sash. In the center of the first story is a single window with a double window over it. At the east end are double windows in both stories.

In the east wall of the adjoining wing are a triple window in the first story and another, not centered, in the second. Coming off the end of this wing is a stone wall with an arched opening under a small gable roof. This wall defines the east end of a sunken terrace, which runs along the remainder of the south side of the house. A lower wall also defines the south edge of this terrace, where it is topped by an arcaded balustrade.

The south side of the main house is in many ways the most interesting facade. [Photo 2] At the east end of the central block are triple windows, off center to the east, in both the first and second stories. At the west end is a single double-hung window with a round-arched window with wooden muntins above it. Again there is a ventilating slit in the gable peak. The western block again projects further than the central block. In its east facade is a Tudor-arched doorway in the first story with a round-arched window above it. On the south facade is another Tudor-arched doorway with flanking windows, identical to the feature at the south end of the west front, but with a pent roof above it. Three of the wooden arched windows are in the second story.

The west entrance gives access to a rather narrow central hall, with doorways to a dining room on the left and a living room on the right. The dining room is entered through an oak door, with heavy battens attached with large wrought iron nails. The dining room is rectangular, with a semi-hexagonal bay at the north end. [Photo 3] The floors of this room are random width oak; the walls are plaster, scored to simulate stone. The east wall is dominated by a large fireplace, with a stone Tudor-arched surround. The Jacobean mantel is carved oak, with an overmantel featuring three blind arches set between herms, the plinths of which are carved with fruits.

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The living room is approached through a glazed Tudor doorway, like those which give access from the exterior. It also has plaster walls, although these are not scored, and a large Tudor-arched stone fireplace, without mantel. [Photo 4] The floor is laid with Mercer tile, with a border decorated with small scenic and heraldic motifs. [Photo 5]

A door at the east end of the entrance hall gives access to a cross hall, which contains the rather plain stair. There is a small lavatory at the south end of this hallway and a pantry at the north end. Beyond this hallway are a small study to the south and the east wing, which contains the kitchen.

Also now on the property, southeast of the house, is a relatively new garage in a modern adaptation of the Shingle Style. [Photo 15] An added pool and cabana in the northeast corner of the property are shielded from view by hedges. [Photo 16]

The grounds of the estate were always well landscaped in what is known in the environs of Philadelphia as the "Chestnut Hill Style". That is, considerable use was made of native trees with an underplanting of rhododendron and azalea. There is still a wooded area southeast of the house. The north front was originally a lawn, bounded by a thick privet hedge. [Figure 1] Today the approach from Arreton Road is along a tree-lined driveway at the western edge of the property. The lawn is dotted with mature trees. There is another driveway to the east, with a hedge along its eastern side, shielding an added swimming pool and tennis court. [Figure 16]

Large shrubs form a foundation planting along the northern front of the house. West of the house is a sloping lawn with an irregular perennial border. On the south is the flagged terrace described above. [Figure 14] Steps in the southern wall lead up to what was described in early accounts of the house as the "croquet lawn". This terminates at the south in a half-oval, within which is a garden statue of a nymph, probably representing Autumn from a set of the Four Seasons, in the style of the 18th century. [Figure 6]

75-77 Arreton Road

The cottage was part of the barn complex, although it is not clear from early views whether it was attached or free standing.

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[Figure 1] Its materials and trim were like those of the main house: stone walls, wood shake roof, and slightly segmental or flat-arched stone window heads. The roof covering has recently been replaced by machined wooden shingles.

The building is one and one-half stories with a gable roof. Three separate entrances and three large wall dormers of different sizes give the effect of an attached row of cottages rather than a single building. [Photo 7] There is, however, only a single chimney serving the two western sections. Pent roofs stretch across the two western sections. Besides the single door in each section, there is a row of high windows in the western section, two sash windows in the central section, and a single window in the eastern section. The western wall dormer is the smallest and contains paired sash windows. The largest, central dormer has a single sash window and a ventilation slit in the gable. The eastern dormer has triple sash windows.

