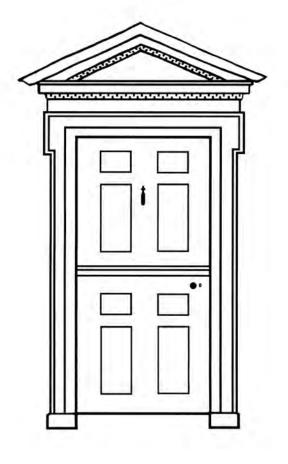
### Historical Society of Princeton

# House Tour 2018



Saturday, November 3 10:00 a.m. – 4:00 p.m.

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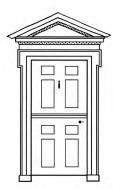
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#### Welcome!

#### You're Making a Difference

The Historical Society of Princeton's House Tour is one of our favorite days of the year. We are so excited to be presenting this year's collection of houses to you today, which are superior examples of architecture, history, and design. This year's Tour showcases both historic and modern construction – sometimes together in the same house! Both are important aspects of Princeton's architectural landscape. Each homeowner has demonstrated commendable stewardship of this town's historic and cultural resources, and we are honored to celebrate their efforts.

The enthusiasm visitors show for the Tour each year helps to generate a significant source of funding for HSP's work all yearround. This year, we presented over 90 different history education public programs, as well as 10 on-site and off-site exhibitions. We have expanded our co-curricular support for history education in local schools and have offered an unprecedented number of historical walking tours. Please be sure to check our website regularly for exciting upcoming events. All of our programming serves to enhance community vitality and build historical literacy in the Princeton area, ultimately providing a foundation for healthy civic culture in the place we call home. As House Tour attendees, you are supporting us in achieving this important, educational mission. For that, we are so grateful.

The House Tour is truly a massive team effort, and we must so deeply thank the incredibly generous homeowners who have opened their homes to you today, the members of the House Tour Committee, the volunteer docents and house captains, and the HSP staff. Thank you to the local florists who generously provided arrangements for each homeowner. And, of course, we extend a huge "thank you" to our ticket buyers and corporate sponsors who make this event such a success.

Please enjoy your day in Princeton!

Izzy Kasdin Executive Director

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#### 86 Mercer Street



This stunning Italianate and Gothic style house sits on land formerly owned by a number of influential Princetonians and Princeton institutions.

As the Stockton family's Springdale Farm in the 18th century, the land first belonged to one of Princeton's earliest settler families, of which Richard Stockton, Signer of the Declaration of Independence, was a member.

A portion of the Springdale Farm was then acquired by Princeton Theological Seminary, one of the oldest theological institutions in the nation, a few years after it was founded in 1812.

Commodore Robert Field Stockton, Richard the Signer's grandson, traditionally presented his children with homes in Princeton when they married. As a gift to his son Richard when Richard married Caroline Bayard Dod in 1851, the Commodore set his sights on Springdale, the historic Stockton farm. Springdale was then owned by Charles Hodge, a Seminary professor and one of the foremost Presbyterian theologians of the day. As a young teenager, Richard had been placed in charge of Springdale Farm. His tutor at that time was J. Addison Alexander, son of the first professor of the Seminary, whose portrait hangs in the Springdale living room. Hodge sold the land and performed the wedding ceremony.

Noted Philadelphia architect, John Notman, designed the original portion of the house. Notman had designed the Refectory at the Seminary and went on to design a number of important Princeton buildings, including Prospect House, Lowrie House, and Guernsey Hall. He also rebuilt Nassau continued on following page

Hall after damage from the 1855 fire, and is especially well-known for several Episcopal churches he designed in Philadelphia.

Princeton Theological Seminary purchased the house and surrounding acreage back from the Stockton family in 1899. Springdale has served as the official residence for the Seminary President ever since.

When the current Seminary president and his family accepted the position, his wife, an interior designer and principal at **db Design Studio**, commenced a top-to-bottom renovation of the home, strikingly redesigning the house's public spaces and making the personal and residential spaces more comfortable as a modern family home.

The renovation worked to preserve many of the house's original architectural features, such as the cast ironwork on the 70-footlong back porch and on the main staircase. The renovation also created a consistent exterior aesthetic across the house's many additions, eliminating the shutters on some of the windows and putting elegant "eyebrows" on each window instead.

Inside, all new light fixtures, paint, wallpaper, and window treatments were added in each room. The grand entryway features an original plaster medallion and new marble tile to replace the midcentury linoleum. Paintings throughout depict individuals connected with the history of the Seminary.

