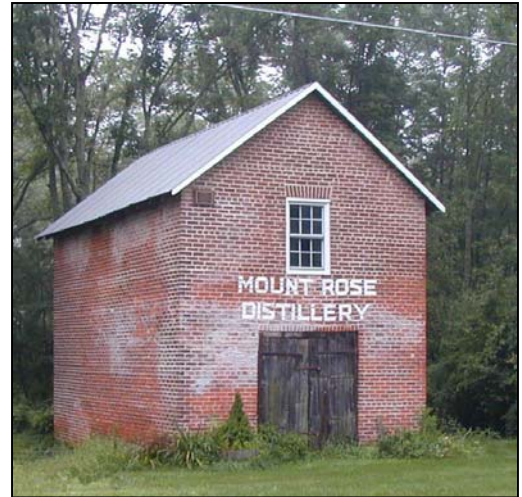


HOPEWELL TOWNSHIP HISTORIC PRESERVATION PLAN ELEMENT

Mercer County, New Jersey

November 2004



FINAL DRAFT FOR PUBLIC HEARING

Prepared by:

The Hopewell Township Historic Preservation Commission

In Conjunction with:

The Hopewell Township Planning Board

With the Assistance of:

Banisch Associates, Inc. PO Box 154, Sergeantsville, NJ 08857-0154, (908) 782-0835

TABLE OF CONTENTS

I. Introduction 1
II. Township History 2
III. Policy Statement 5
IV. Historic Preservation Commission 6
V. Historic Sites Surveys 7
VI. Municipally Designated Historic Landmarks and Historic Districts..... 8
VII. Historic Properties Listed in the New Jersey Register of Historic Places 10
Table 1 11
VIII. Interface with Other Master Plan Elements 13
IX. Future Directions 17
Table 2 23

I. Introduction

The Historic Preservation Plan Element of the Hopewell Township Master Plan is prepared pursuant to N.J.S.A. 40: 55D-28b(10) for the purposes of “(a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.” Historic sites include buildings, structures, and archaeological sites. Districts include rural, residential, and industrial areas as well as historic transportation corridors including roads, railroad routes, and canals.

Hopewell Township (the “Township”) has a rich cultural heritage and an extensive historic legacy. The Township’s historic resources include several hundred historic sites identified through historic site survey activities conducted over the past quarter century. Among these are the following formally recognized historic entities: Washington Crossing State Park, a National Historic Landmark; 14 individual properties, three districts (Harbourton, Pleasant Valley and Titusville) and a segment of the Delaware and Raritan Canal Historic District, all of which are listed in the New Jersey and National Registers of Historic Places; and 21 individual properties and one district (Mount Rose) which have received an opinion from the New Jersey State Historic Preservation Officer that they meet the criteria of eligibility for listing in the New Jersey and National Registers of Historic Places. In addition, as of 2004, five properties have so far been admitted into the Hopewell Township Register of Historic Places under the Township’s recently created historic preservation ordinance (Ordinance No. 00-1142).

The designation of a property in the Hopewell Township, New Jersey and National Registers of Historic Places acknowledges its historical or cultural significance as a historic landmark or component within a historic district, and this public recognition may enhance the value of such properties. Inclusion in the New Jersey and National Registers of Historic Places has little effect on actions that are privately funded by the property owner and provides a measure of protection from publicly funded actions. Owners can sell, alter or remove historic structures and are under no requirement to

provide public access to their properties. Inclusion in the Hopewell Township Register of Historic Places may entail review under the Township's historic preservation ordinance of exterior alterations, demolitions, relocations and development applications affecting municipally designated historic landmarks and districts.

It is important to identify and take steps to preserve the historic and archaeological resources of the Township as part of the Township Master Plan, so that appropriate methods for protection and conservation can be pursued, consistent with the requirements of the Municipal Land Use Law (MLUL). To this end, under its historic preservation ordinance, the Township has created a Historic Preservation Commission, which conforms to the MLUL.

II. Township History

On March 30, 1688, Adlord Bowde, acting as agent for "Daniell Coxe Esqre., Governor & Chiefe Proprietor" of West Jersey, acquired from 11 Indians their rights to a tract of land that included all of what later became known as Hopewell. In 1689, the property acquired from the Indians in the previous year was formally surveyed for Coxe, establishing his ownership of the tract of land on the Delaware that was estimated (incorrectly) to include 28,000 acres. This survey created several boundary lines that remain today as boundaries of Hopewell Township. The tract's east line was described in 1689 as being the same as the Maidenhead line (the present boundary with Lawrence Township) and the Scotch line (or Province Line, laid out in 1687 to divide East and West Jersey, the current boundary with Princeton and Montgomery Townships). The Coxe tract's distinctive northern boundary survives as the present line with East and West Amwell Townships.

By the end of the seventeenth century, the 30,000 acre Coxe tract was sufficiently populated to warrant the establishment of Hopewell Township as a municipal entity within Burlington County. The new Township, as created by the Burlington County Court in 1699-1700, included within its bounds all of present day Hopewell Township, Hopewell and Pennington boroughs, most of Ewing Township, and much of the City of Trenton north of Assunpink Creek.

The in-migration of European settlers that began in the 1690s continued at a rapid rate through the first two decades of the eighteenth century. Virtually all who arrived during this period were farmers seeking agricultural lands no longer available in the region's older settlement areas. The settlement pattern that developed was one of dispersed farmsteads with individual settlers and their dependents living in relative isolation from their neighbors. The emergence of the dispersed settlement pattern – rather than the New England pattern of clusters of housing surrounded by farm fields – resulted from various factors, including the desire to live close to one's land and the absence of any substantial Indian threat. Hopewell Township's isolated farmsteads were linked by a network of primitive roads, many of which followed former Indian trails. During the early settlement period, these roads, along with the Delaware River, were the

principal means of transportation and communication among the farmsteads and between the Hopewell area and the other settlements in the region.