A compatible frame addition has been made to the eastern end. [Photo 17] There is also a detached frame garage to the rear of this section. What was the north wall of one of the stable blocks shields a garden and pool area west of the house. At its eastern end is a small open entrance pavilion with gable roof, which is attached to the western end of the house and gives access to the main entrance. [Photo 10]

The interior plan originally consisted of three room, ranged en suite across the south front. Finishes are reminiscent of the 18th century, with exposed beams, wide floor boards, and fireplaces in each room with heavy oak lintels. [Photo 8] The eastern room has a corner cupboard. The central room has a staircase in the southwest corner, adjacent to the door and crossing the window. [Photo 9]

72 Arreton Road

This house, a one-story building in contemporary style with some Tudor touches, is made up of the remains of the barn complex, part of which was taken down when Arreton Road was cut through in 1951, and the remainder of which is said to have been severely damaged by a fire. The barn complex originally was basically U-shaped, with extended wings to either side. [Figure 3] The main barn was on a north-south axis and was located within and to the south of what is now Arreton Road. The sides of the U extended to the south and formed a forecourt and consisted of two long low stables. Attached to the south side of the barn was a garage, again lower and narrower than the main barn.

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This house consists of the stone walls of a small portion of the main barn, the southern stable, and the garage. [Photo 11] The north end of the garage has been given a jerkinhead roof. The wall on the Arreton Road side is stone; the west wall is half-timbered stucco with cast relief plaques set into it. The wing on the north-south axis (the former garage) is finished with glass over low stone walls. The long east-west wing has stone walls and ranch windows.

There is a modern prefabricated garage near the eastern end of the property.

A stone wall, part of the ruins of the barn, extends to the west of the present house to form part of the garden enclosure. [Photo 12]

Contributing and Non-Contributing Features

52 Arreton Road

- House, contributing building
- Gardens, contributing site
- Garden sculpture, contributing object
- Garage, non-contributing building
- Pool house, non-contributing building
- Swimming pool, non-contributing structure

Tennis court,
non-contributing structure

72 Arreton Road

- House, non-contributing building
- Garage, non-contributing building
- Stone wall, contributing structure

75 Arreton Road

- House, contributing building
- Garage, non-contributing building
- Stone wall, contributing structure
- Swimming pool, non-contributing structure

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Donald Grant Herring Estate, Princeton
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manor house was executed. The original plans called for what now constitutes the house to be the servants' wing.

The architect was Wilson Eyre (1858-1944) of the Philadelphia firm of Eyre and McIlvaine. Eyre's output was chiefly residential. Although much of his work was in the environs of Philadelphia, his skill as a designer of country houses also brought him commissions in New York and New England. He began his career working in the Queen Anne style and then shifted to the Shingle Style. By the time he designed Rothers Barrows, most of his work was in an individualistic and Americanized version of the English Arts and Crafts. Like the present post-modernists, those working in the Arts and Crafts style freely incorporated historical references in their designs. These were generalized references to English Tudor and Jacobean architecture, as well as to English medieval cottages. Plans and massing were generally irregular, often featuring multiple gables. Although both English and American practitioners in the style made much use of stucco, the English also employed brick, with slate or tile roofs. Eyre often used native stone, with wooden roofs, both more typically American materials. Rothers Barrows is an important example of Eyre's work, and probably the best example of the style in Central New Jersey.

One of the important characteristics of the Arts and Crafts style was the incorporation of fine hand-crafted materials in architecture, a romantic return to the pre-industrial age. At Rothers Barrows this was expressed in the inclusion of wrought iron hardware, the carved dining room mantel, and, more particularly the Mercer tile floor. Henry Mercer (1856-1930), was an archaeologist, antiquarian, and craftsman. In the late 1890s, he became interested in reviving the then-dying Pennsylvania-German crafts of traditional pottery. After consulting with the noted English Arts and Crafts ceramicist, William de Morgan, he founded the Moravian Pottery and Tile Works in Doylestown, PA. His tiles were extensively used as flooring in important late 19th and early 20th century buildings, including the Isabella Stewart Gardner Museum in Boston, the casino at Monte Carlo, the Rockefeller estate at Pocantico Hills, NY, and the Pennsylvania State Capitol.