The butler's pantry, breakfast room, back and basement staircases, and powder room were combined to create the spacious caterer's kitchen for the many official Seminary events hosted here. It is a sleek, modern space that honors the gravitas and age of the house. An atmospheric study, smelling of pipe smoke, boasts original plaster molding and wall-to-wall bookcases. Bold color choices, such as black wallpaper in the dining room and blue front doors and matching new porch enclosure, create excitement at every turn.

The 2013 renovations were completed by architect, **Jeffrey Fleisher**, **RCT Developers**, **Beco Kitchens**, **db Design Studio**, and **Princeton Seminary Facilities**.

Special thanks to Ken Henke, Curator of Special Collections and Archivist at Princeton Theological Seminary, for his work researching and writing the history of Springdale.

#### 117 Library Place



The development of this part of Princeton as a residential neighborhood was a direct result of the subdivision of the "Morven Tract" in the 1890s. The large Morven estate, established in 1701 and eventually home to Richard Stockton, a signer of the Declaration of Independence, passed between several generations of Stocktons, until the family faced financial hardship. Rather than incur the shame of a sheriff sale, Major Samuel Stockton subdivided the land into smaller properties for purchase. Opening this section of town formed the principal real estate development of the period, making way for the construction of a number of grand homes, like this Georgian Revival house, during the height of the Gilded Age.

William Park Armstrong, the son of an Alabama banker and a professor at Princeton Theological Seminary, purchased this lot in 1901 and commissioned the New York architectural firm of W.E. Stone and F. S. Stone to design this house. Matthews Construction Company built the house in 1905. Matthews Construction later built many of the notable stone buildings on the Princeton University campus, attracting Italian immigrants as stonemasons and catalyzing the Princeton community's growing ethnic diversity.

117 Library Place can boast a number of distinguished owners, including Judge William Clark, Chief Justice of the Allied Appeals Court in Nuremberg; Anne Martindell, Ambassador of the United States to New Zealand; and Nicholas Katzenbach, Attorney General of the United States under President Lyndon Johnson. The current owners were drawn to the house's history of service; during the Great Depression, a makeshift soup kitchen to support Princeton's unemployed families

continued on following page

ran out of the house's kitchen, later moving to Trinity Church, and during World War II, the house's garage served as a hub for local Red Cross activities.

The current owners purchased 117 Library Place in 1996, proceeding to impressively renovate the expansive dwelling. Shortly after moving in, the house served as a Junior League showhouse, with several designers remaking individual spaces. Some exuberant features from this experience remain, including a vibrantly-hued staircase personally painted "giotto blue" by architect Michael Graves and an eye-catching harlequin pattern in the front entryway.

In addition to the showhouse modifications. the owners redesigned and modernized the kitchen. The updated space includes a large professional range, restored semi-circular windows, cabinets to look like the originals, and a wall behind the oven that exposes original brick. During the renovation, the homeowners removed eight layers of interim flooring, including linoleum and Mexican tile, to reveal the original pine flooring, which they restored. Azul macauba countertops, imported from India and polished in Italy, finish the look. Despite the challenges of removing a loadbearing wall, they also added a banquette table as a nod to the homeowner's childhood home.

The house features fourteen different kinds of wood, in the flooring, banisters, and paneling. Original transoms found stashed in the basement were restored and placed back in the structure. The sunroom's historic Moravian tile floor, from the **Moravian Pottery and Tileworks** in Bucks County, Pennsylvania, was uncovered and restored.

The astoundingly engineered, three-story spiral staircase is reportedly inspired by similar "floating staircases" that Armstrong, the original owner, had seen in Charleston, South Carolina. A large leaded glass skylight frames the staircase from above.

The homeowners showcase their exciting collection of 19th and 20th century art from around the world in each of the house's rooms.

In 2002, the homeowners returned the property to an earlier configuration by consolidating 117 Library place with 125 Library Place, removing the second house, and constructing the pillared patio and natatorium.

#### 34 Cleveland Lane



Like other streets in this neighborhood, Cleveland Lane was developed after 1910 in response to the continuing demand for upper-middle-class housing in the former Morven Tract enclave. This classic stone house was one of the earliest residences on Cleveland Lane, built by 1911. The stone for the house was salvaged from Bonner-Marquand Gymnasium, an 1869 gym building on the Princeton University campus, which was demolished in 1907 to make room for a new dormitory, Campbell Hall. In the late 19th and early 20th centuries, many buildings were moved or salvaged as the university and town expanded; these older buildings were often placed on fresh streets carved out in Princeton's newly-opened residential neighborhoods.