Population expansion prompted both county and municipal changes, and in 1713-14, the portion of Burlington County north of the Assunpink (including Hopewell Township) was set off and established as Hunterdon County. In 1719, Hopewell Township was reduced in size by the creation of Trenton Township (now Ewing Township and the northern half of Trenton). This division produced the present southern boundary of Hopewell Township, and the Township assumed its boundaries that remain today.

During the Colonial period, Hopewell Township remained an agricultural region. It continued to be dominated by the dispersed settlement pattern that had characterized the previous three decades. Population growth, however, produced an increased demand for farmland. This eventually caused the large farms to be subdivided. These subdivisions produced a larger number of farms of reduced size, while the movement onto marginal agricultural land involved a simple extension of the dispersed settlement pattern to areas that had previously been ignored.

This expansion of agriculture and population in conjunction with improved transportation facilities fostered the development of villages. Hopewell's villages were not planned, but evolved gradually. Hopewell's growing number of farmers required services such as processing facilities including gristmills for agricultural products, blacksmith and wheelwright shops for the manufacture and repair of farm equipment, and stores. Farmers and their families also had educational and religious needs which required the building of schools and churches. In addition, taverns and blacksmith and wheelwright shops provided important services for those traveling along Hopewell's growing network of roads. The present boroughs of Hopewell and Pennington both originated as settlements that provided these commercial, transportation, and community services during the Colonial period.

In December 1776, the Hopewell area, along with most of New Jersey, was under British occupation. This occupation was ended by the famous offensive launched by George Washington which began with the crossing of the Delaware on December 25, 1776, from what is now Washington Crossing, Pennsylvania (then McKonkey's Ferry) to what is now Titusville (then Johnson's or Slack's Ferry), and culminated with the victories at Trenton the next day and at Princeton on January 3, 1777. These events are often called the "ten crucial days of the Revolution." The Continental Army's stream bed crossing of Jacobs Creek on Bear Tavern Road was a prominent event of the march to Trenton on December 26. The view down at the crossing site today from the open, historic truss bridge, still conveys a feeling for the rugged patch of landscape over which tons of artillery, equipment, and supplies were moved with great labor over dangerous frozen ground and a flooding stream on that bitter winter morning. In 1778, Washington and his army were again in Hopewell. The Council of War that planned the strategy for the Battle of Monmouth was held in June of that year in a stone farmhouse (known today as the Joseph Stout House or Hunt House) in the Township's northeasternmost corner.

Many citizens of Hopewell figured prominently in civilian support of the Revolution. Many of the names of these revolutionaries are still familiar to the residents of the Township. One of the most notable was John Hart, born in Hopewell in 1713. After many years of public service, including 10 years in the New Jersey Assembly (1761 to 1771), he was elected to the Continental Congress and was a signer of the Declaration of Independence.

In 1783, as the Revolutionary era drew to a close and the newly independent United States debated where to place their seat of government, the New Jersey legislature offered the Continental Congress 20 square miles and 30,000 pounds towards the construction of the proposed new capital. What became known as the Federal City area of Hopewell Township was one of several locations offered to the federal government for consideration. By the end of the decade, the site of what is now Washington, D.C. had been selected, but the federal aspirations of southeastern Hopewell Township were memorialized in a road laid out in 1817 which soon became known as Federal City Road. By the mid-19th century, a small community known as Federal City had developed at the intersection of Federal City Road and Pennington-Lawrenceville Road.

Life and landscape in Hopewell Township changed very little between the Revolutionary and Civil Wars. Hopewell Township remained essentially agricultural. Significant transportation developments were construction of the Delaware & Raritan Canal and Feeder, and the Belvidere-Delaware Railroad along the Township's western edge.

Hopewell's cultural facilities continued to develop along the lines established in earlier periods. The settlement pattern remained rural and was still dominated by scattered, isolated farmsteads. Population growth continued to stimulate a demand for more farmland. Villages continued to develop with both Columbia (Hopewell) and Pennington gradually expanding. Other, smaller settlements such as Harbourton, Titusville, Mount Rose, Marshalls Corner, Woodsville, and Stoutsburg emerged as lesser centers of agricultural, transportation, and/or community services. There was also some industrial growth, but for the most part, "industry" was dominated by agricultural processing. Saw milling was an important new element, but it was relatively short-lived since by mid-century, most of Hopewell Township's woodland was depleted. A later and more long standing development was the establishment of a number of extraction industries that exploited the Township's rock and mineral resources. By the time of the Civil War, stone quarries, mines, sand pits, and a brickyard had all appeared in the northern half of the Township.

Although Hopewell Township has retained much of its rural, agricultural character, substantial modifications began appearing during the late nineteenth century. The completion of the Delaware and Bound Brook Railroad (which was formally absorbed into the larger Philadelphia and Reading in 1879) provided the impetus for Hopewell Township's first wave of "suburban settlement" chiefly around the villages of Pennington and Columbia (now Hopewell). There was also some industrial expansion in

both villages which fostered additional development and residential expansion. In 1890 and 1891, Pennington and Hopewell seceded from Hopewell Township and were established as independent boroughs. They attained their present configurations in 1915 through further annexations of additional land from the Township.

The Township experienced a brief period of more rapid population growth after World War I ended. Suburban development continued around both boroughs and in the Titusville-Washington Crossing area. The remainder of the Township retained its rural agricultural character. The Depression and World War II brought this period of growth to an end. The period between the World Wars also saw the expansion, straightening, widening, and paving of roads. State funded construction of New Jersey Routes 29 and 69 (now 31) facilitated the first heavy traffic through the Township. The new roads in conjunction with advances in automobile technology spurred the next, and still continuing, phase of population growth and new building construction.