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The patron who commissioned the buildings at Rothers Barrows was Donald G. Herring (1886-1968), who graduated from Princeton University in 1907. At Princeton Herring, who was nicknamed "Heff", distinguished himself in football and wrestling. He must also have had a successful academic career, since he was named a Rhodes Scholar. He returned to Princeton in 1910, married, and became a member of the university faculty and a football coach. During World War I he served in the Army Air Corps.

During the war years, Herring's wife, Jessie Markham Herring, purchased what would become the estate as five separate parcels. The first of these, consisting of two tracts, was purchased from Charles F. Silvester in 1916. The smaller (about 11 acres) of these tracts had been subdivided from a 160-acre lot, once part of the College of New Jersey's woodlot, which had been conveyed to the college by Thomas Leonard in 1752. Subsequently the 11 acres became the property of Isaac Anderson, who conveyed it in 1835 to William Anderson. The larger lot (about 55 1/2 acres) had also been in the possession of the Anderson family in the mid-19th century. It had subsequently passed through several hands before Silvester bought it. Two additional small tracts, containing about eight acres, were purchased from Minnie J. and Philip J. Golden in 1917.

It was on Herring's return from the war that Rothers Barrows was built. The Herrings were hard hit by the depression of the 1930s. They sold Rothers Barrows to Herbert Spencer Greims in 1939, and subsequently moved to Mississippi, where "Heff" Herring trained pilots during World War II. He spent the remainder of his life there, except for the last ten years, during which he resided with a daughter in North Carolina. Greims never occupied the house at Rothers Barrows, but held it for ten years, at which time it was sold to Edmund Cook's Holder Corporation, which subdivided the property.

After Edmund Cook subdivided the property, the main house and house and approximately 4.4 acres were purchased by William D'O. Lippincott. Subsequent owners have included Mr. and Mrs. Paul Benacerraf, Anne C. Walter, and Mrs. Walter's daughter and son-in-law, Mr. and Mrs. Peter Grounds. The Holder Corporation held most of the acreage west of the house until 1966. This land has been undergoing development over the past few years.

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Donald Grant Herring Estate, Princeton
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Bibliography:

Published

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"The Picturesque Type of Country House: Two Recent Designs by
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Unpublished

Edmund Cook & Co. Real estate brochure, c. 1950.

Prince & Ripley, Inc. and Mrs. Edwin M. Norris. Real estate
brochure, c. 1939.

Charles W. Swift, Jr. "The Home of Donald G. Herring."
Undergraduate paper, Department of Art and Archaeology, Princeton
University, January 12, 1988.

Letters

Fahlman, Betsy. To Mr. and Mrs. Peter Grounds, July 18, 1983.

Herring, Donald G. To William D'O. Lippincott, July 22, 1951.

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Donald Grant Herring Estate, Princeton
Township, Mercer County, NJ

Donald Grant Herring Estate
(Rothers Barrows)
Princeton Township, Mercer County, New Jersey