Bonner Gymnasium, when it was built in 1869, was considered the country's finest athletic facility. Costing \$32,000 to build, funded by Robert Bonner and Henry Marquand, the gym replaced an older facility that had been intentionally burnt to the ground, reportedly to eliminate suspected smallpox contagion. The gym was heated and featured running water, weightlifting equipment, five bowling alleys, and four billiard tables. The facility set off an athletic movement at Princeton, introducing new competitive sports and compulsory physical education in the curriculum.

In 1903, Bonner Gymnasium was upstaged by the new "Old Gym," the largest building of its kind in the United

States and equipped with all manner of modern amenities, including hot showers. Older and somewhat obsolete, Bonner Gymnasium was dismantled.

Bonner Gym's lovely, golden stones enjoyed a new lease on life at 34 Cleveland Lane, which several notable tenants called home. Long-time residents of 34 Cleveland Lane, Richard and Alice Lindabury, drove a number of health and safety causes from the house, including the Visiting Nurse Association, the Polish Relief Committee and the Salvage Committee during World War II, and the Princeton Chapter of the New Jersey Birth Control League, a precursor organization to Planned Parenthood.

Around the time of Christopher Reeve's graduation from Princeton Day School in 1970, his mother moved to 34 Cleveland Lane with her second husband. Reeve, a noted actor of the twentieth century, is probably most famous for playing Superman in feature films.

The current owner recently completed a top-to-bottom renovation by **a+b design lab llc**, which further enhanced the historic home and added to its storied history. The renovation blends a contemporary glass and natural wood addition with original features.

A large, sun-soaked eat-in kitchen was added during the renovation. The original exterior wall remains exposed as a statement piece in the new space. Existing rooms were elegantly redone, including adding a wine storage room on the main floor as an extension of the basement wine cellar, uniquely equipped with a window into the dining room.

Garden Makers Landscaping luxuriously re-designed the outdoor space. An extended sunroom with cork flooring opens toward a sleek new pool and patio.

An impressive collection of Dutch Masters art graces the home's walls.

#### 72 Library Place



This house is most well-known for serving as Woodrow Wilson's first residence in Princeton. The house, a "moved house," is one of roughly 40 remaining homes designed and built by Charles Steadman, the prolific, self-taught Princeton builder-architect who mixed Federal and Greek Revival motifs to almost single-handedly lead Princeton's Greek revival in the early-to-mid 19th century.

Charles Steadman, as much a real estate developer as a builder and architect, purchased large blocks of land in Princeton on which he built similar houses for rent or sale. Using pattern books to learn about design, he also ran a carpentry shop where he produced pre-made Greek Revival-style trim pieces, molding, and sashes, allowing him to put his stamp on even more buildings in town. All told, Steadman touched over 70 buildings in Princeton, including the Nassau Presbyterian Church -- a veritable and visible Steadman architectural legacy.

Built in 1836, 72 Library Place originally stood on the extension of Library Place, then called Steadman Street, opposite the Seminary Library. At that time, the house was known as "the Ridge," named after its first owner, Professor John Breckenridge of the Princeton Theological Seminary. It was moved to its current location around 1883, during the same period when nearly 200 Princeton houses were moved, by horses, to accommodate town expansion. The moving company estimated that the house, with its brick-filled walls, large chimneys, and slate roof, weighed 275 tons.

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When Woodrow Wilson joined the Princeton faculty as a Professor of Jurisprudence and Political Economy in 1890, he rented 72 Library Place as his first home in Princeton. Several years later, at the urging of his first wife, Ellen, Wilson acquired the lot on the other side of what was then 72 Library Place's barn. He designed the Tudor Revival house now standing at 82 Library Place, moving in in 1896. Wilson went on to become the President of Princeton University in 1902, Governor of New Jersey, and the 28th President of the United States.

72 Library Place offers some of the most intact and quintessential examples of Steadman features, including the elegant transoms, plaster molding, and seven working fireplaces. The symmetry and proportion of the house evidence Steadman's classical influences, particularly in the double living room, in which the owner has placed eighteenth-century maps, prints, and sculpture collected over years of living and traveling in Europe and Africa.

The interesting plasterwork in the dining room, installed by the previous owners, creates the illusion of stripped walls and lends the room the patina of age. The library features a fine Moravian tile fireplace, likely added in the early 20th century and produced at the **Moravian Pottery and Tileworks** in Bucks County, Pennsylvania, a leader in the region's Arts and Crafts movement.