III. Policy Statement

It is a policy of the Township to promote and encourage the preservation of those buildings, structures, districts, and archaeological sites that exemplify its cultural, social, economic, and architectural history. Rural agricultural districts, farm landscapes, village communities, Native American archaeological sites, historic architectural styles, historic transportation corridors, historic sites, and landmark commercial sites are among the types of properties the Township intends to preserve for the education, pleasure, and general welfare of its citizens and guests. Elements of this policy are to:

- safeguard the heritage of Hopewell Township by preserving resources which reflect elements of its historical significance
- identify, designate, and regulate historic landmarks and historic districts in order to preserve their historical significance
- encourage the continued use of historic landmarks and historic districts and to facilitate their appropriate use or reuse
- maintain and develop an appropriate and harmonious setting for historic landmarks and historic districts within the Township of Hopewell
- foster civic pride in the history and architecture of Hopewell Township
- promote appreciation of historic landmarks and historic districts for the education, pleasure and welfare of the local population
- encourage beautification and private reinvestment in historic landmarks and historic districts, and surrounding properties

- manage change of historic landmarks and historic districts by encouraging sensitive alteration and/or new construction
- discourage the unnecessary demolition of historic resources
- recognize the importance of historic landmarks and historic districts by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of the Historic Preservation Commission ordinance
- encourage the proper maintenance and preservation of historic settings and landscapes

IV. Historic Preservation Commission

The Township established a Historic Preservation Commission via ordinance no. 00-1142. The duties and responsibilities of the Historic Preservation Commission per the ordinance are to:

- identify, record and maintain a survey of all buildings, structures, sites, objects, improvements and districts of historical significance within the Township
- recommend to the Township Committee the designation of buildings, structures, sites, objects, or improvements as historic landmarks, and to recommend the designation of historic districts
- monitor and recommend to the Township Committee any buildings, structures, sites, objects, improvements, or districts for inclusion in the New Jersey or National Register of Historic Places.
- make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic landmarks and historic districts of any other master plan elements. The Historic Preservation Commission may provide information to the Planning Board indicating the location and significance of historic landmarks and historic districts, and identify the standards used to assess worthiness for historic landmark or historic district designation.
- advise the Planning Board and Zoning Board of Adjustment on applications for development pursuant to N.J.S.A. 40:55D-1 10. [Historic Preservation Commission ordinance says H.J.S.A.]
- provide written reports pursuant to N.J.S.A. 40:55D-1 11 on the application of the Zoning Ordinance provisions concerning historic preservation to proposed construction

- review and render determinations regarding applications for Certificates of Appropriateness per the Historic Preservation Commission ordinance
- advise the Planning Board on the inclusion of historic landmarks and historic districts in the recommended capital improvement program
- monitor and recommend to the Township Committee the submission of any grants related to historic preservation
- carry out other advisory, educational, and informational functions as will promote historic preservation in the Township.

The Township Historic Preservation Commission also participates in the Certified Local Government (CLG) program administered by the National Park Service (NPS) through the New Jersey Historic Preservation Office (HPO). Participation in the CLG program affords the Township opportunities to review and comment through Section 106 of the National Historic Preservation Act as consulting parties on federally funded, licensed, permitted, or otherwise assisted projects having potential to affect historic properties in the Township. CLG status also makes the Township eligible to compete for matching fund grants for a variety of educational and preservation activities. Over the past two decades, the Township has been granted more than \$85,000 to compile and update survey information on historic properties and to prepare and print guidelines to assist citizens in rehabilitating and maintaining historic buildings in the Township.

V. Historic Sites Surveys

Hopewell Township was the subject of an intensive historic sites survey in 1984-85, carried out by the private consulting firm, Heritage Studies, Inc., under contract to the Township and funded in part by two federal survey and planning grants administered by the Office of New Jersey Heritage (the predecessor of today's New Jersey Historic Preservation Office). This survey also addressed resources in the Boroughs of Hopewell and Pennington. A comprehensive body of information on individual historic properties was compiled through a combination of historic map analysis, archival research and field survey leading to the completion of a series of historic sites survey forms, copies of which are today held by the Township and by the New Jersey Historic Preservation Office. The survey forms have also been digitally scanned and are accessible through the Township's geographic information system (GIS).

This survey aimed to identify historic properties within the Township and provide a preliminary evaluation of their historical significance. It provides a relatively complete accounting of extant historic resources within the Township dating from before 1875, although Native American and early historic archaeological sites were not systematically inventoried. Historic properties dating from the post-1875 era were also only selectively addressed, with attention being focused mostly on buildings within present-day villages.

The mid-1980s historic sites survey formed the basis for the book *Hopewell: A Historical Geography* by Richard W. Hunter and Richard L. Porter, published by the Township of Hopewell in 1990 (third printing with a new preface, 2003). This book described the survey methodology and used the survey data as a basis for a historical and geographical overview of the Township and two boroughs. The concluding chapter of the book provided a blueprint for historic preservation in the Township as viewed in the late 1980s. The book was incorporated by reference into the Master Plan in 1992 as part of the technical foundation for the historic preservation plan element. While the historical character of the Township has changed since 1990, *Hopewell: A Historical Geography* still has some validity as a historic preservation planning document and remains a useful planning tool for the future.