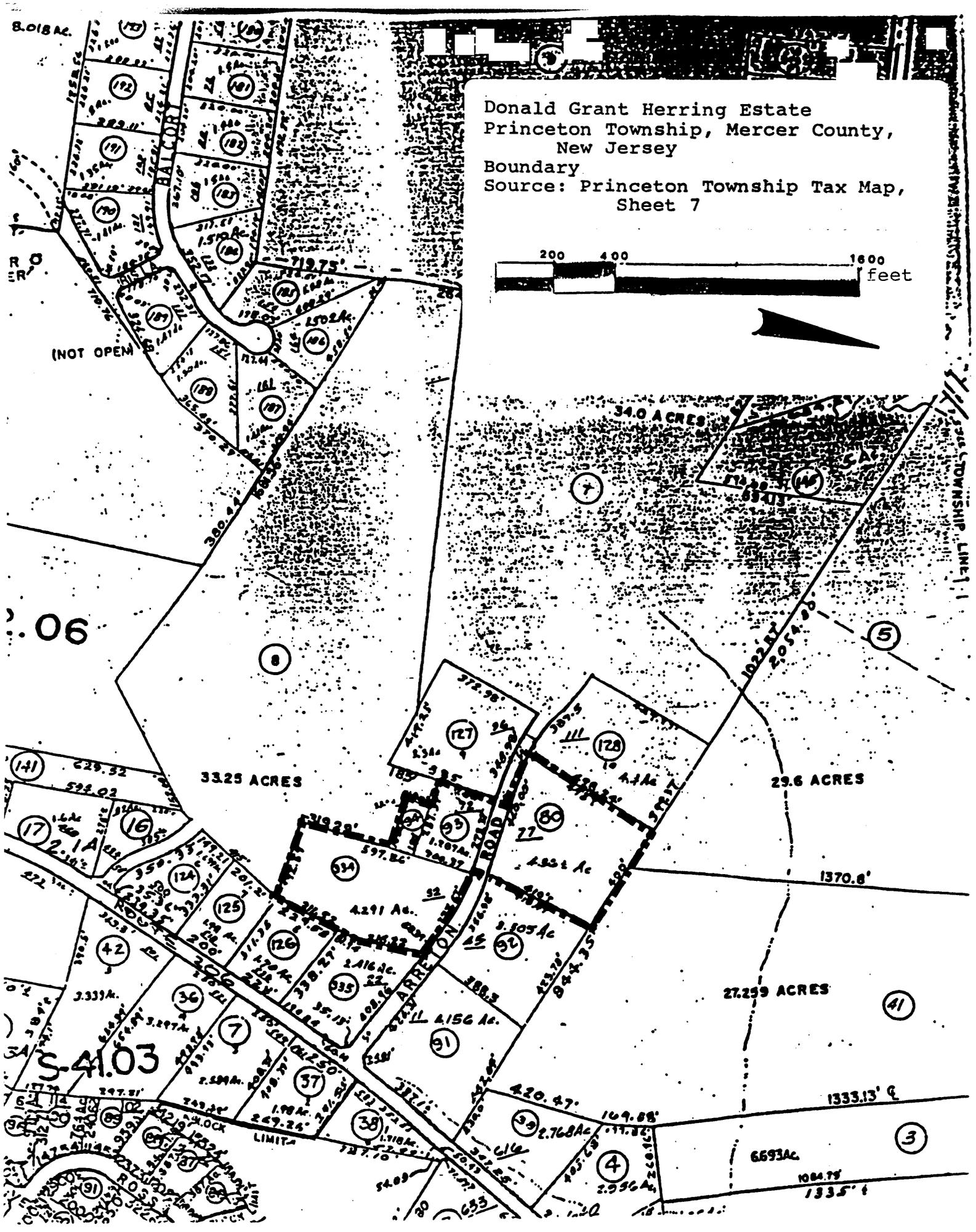
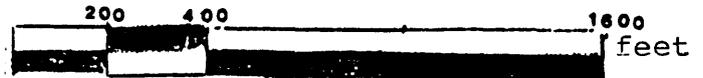
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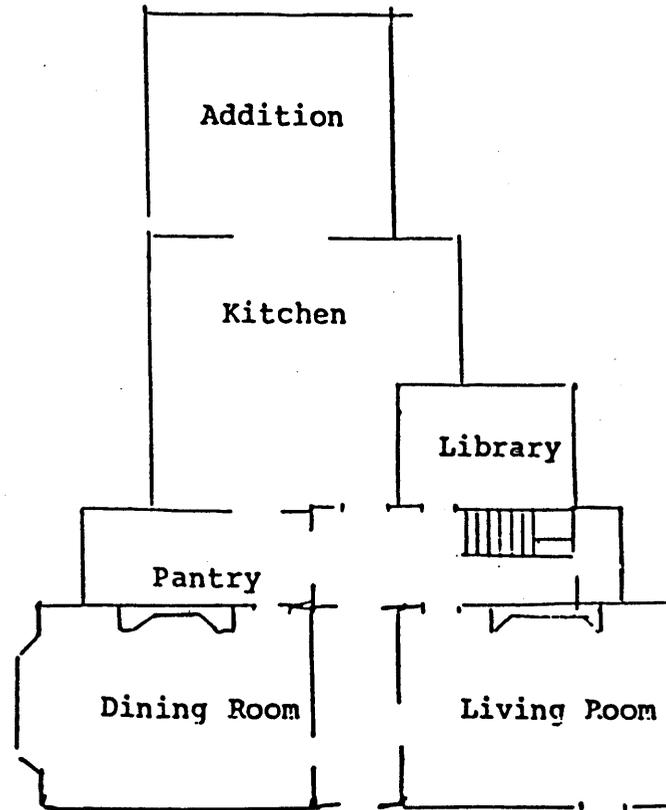
Photographer: Constance M. Greiff