Outside, the front brick entrance was likely added in the 1930s, and a formal garden sits adjacent to the house.

To learn more about Woodrow Wilson and his presidency during the First World War, check out the *Woodrow Wilson and the Great War* exhibition at Updike Farmstead, 354 Quaker Road, from November 8 through December 22.

#### 52 Arreton Road



Also known as Rothers Barrows, this house, designed by famed Philadelphia architect Wilson Eyre, Jr. of Eyre and McIlvaine, was built in 1919 as part of a large Princeton equestrian estate. Comfortable American country houses, like 52 Arreton Road, define Eyre's architectural legacy.

Built for Princeton University alumnus, English professor, and football coach, Donald Grant Herring, the estate originally covered 117 acres. The main buildings were constructed after Herring returned from serving in World War I. Herring used the estate to breed and train horses; the circular driveway at 52 Arreton Road was originally a squared oval track for horses and a 960-yard race track as well as a show ring once distinguished the estate's landscape. In addition to the equestrian grounds, much of Rothers Barrows remained heavily wooded, serving as the primary meeting point for the Stony Brook Hunt Club.

In constructing their estate, the Herrings prioritized their recreational interests, completing the barns and stables in full, but only fulfilling about one-third of Eyre's original plans for a large, three-wing manor house. What is today the main house at 52 Arreton Road was designed to be just one wing of a much larger country house.

Hard hit by the Great Depression, the Herrings sold their estate in 1939 and the property was subdivided in 1949. Pieces of the original complex still stand at 72 and 75 Arreton Road. The construction of Arreton Road in 1951 led to the demolition of other estate outbuildings and parts of the barn complex were destroyed by fire.

continued on following page

What remains, however, is still one of New Jersey's finest examples of American Arts and Crafts architecture.

Rothers Barrows is on both the New Jersey and National Register of Historic Places. In keeping with the tenets of the Arts and Crafts movement, Eyre's design represented a romantic return to the pre-Industrial Age, making use of typically American materials, mixing historical references, and incorporating exquisite, hand-crafted pieces. The remaining portions of the estate represent one of the last, chronologically, of the estates that once ringed Princeton, including Edgerstoune, Constitution Hill, and Drumthwacket.

The current owners have extensively renovated and restored the preserving important Arts and Crafts period features. Original tile from Henry Mercer's Moravian Pottery and Tileworks in Bucks County, Pennsylvania covers the living room floor. Mercer was a local leader in the Arts and Crafts movement, reviving the dying Pennsylvania-German craft of traditional pottery in the late 19th century. The current owners sought to authentically add distinctive features to the house by using Moravian tile in the stunning coffered ceiling in the Main Hall as well as in the flooring and walls of the butler's pantry, kitchen, and powder room.

The homeowners shopped antique stores in Lambertville to authentically furnish the house's intricately decorated rooms. Some in-built decoration fools the eye; the dining room features plaster walls scored to simulate stone and the library's walls are painted in the trompe-l'oeil style to look like pine. Original windows have been preserved and the renovated butler's pantry retains the house's original servant call bell.

The house's exterior is made of coarse rubble stone, imported from the Cotswolds in England, with a handsplit wood shake roof. The exterior landscaping retains much of the original "Chestnut Hill Style" designed by Eyre, which emphasized the use of native trees with underplanting. Tall, specimen tulip and oak trees grace the property with understory azaleas and rhododendrons as well as original stone terracing and patios. The pool, poolhouse, and tennis courts were later additions.

#### 50 Random Road



This modern house is located on a verdant, two-acre site. The property forms part of the original acreage purchased by the Radio Corporation of America (RCA) in the 1940s for the employees of RCA's David Sarnoff Research Center. This origin explains the "Random Road" name – at the time, the scientists and engineers at the laboratory were researching "Random Processes in Communications Networks." Sarnoff's lab is most well-known for its leadership in color television and liquid crystal display technology.

This house was designed and developed by prominent local architect **J. Robert Hillier**, **FAIA of Studio Hillier** and constructed by **Peter Edwardson** in 2012. Hillier also designed the Princeton Public Library, the University Medical Center of Princeton at Plainsboro (now Penn Medicine Princeton Health), and several major institutional buildings around the world.

The exterior white stucco walls draw their inspiration from European residences, and the rough texture is in sharp contrast to the sleek aluminum and low-energy glass used for all of the openings in the house. The large windows are fitted with custom, electronic Lutron shades. The chain at the entrance is a Hillier signature, elegantly used in place of drain spouts to guide water to the ground.