Historic sites surveys inevitably require updating as new discoveries are made, historic properties fall by the wayside and perceptions of historical significance evolve. A Township-wide update of the mid-1980s historic sites survey has not been undertaken, although the survey files have been maintained, corrected and added to over the past two decades. In 2002-03, however, with the assistance of a certified local government grant from the New Jersey Historic Preservation Office, the Township hired the firm of Wise Preservation Planning to undertake an “intensive-level” survey of 45 historic properties, focusing on two historic districts (Pleasant Valley and Harbourton) and 22 individual properties (including all of those individually listed in the New Jersey and National Registers of Historic Places). This survey was conducted with a view to developing a basis for designating these properties to the Hopewell Township Register of Historic Places, a process that is currently ongoing. The technical report and survey forms resulting from this survey are on file with the Township and the New Jersey Historic Preservation Office.

Currently (the fall of 2004) all historic properties identified in the mid-1980s and 2002-03 historic sites surveys have been mapped and a historic sites geographic information systems (GIS) layer has been created. Site locations are linked to the survey forms that provide detailed data on individual properties. The GIS and survey data area may be accessed through the Township’s local area network with the assistance of the Zoning Officer and Historic Preservation Commission.

VI. Municipally Designated Historic Landmarks and Historic Districts

The surveys offer firm indications of districts, buildings, structures, and archaeological sites worthy of municipal designation as historic landmarks and historic districts per the Historic Preservation Commission ordinance. These directions are expected to be generally in agreement with the National Register of Historic Places (National Register) criteria for evaluating and designating historic properties. The Historic Preservation Commission or any person may recommend designation of historic landmarks or historic districts that are in accordance with the National Register eligibility criteria or that possess one or more of the following attributes:

- character, interest, or value as part of the development, heritage, or cultural characteristics of the Township, State, or Nation; or
- association with events that have made a significant contribution to the broad patterns of our history; or
- association with the lives of persons significant in our past; or
- embodiment of the distinctive characteristics of a type, period, or method of construction, architecture, or engineering; or
- identification with the work of a builder, designer, artist, architect, or landscape architect whose work has influenced the development of the Township, State or Nation; or
- embodiment of elements of design, detail, material, or craftsmanship that render an improvement architecturally significant or structurally innovative; or
- unique location or singular physical characteristics that make a district or landmark an established or familiar visual feature; or
- ability or potential ability to yield information important in prehistory or history.

Persons wishing to nominate a historic landmark or historic district are directed to contact the Historic Preservation Commission secretary regarding consideration of the proposed designation. Whether initiated by a citizen at large or the Historic Preservation Commission, the Historic Preservation Commission is responsible for scheduling a hearing to review the proposed designation. The Historic Preservation Commission ordinance specifies the requirements for nominations including photographs, municipal tax map, location map, physical description, and statement of significance.

Following receipt of a nomination, the Historic Preservation Commission schedules a public hearing on the proposed designation following explicitly stated requirements for notification of property owners and the public at large, advising property owners of the significance and consequences of designation, and of the rights of the owner(s) to contest the designation. At the public hearing, the Historic Preservation Commission reviews the nomination and accompanying documents, and interested persons have opportunity to comment. Designations require approval by 50% of the property owners, a majority vote of the Historic Preservation Commission, and approval of the Township Committee pursuant to the procedures and statutes which apply to a change of a zoning designation and the adoption, revision, or amendment of any development regulation.

Upon adoption of an ordinance by the Township Committee designating a historic landmark or a historic district, the designation supplements rather than supersedes the existing zoning district in which the property is located. At that time, the designated

property or properties and zoning map modification(s) are incorporated into the master plan and zoning ordinance of the Township as required by the MLUL. Designated properties are identified in the records for those properties maintained by the planning and zoning offices, as well as the offices of the Construction Official, the Township Tax Assessor, and the Township Clerk.

Amendments to historic landmark or historic district designations are made in the same manner as they were adopted in accordance with the provisions of the Historic Preservation Commission ordinance.

Since the passage of the Historic Preservation Commission ordinance in 2000, five properties in the Township have been designated municipal historic landmarks. These are:

- Mount Rose Distillery, 192 Pennington-Rocky Hill Road (Block 39, Lot 8.32)
- Pennington Methodist Cemetery, Pennington-Titusville Road (Block 63, Lot 2)
- Bear Tavern Road Bridge over Jacobs Creek
- Mine Road Bridge over Stony Brook
- Smith/Hunt/Hill Farmstead (Woodward Farm), Marshalls Corner-Woodsville Road (Block 31, Lot 13.03)

This list is amended and supplemented as historic preservation considerations develop. The Historic Preservation Commission is currently working toward the designation of the Pleasant Valley Historic District and also individual landmarks. Individual historic properties and historic districts judged to be potentially worthy of consideration for inclusion in the Hopewell Township Register of Historic Places are itemized and discussed further in Section IX below. The Historic Preservation Commission solicits citizen input in suggesting, assisting, and/or taking the lead in preparing nominations and designations.

VII. Historic Properties Listed in the New Jersey Register of Historic Places and the National Register of Historic Places, or with State Historic Preservation Officer (SHPO) Opinions of Eligibility for Listing in the National Register of Historic Places

Historic properties listed or judged eligible for listing in the New Jersey and National Registers of Historic Places are identified in Table 1. This list, and the list of municipally designated properties, are amended and supplemented through time.