Negatives: filed with Princeton Township Historic
Preservation Commission, 369 Witherspoon Street,
Princeton, NJ 08540

1. Main House (52 Arreton Road). View from northwest. August 1990.
2. Main House. View from south. August 1990.
3. Main House. Dining Room. January 1991.
4. Main House. Living Room. January 1991
5. Main House. Mercer tile floor in living room. January 1991.
6. Main House. Formal or croquet lawn. View from north. August 1990.
7. Cottage (75 Arreton Road). View from southeast. January 1991.
8. Cottage. Dining Room. January 1991.
9. Cottage. Stair Hall. January 1991.
10. Remains of stable wall (75 Arreton Road). View from southeast. January 1991.
11. House (72 Arreton Road), utilizing some remains of barn walls. View from north. August 1990.
12. Remains of barn wall. View from northeast. January 1991.
13. Main House. Rear addition. View from southeast. June 1991.
14. Main House. South terrace. View from west. June 1991.
15. Main House. Garage. View from northeast. June 1991.
16. Main House. Pool and tennis court area. View from southwest. June 1991.
17. Cottage. Eastern addition and garage. View from southwest. June 1991.

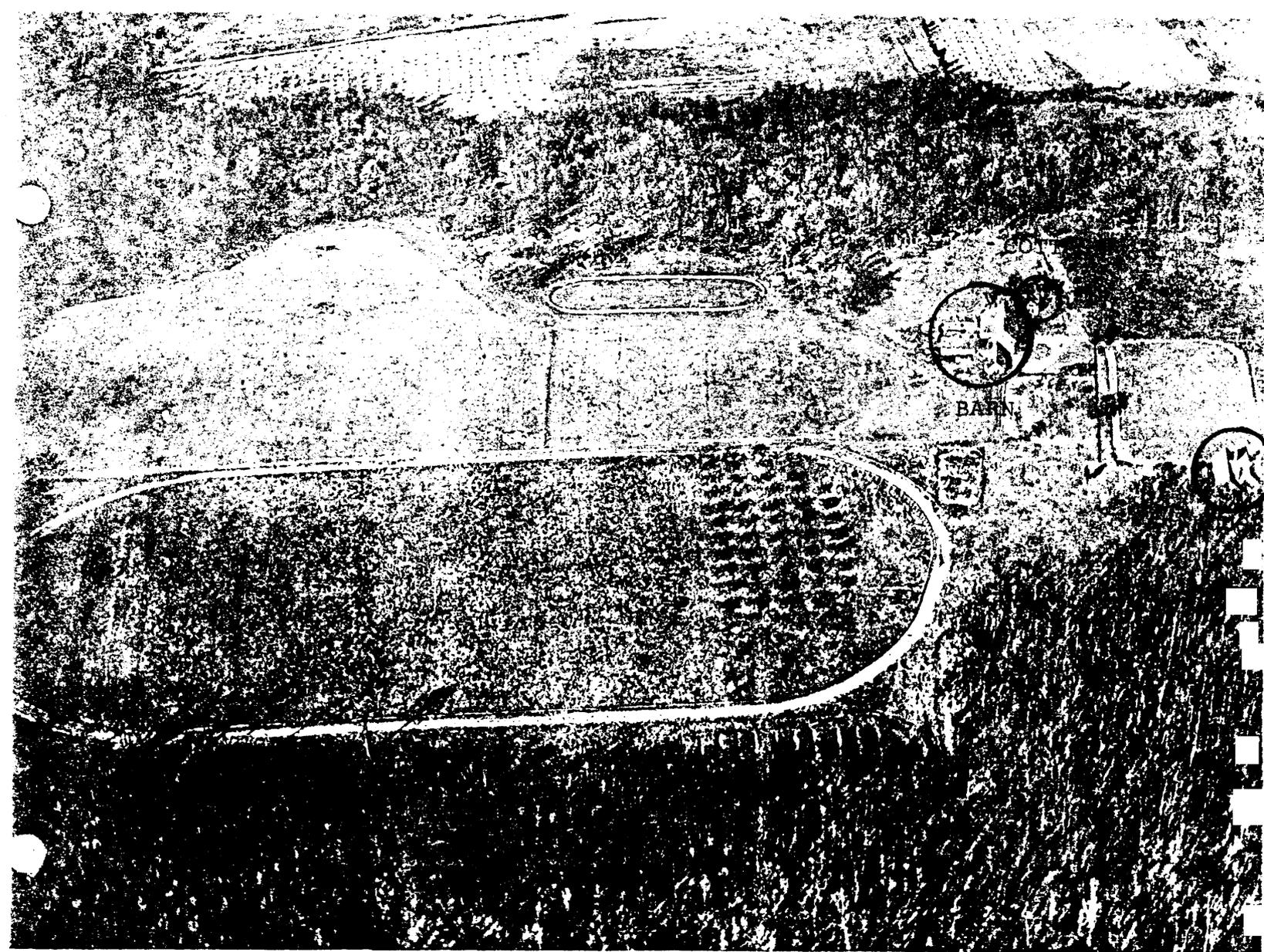
Donald Grant Herring Estate
Princeton Township, Mercer County,
New Jersey
Boundary
Source: Princeton Township Tax Map,
Sheet 7





Herring House
52 Arreton Road

Herring, Donald Grant Estate
Princeton Township
Mercer County, NJ



Donald Grant Herring Estate
Princeton Township,