The current owners purchased the house when it was halfway completed. The exterior was fully done, but they worked with Hillier to customize the interior. A must-have for the homeowners was the 80-foot-long, two-

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story high atrium, which serves as an ideal gallery space for their spectacular rotating collection of Latin-American art, curated by **Leibman Slebi Fine Arts Consultants**. The collection particularly features Byron Galvez, an artist working in painting and sculpture with clear Picasso influences.

The gallery divides the living spaces and the service spaces in the home, with the living room, dining room, and kitchen on one side and the laundry, powder room and garages on the opposite side. The homeowners intentionally designed the home to have large common spaces and smaller bedrooms, encouraging togetherness. The formal living room features a gas fireplace with slate surround. The central piece of the dining room is the unique wood table, sustainably shaped from a dead tree by Willard Brothers Lumber in Trenton. The basement boasts a striking, custom-made contemporary pool and ping-pong table as well as a glassed-in wine cellar. Luxe Home Company supplied many of the other distinctive furniture pieces in the house.

An outdoor patio with a sofa and firepit overlooks the naturally-landscaped outdoor space, designed by **Beechwood Landscape Architecture and Construction** and maintained by **Gerardo Ramirez Landscaping**. Emphasis on evergreen plants ensures that the space remains vibrant all-year round. Harry's Brook flows through the back of the property.

The house represents a growing wave of modern and sustainable design in Princeton and serves as a model for low carbon footprint construction. The house features sophisticated HVAC systems with smart thermostats, Energy Star appliances, a sedum-covered green roof, rain cistern, bamboo flooring, solar panels, and an electric car charging station.

# Many thanks to all those who helped make House Tour 2018 possible:

#### The Homeowners

Thank you for generously opening your beautiful homes today.

#### 2018 House Tour Committee

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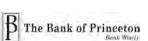
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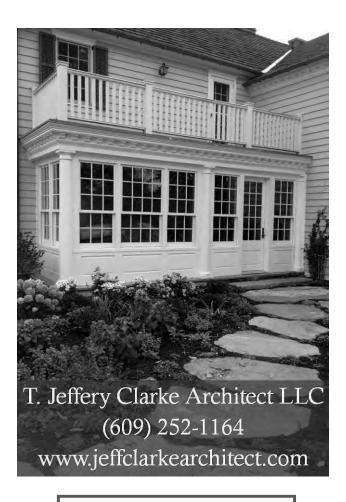








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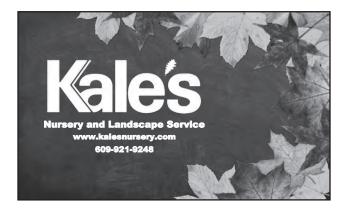


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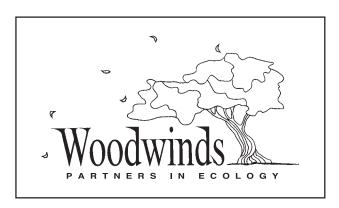
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For more information, please contact Eve Mandel, Director of Programs and Visitor Services:

> eve@princetonhistory.org (609) 921-6748 x102



#### **Visitor Guidelines**

- You may begin the Tour at any house and visit the homes in any order.
- Food, beverages, and smoking are not permitted in any of the houses or on the grounds.
- Photography is not permitted.
- Low-heeled shoes only (no spike heels or cleats).
- Paper booties will be provided to be worn over shoes.
- Cell phones should be silenced inside the houses.
- Children under 12 are not permitted on the tour. Children 12–17 must be accompanied by an adult.

### Important Information

- On the day of the Tour, all ticket purchases must be made at Updike Farmstead, 354 Quaker Road. Tickets will not be sold at the houses.
- Please observe all local parking ordinances. Please note: certain parking recommendations may require walking short distances to homes.
- Visitors participate at their own risk. The Historical Society of Princeton and the homeowners are not responsible for personal injury.
- The Historical Society is not responsible if any house cancels its participation after the promotion of the House Tour begins.
- All houses are private residences and may present barriers to accessibility.
- Some houses have pets that may cause allergic reactions even though the animals are not present during the Tour.
- There are no refunds.

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- ☐ 86 Mercer Street
- ☐ 117 Library Place
- ☐ 34 Cleveland Lane
- ☐ 72 Library Place
- **□** 52 Arreton Road
- ☐ 50 Random Road

Please refer to accompanying map for directions and parking information.

Before beginning the Tour, please read the page entitled "Visitor Guidelines and Important Information."