Table 1

HISTORIC PROPERTIES LISTED IN THE NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES, OR WITH STATE HISTORIC PRESERVATION OFFICER [SHPO] OPINIONS OF ELIGIBILITY FOR LISTING IN THE NATIONAL REGISTER			
Name*	Address	Tax Parcel	State/National Register Status
Adams House [Fish Farmstead]	431 Federal City Road	Block 72, Lot 4	SHPO opinion** 6/23/1982
Enoch Blackwell Farmstead [Blackwell Farmstead]	167 Blackwell Road	Block 72, Lot 91.01	SHPO opinion 6/23/1982
Joseph P. Blackwell Farm [Stults/Drake/Blackwell Farmstead]	135 Blackwell Road	Block 72, Lot 9	SHPO opinion 6/23/1982
Thomas Blackwell House [Blackwell Farmstead]	93 Elm Ridge Road	Block 43.11, Lot 1	SHPO opinion 6/23/1982
Cider Mill [Mount Rose Distillery]	192 Pennington-Rocky Hill Road	Block 39, Lot 8.32	SHPO opinion 6/23/1982
Cool Meadows Farm [Mershon Farmstead]	2 and 4, Fabian Place; 6, 7 and 8 Meadows Court	Block 78.24, Lots 8, 9, 10, 16 and 17	SHPO opinion 6/23/1982
Delaware and Raritan Canal Historic District	n/a	Multiple	SR 11/30/1972; NR 5/11/1973
Nathaniel Drake House [Drake/Blackwell Farmstead]	200 Pennington-Rocky Hill Road	Block 39.02, Lot 22	SHPO opinion 6/23/1982
R.A. Drake House [Drake Farmstead]	171 Pennington-Rocky Hill Road	Block 20, Lot 21.021	6/23/1982
Gould House [Stout Farmstead]	266 Province Line Road	Block 15, Lot 3	SHPO opinion 6/23/1982
Harbourton Historic District	Harbourton-Rocktown and Harbourton-Mount Airy Roads	Multiple	SR 10/25/1974; NR 12/31/1974
Hart-Hoch House	147 Washington Crossing-Pennington Road	Block 89, Lot 12	SR 8/7/1972; NR 3/14/1973
John D. Hart House (Moore/Titus House)	54 East Curlis Avenue	Block 74, Lot 49	SR 3/17/1972; NR 10/18/1972
Hart/Winner Farmstead Archaeological Site [28Me246]	2485 Pennington Road (N.J. Route 31)	Block 85, Lot 13	SHPO opinion 3/20/1998
Hens Foot Corner/Terhune House [Terhune Farmstead]	105 Cleveland Road	Block 41, Lot 8	SHPO opinion 6/23/1982
Highfields	Featherbed Lane	Block 2, Lot 10	SR 8/1/1994; NR 9/23/1994
Blackwell House	164 Blackwell Road	Block 75, Lot 1.01	SHPO opinion 6/23/1982
Blackwell Farmstead	24 Elm Ridge Road	Block 44, Lot 18	SHPO opinion 6/23/1982
House [Hunt/Fitzpatrick House]	87 Federal City Road	Block 78.09, Lot 21	SHPO opinion 6/23/1982
Hunt Farmstead	Blackwell Road (Rosedale Park)	Block 44, Lot 7	SR 12/3/1987; NR 10/28/1998
Kahn House [Vandyke Farmstead]	7 Aqua Terrace	Block 43.17, Lot 8	SHPO opinion 6/23/1982
Ichabod Leigh House	953 Cherry Valley Road	Block 15, Lot 10	SR 11/1/1974; 3/4/1975
McDougal Farm and Barn [Chamberlain Farmstead]	23 Old Mill Road	Block 44, Lot 29	SHPO opinion 6/23/1982
Mount Rose Distillery Archaeological Site [28Me259]	192 Pennington-Rocky Hill Road	Block 39, Lot 8.32	SR 9/8/1995; NR 12/12/1996
Mount Rose Historic District	County Route 569 and Pennington-Rocky Hill Road	Multiple	SHPO opinion 6/23/1982

2004 Hopewell Township Historic Preservation Plan

TABLE 1. HISTORIC PROPERTIES LISTED IN THE NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES, OR WITH STATE HISTORIC PRESERVATION OFFICER [SHPO] OPINIONS OF ELIGIBILITY FOR LISTING IN THE NATIONAL REGISTER			
Name*	Address	Tax Parcel	State/National Register Status
Old Cleveland Farm [Griggs Farmstead]	130 Cleveland Road	Block 40, Lot 35	SHPO opinion ** 6/23/1982
Old Voorhees Farmhouse and Tenant House [Weart Farmstead]	340 Province Line Road	Block 15, Lot 2.01	SHPO opinion 6/23/1982
Phillips Farm [Howell Living History Farm]	101 Hunter Road	Block 55, Lot 1	SR 12/1/1976; NR 5/2/1977
Pleasant Valley Historic District	Woodens Lane, Hunter Road, Pleasant Valley Road, Valley Road	Multiple	SR 4/12/1991; NR 6/14/1991
Somerset Roller Mills/Jacobs Creek Gristmill	1200 River Road (N.J. Route 29)	Block 99.01, Lot 6	SR 7/1/1974; NR 11/19/1974
Joseph Stout House/Hunt House	595 Province Line Road	Block 1, Lot 8	SR 7/1/1974; NR 10/29/1974
J. Thompson House and Barn [Willing/Thompson Farmstead] (Welling/Thompson Farmstead)	311 Pennington-Rocky Hill Road	Block 46, Lot 8.01	SHPO opinion 6/23/1982
Titusville Historic District	River Drive	Multiple	SR 1/7/1983; 3/17/1983
Upper Bellemont Farm	Valley Road and N.J. Route 29	Block 57, Lot 3; Block 59, Lot 1	SR 8/15/1980
Colonel John Van Cleve Homestead [Poor Farm] (Smith/Van Cleve House & Hopewell Township Poor Farm)	44 and 46 Poor Farm Road	Block 31, Lots 83 and 84	SR 12/21/1982; NR 2/16/1983
Jeremiah Van Dyke House [Andrew B. Hankins House]	87 Featherbed Lane	Block 4, Lot 76	SR 12/27/1973; 3/29/1978
Washington Crossing State Park National Historic Landmark	N.J. Route 29, County Routes 546 and 579, and Church Road	Multiple	SR 5/27/1971; NR 10/15/1966
John Welling House (Samuel Moore, Sr. House)	56 East Curlis Avenue	Block 74, Lot 47	SR 8/14/1972; NR 3/14/1973
Jeremiah Woolsey House	237 Washington Crossing-Pennington Road	Block 92, Lot 26	SR 11/8/1974; NR 1/27/1975
Bear Tavern Road Bridge over Jacobs Creek	County Route 579		SHPO opinions 4/30/1991
Hunter Road Bridge over Moore's Creek	Hunter Road		SHPO opinion 3/12/2001

Source: New Jersey Historic Preservation Office (NJHPO) historic properties listings on the Internet, the New Jersey Historic Bridge Survey, Hopewell Township Historic Sites Surveys (1984-85 and 2002-03) and Hopewell Township 2004 tax parcel and street address data.