Mercer County, NJ

THE IDEAL ESTATE FOR THE HORSEMAN

Figure 1 Aerial view, c. 1930

AN EQUESTRIAN PARADISE OF 118 ACRES

STABLES • SHOW RING • PASTURE

960 YARDS RACE TRACK



Princeton
New Jersey



Redolent of its richly historic past, Princeton is a beautiful academic and residential community surrounded on three sides by Stony Brook. No one with the esthetic faculty can visit Princeton and remain unmoved by the beautiful natural scenery and the prevailing atmosphere of culture and learning. Situated on high land, it is about half-way between New York and Philadelphia, 50 miles from each. The property is located about two miles from the University and the same distance to village and railroad station.

Fifty-five acres of the 118 acre estate are composed of virgin woodland, principally oak, hickory, tulip and poplar. The undergrowth for the most part is dogwood. The expert hand of the landscape architect, aided by the mellowing hand of time, has created a perfectly charming picture as a setting for the buildings. Around the main house are wide smooth lawns, a wealth of rare shrubs, decorative trees, florescent bushes and thick masses of healthy vines climb to the point of the roof. The ivy covered stone walled terraces and steps, the statuary, the gardens, large apple orchard, all form constituent parts of the well and harmoniously proportioned scheme. The soil is excellent for cultivation—grass, hay, oats and corn—a self sustaining estate.