* Where appropriate, NJHPO names are followed in brackets by names used in the Hopewell Township Historic Sites Survey. Names bolded and in parentheses are the Historic Preservation Commission's preferred names based on historical association.

** SHPO opinions are deliberated, substantiated findings signed by a State Historic Preservation Officer (SHPO) or Deputy SHPO that a district, building, structure, or archaeological site possesses integrity of workmanship, setting, and design, as well as significance per one or more of the four basic criteria for listing in the National Register of Historic Places.

VIII. Interface with Other Master Plan Elements

The historic preservation plan strives to integrate with other elements of the master plan. Historic districts, transportation corridors, buildings, structures, and archaeological sites are intimately and irrevocably linked with past, present, and future land use, housing, circulation, recreation and open space, and conservation in municipal planning and history. The historic preservation plan seeks to find a balance between, on the one hand, the preservation, maintenance and interpretation of the Township's critical historic resources and essential rural historic landscape, and on the other hand, the community's need for ongoing changes in land use.

Land Use Element. Historic landmarks and districts link with land use planning in a variety of ways. The land use plan lays out goals and policies that consider alternative residential, commercial, recreational, open space, and other forms of development within and proximal to historic landmarks and districts. Without such goals and policies, subdivision and zoning regulations over time tend to alter the historic pattern of development to a more regularized and uniform model than existed in the past. Historic landscapes tend to be characterized by great variability in lot sizes and building setbacks. The innate characteristics of the land itself, rather than uniform zone standards, were in the past the standard by which decisions were made about property subdivision and building placement. The uniformity and regularity of development built in conformance with many contemporary subdivision and zoning regulations can be at odds with historic integrity. In historic districts, variances from zoning standards and subdivision regulations which promote the preservation of historic structures and/or historic character of the landscape should be considered to be consistent with the Township's zone plan. For example, if ten new homes are planned on a 60-acre subdivided tract in a village residential zone within or adjacent to a rural historic district, siting of the houses might be considered collectively in the subdivision review process. The new home sites might be clustered in two or three groupings, or all of the homes might be set back as far as possible from the core of the district, to maintain as much openness as possible within the rural landscape viewshed. Thoughtful subdivision and siting are rapidly developing topics in areas where 21st-century suburban sprawl is spreading and destroying its host historic landscape.

Development in areas proximal to historic districts can have detrimental impacts on the historic character and integrity of the districts. In Hopewell Township, historic districts are closely associated with a rural landscape of dispersed farmsteads and small crossroad villages surrounded by countryside with low density population and land use. Examples of notable historic landscapes still surviving relatively intact in the Township today are: Pleasant Valley; the rolling countryside north and south of Harbourton along the County Route 579 corridor; the Stony Brook-Millstone Watershed lands; and the valley north of Hopewell Borough that lies between Pheasant Hill and the southeastern edge of the Sourland massif. Development that changes the historic rural context, even outside historic districts, will be detrimental to the historic character, integrity, and

significance of the districts. The land use plan strives to promote development activity within centers or towns in order to reduce sprawl and its attendant adverse effects on rural historic districts.

Research of building records in Mendham Township, a municipality similar in character to Hopewell, illustrates there is a traditional pattern of building size in relation to property size. Pursuant to recommendations in the land use plan, floor area ratio (FAR) standards could be adopted by the Township to promote the traditional scale of buildings by balancing the size of structures in relation to the size of the property they are on. The main purpose is to discourage new structures that are substantially larger in scale than has been traditional in the Township or which may overwhelm the scale and character of buildings on adjoining properties. This is particularly important in historic districts and for historic structures.

Historic landscape and archaeological features such as foundations, wells and other shaft features, millponds and millraces, field stone walls, and other historic built features of the landscape such as hedgerows can be impacted by application of a variety of planned activities within the Township. Township regulations should be flexibly administered in a manner that promotes the preservation of such features as noted in Historic Preservation Commission historic resource maps and files.

Through reviews of applications for Planning and Zoning Board approval, the Historic Preservation Commission has opportunity to assist planners design projects compatibly with character-defining features of nearby historic districts, buildings, structures, and archaeological sites in addition to municipally designated historic districts and landmarks.

Housing Plan Element. Historic housing stock is an important consideration in a housing plan. The Housing Plan element should consider historic buildings that can be saved by adapting them for low and moderate income housing. Sometimes it is also reasonable to consider adaptive re-use of farm, commercial, and industrial buildings for residential housing use.

In 1999, New Jersey implemented a new rehabilitation subcode, designed to relax code requirements for historic buildings in an effort to make rehabilitation a more affordable and more realistic alternative to demolition and new construction (www.state.nj.us/dca/cpdes/rehab). This program is now nationally recognized as a stimulus for historic preservation, especially in towns and villages. It has the potential in Hopewell to strengthen the historic fabric of villages and farmsteads, and to slow unnecessary demolition of historic buildings. Where appropriate, property owners in Hopewell Township should be made aware by Township officials of rehabilitation options under the new subcode.

In addition, limited state-level grant funding is available for rehabilitation and restoration of properties listed in the New Jersey and National Registers of Historic

Places. Future funding support for rehabilitation and restoration may also become available through the proposed Historic Property Reinvestment Act, currently under consideration by the New Jersey legislature, and through county-level historic preservation initiatives.

Circulation Plan Element. The Circulation Plan should include special consideration of some historic structures, residential and commercial historic districts, and historic transportation corridors. Scenic roadways are in some cases character defining features of rural historic districts, and maintaining that character may be a matter of general public welfare. N.J. Route 29, which parallels the Delaware River along the southwestern edge of the Township, is New Jersey's first designated "scenic byway," a classification that will help preserve and protect open space and historic resources along its route and also along the historic corridor of the Delaware and Raritan Feeder Canal.

The character of a community is maintained when scales of historic roadways are maintained as they pass historic landmarks, go through historic districts, and follow historic travel routes such as the route of George Washington's Continental Army as it marched to the Battle of Trenton. The Circulation Plan should delineate the locations of historic landmarks, districts, and transportation corridors warranting consideration in circulation planning.

Road design standards are an area of public policy that can profoundly affect historic preservation. Historic roadways are visually distinguishable from those designed to modern standards. They have an organic quality dictated and shaped by topographic and geographic features of the landscape. In Hopewell Township, many historic roadways are narrow, uncurbed, curvilinear, and closely follow the contours of the land, with open swales for drainage and pull off areas in level areas for loaded wagons. Examples include Pleasant Valley Road, Valley Road, Woosamonsa Road, Wargo Road, and County Route 579, portions of which in Hopewell Township are named Harbourton-Rocktown Road, Trenton-Harbourton Road, and Bear Tavern Road. In addition, a few regional turnpikes - straighter, more engineered roadways - traverse the Township, as for example County Route 518, which began life as the Georgetown and Franklin Turnpike, chartered in 1816, and which still retains considerable historic integrity in its alignment and surrounding terrain.

Roads designed to typical modern engineering standards, which ignore the historic integrity of an area, can unalterably damage this historic character. Today's engineers can, however, when encouraged to do so, design roads that achieve engineering goals without sacrificing historic qualities. The historic integrity of roads within historic districts and in the vicinity of historic structures should be preserved. This requires paying particular attention to historic roadway widths and to historic roadway intersections, such as those that define the settlements of Harbourton and Mount Rose.

Public bridges are also important, within or without historic districts. They contribute substantially to the scenic value of the Township. Some bridges, such as the

Washington Crossing metal truss bridge over the Delaware River (built in 1903), have historic significance in themselves because they are connected with a historic event or personality, and/or are representative of an era of engineering or transportation history.

Public Facilities Plan. Hopewell Township owns and uses some historic structures as public facilities. The Municipal Complex at the intersection of Scotch Road and Washington Crossing-Pennington Road includes the former farmhouse of the Pennington Presbyterian Church Parsonage Farm (office space) and the former Hart's Corner Schoolhouse (recently relocated and presently unused). Development plans for the municipal complex should be sensitive to the preservation and maintenance of these two properties and should seek suitably sensitive uses for them. If the Township sells historic properties to private sector entities, consideration should be given to safeguarding them with historic preservation covenants.

Historic preservation covenants generally take two forms: deed restrictions and easements. Both forms specify requirements for care of historic properties features such as hedgerows, building facades, interior room configurations, foundation ruins, or archaeological deposits. Deed restrictions are attached to and filed with deeds, and the property owner is responsible for meeting the specified requirements. Easements are also attached to and filed with deeds. However, with easements, the owner (grantor) designates a municipality or organization that can legally hold an easement (grantee) to be responsible for the historic preservation requirements. Usually the grantor pays a designated fee to the grantee for monitoring the terms and conditions of the easement.

Planning Board review of proposed new school and firehouse facilities should consider historic landscape, historic setting, and potential archaeological issues. Reference should be made to existing historic sites survey data and if necessary input should be sought from historical and archaeological surveys. Such surveys may be required in any event through state and/or /federal historic preservation review processes.

Utilities Services Plan. Planning Board review of new sewerage facilities, pipelines and transmission lines, and cell tower locations should be sensitive to historic landscape, historic setting, and potential archaeological issues. Reference should be made to existing historic sites survey data and if necessary input should be sought from historical and archaeological surveys. Such surveys may be required in any event through state and/or /federal historic preservation review processes.

Recreation and Open Space Plan Element. At root, open space and farmland preservation goals and practices should be largely compatible with those of historic preservation. Historic preservation planning can join forces with open space and farmland preservation in acquisitions and/or easements that aim to protect and preserve the rural qualities of the Township. When county, Township, and non-profit programs of open space acquisition and/or preservation are implemented, these frequently involve

acreage with historic properties. These programs carry an obligation to identify, maintain, and preserve historically important resources.

At the county level, this is not so much an issue with programs like the Howell Living History Farm which has a strong historical basis, but for other county properties, the Township should actively seek to assist the county in preserving historic structures and landscapes. Examples deserving such treatment include the Hunt House at Rosedale Park and historic resources on Baldpate Mountain. The Lawrence-Hopewell bike trail, a major county recreational project, also offers exceptional opportunities for interpretation of the historic landscape.

The Township also owns considerable open space acreage and has substantial recreational needs. In the case of the Mount Rose distillery property, the Township has attached a historic preservation easement to land surrounded by acreage protected by a conservation easement. Upcoming recreational development of publicly owned lands should seek, where practicable, to maintain, preserve, and adaptively re-use historic farm buildings and structures. Archaeological resources may also be a consideration if extensive land alteration is envisaged.