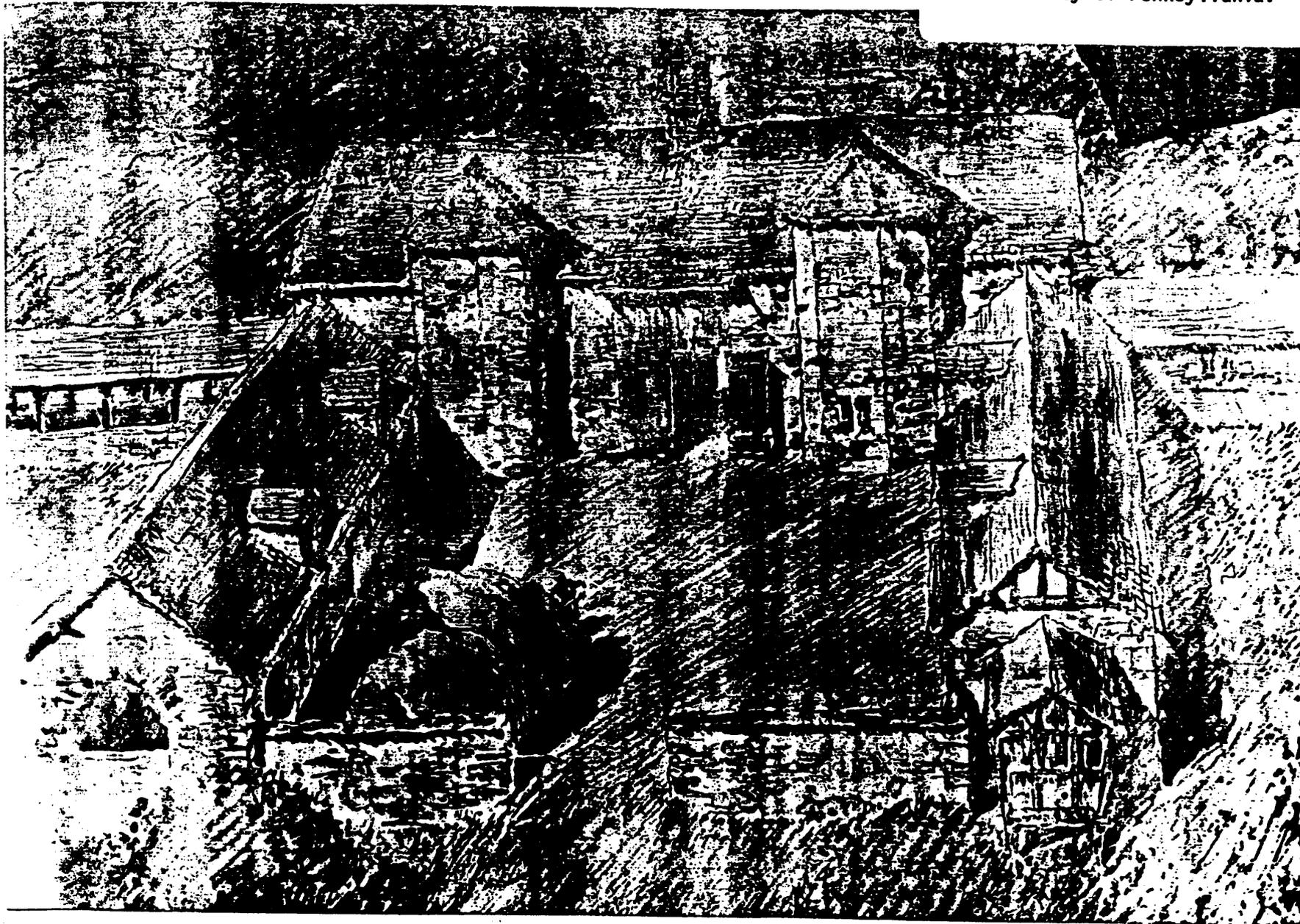
Donald Grant Herring Estate
Princeton Township, Mercer County, NJ

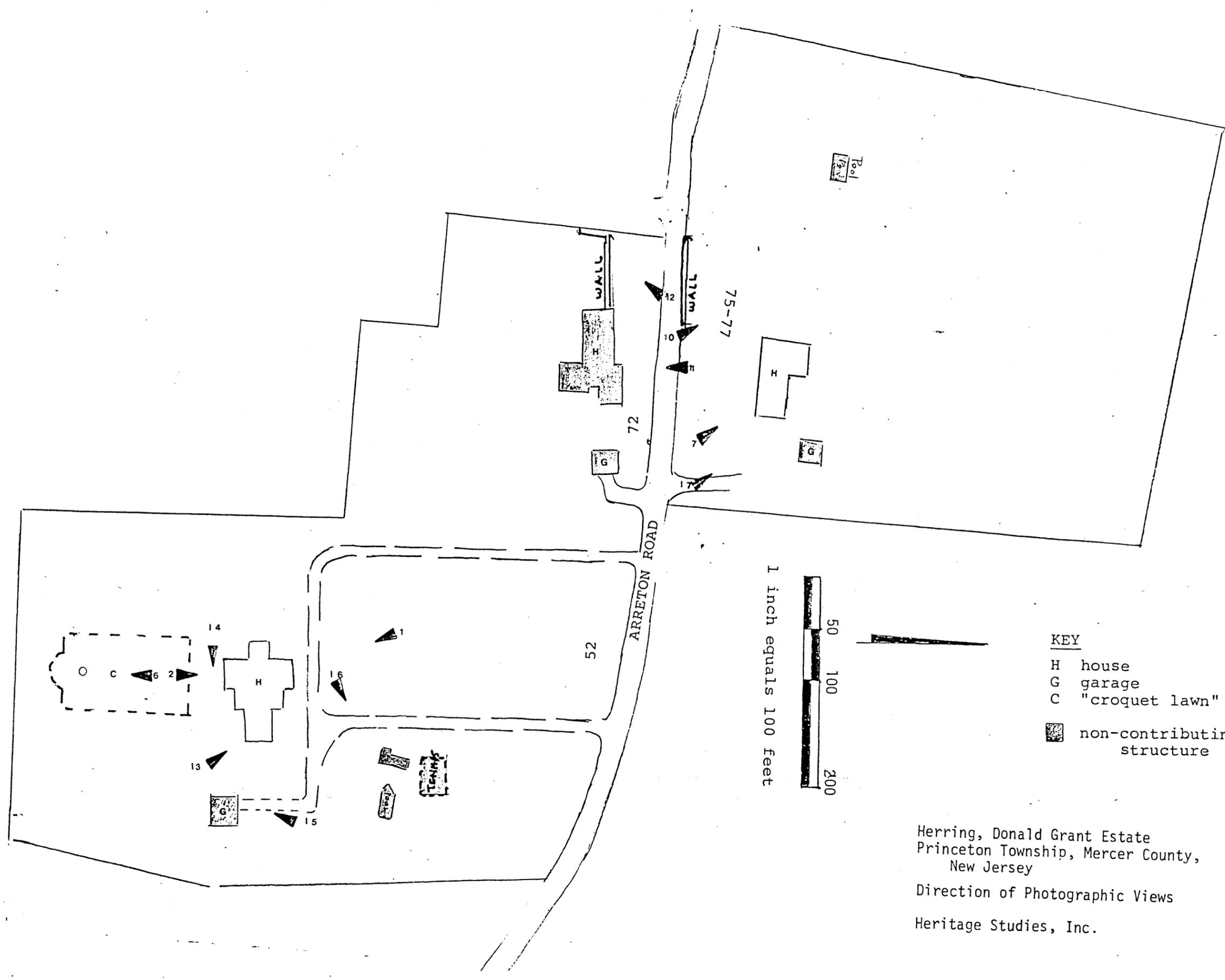
Figure 2. Wilson Eyre, Rendition of
design for the main house, Fine Arts
Library, University of Pennsylvania. Only
about 1/3 of the design was executed.



Donald Grant Herring Estate
Princeton Township, Mercer County, NJ

Figure 3. Wilson Eyre, Rendition of
design for the barn, Fine Arts Library,
University of Pennsylvania.





KEY

- H house
- G garage
- C "croquet lawn"
- non-contributing building or structure

Herring, Donald Grant Estate
 Princeton Township, Mercer County,
 New Jersey

Direction of Photographic Views

Heritage Studies, Inc.