The Historic Preservation Commission can assist with the inventory and interpretation of historic resources within recreational/open space tracts. There is a need to delineate historically and archaeologically sensitive portions of these tracts so that they are adequately protected.

Conservation Element. Combined natural and cultural features of a property can result in a stronger consideration for preservation and/or community use than either set of features alone. For example, if a property holds important groundwater recharge areas as well as historic ruins, the two factors together should improve prospects for maintaining both features of the property.

IX. Future Directions

One of the principal duties of the Township's Historic Preservation Commission is the designation of historic properties and historic districts for inclusion in the Hopewell Township Register of Historic Places. The historic sites surveys of the mid-1980s and 2002-03 provide a strong basis for this task, which will be a high priority for many years into the future. A large number of individual properties and several districts are potentially eligible for inclusion in the local register, beginning with those properties and districts already designated or considered eligible for designation to the New Jersey and National Registers of Historic Places (see above, Table 1).

In addition to the State and federally recognized historic resources in the Township, all of which merit local designation, other properties worthy of consideration for local historic designation are itemized in Table 2. All of these properties may qualify individually for local historic designation; many may also be considered as key or

contributing components within potential historic districts. For the most part, these properties correspond to those identified as potentially eligible in Tables 10.2 and 10.3 in *Hopewell: A Historical Geography*. The list of properties provided in Table 2, however, is not all inclusive: it is based primarily on a comprehensive study of pre-1875 historic architectural resources; it has only selectively addressed post-1875 historic architectural resources; and it minimally addresses archaeological resources. As time goes on, other potentially eligible properties will undoubtedly surface. The list should be considered as a reasonably thorough attempt at identifying properties potentially suitable for listing in the local historic register and is subject to change.

The predecessor historic preservation plan element of the Hopewell Township Master Plan, prepared in 1992, referenced Washington Crossing State Park (a National Historic Landmark), three pre-existing historic districts (the Delaware and Raritan Canal Historic District, Titusville and Harbourton) and nine potential historic districts (Stony Brook, Pennington Mountain, Stout/Wear, Pleasant Valley, Burroughs, Dublin Road, Edgerly's Castle, Mercer County Workhouse and Woodsville). The nine potential historic districts were mapped and defined more explicitly in Chapter 10 of *Hopewell: A Historical Geography* and were based on land use conditions existing in the mid- to late 1980s. The Pleasant Valley Historic District has since attained the status of formal designation in the New Jersey and National Registers of Historic Places, but the historic integrity of some of the other eight potential districts (notably Stony Brook, Pennington Mountain and Burroughs) has been impaired as a result of development over the past decade and a half. To the potential historic districts referenced above, at least one other should be added for future consideration - the crossroads community of Mount Rose, which has previously received a State Historic Preservation Officer (SHPO) opinion of eligibility.

The Historic Preservation Commission will seek to designate local historic districts in the future, beginning with Pleasant Valley and Harbourton, which were both reconsidered in the 2002-03 historic sites survey conducted by Wise Preservation Planning. The boundaries of these two and other potential local historic districts will bear especially careful scrutiny to ensure that land use change of recent years has not invalidated the historic qualities that originally characterized these districts.

An important facet of defining viable local historic districts in the Township is quality of historic setting. Besides requiring high-caliber historic buildings, such as farmhouses and farm outbuildings, rural historic districts should in some cases be delineated to include expanses of historic landscape and historic vistas. For example, a locally designated Pleasant Valley Historic District should aim to preserve the fine views of the valley obtained looking west and north from Baldpate Mountain, south from the Sourland ridge, and east from Belle Mountain. Similarly, the locally designated Harbourton Historic District should strive to maintain the village's open, rural setting. Historic vistas will form an important component in defining other potential historic districts, notably the Stony Brook, Pennington Mountain, Stout/Wear and Burroughs districts.

Future historic district definition may also build usefully on the Township's many historic roadways. Pleasant Valley Road and Valley Road, for example, provide a historic roadway spine for the Pleasant Valley Historic District, and County Route 579 and Harbourton-Mount Airy Road serve a similar purpose for the Harbourton Historic District. Many other historic roads crisscross the Township and may bolster other historic districts, while some routes – for instance, County Route 518 (the Georgetown and Franklin Turnpike) and County Route 579 (the old "River Road;" part also supported Washington's march on Trenton on December 26, 1776) – may merit consideration as historic transportation corridors in their own right. The Township's historic railroads (the Belvidere Delaware, the Mercer and Somerset, and the Delaware and Bound Brook [Reading]) and, of course, the Delaware and Raritan Feeder Canal, are all also historic transportation corridors worthy of local historic designation.

The designation of historic properties and districts to the Hopewell Township Register of Historic Places is a specific area of activity in which the Historic Preservation Commission takes the lead role. This task does not occur in isolation, however, and the actions of the Historic Preservation Commission must always be viewed within the broader context of keeping the public informed and Township's land use planning goals. In terms of public information, for example, another set of tasks for the Historic Preservation Commission will be to develop maps and supporting historical data downloadable from the Township website for driving, biking, and walking tours of the Township's historic districts, roads, landscapes, buildings, and sites. Historically-oriented walking tours for classes from schools should also be included in these materials.

Different elements of Township government are focusing more attention on working together to build a more coherent and unified framework for community life. With reference to the governing context provided by the Municipal Land Use Law, the Land Use Ordinance is the document which provides the "teeth" to the various master plan elements and provides a legal basis for requiring development applications for major site plans and subdivisions to address the goals and objectives of a master plan. Clearly, if the purposes and goals of the Historic Preservation Plan element are important to the Township, then historic preservation considerations must be fully incorporated in the land use planning aspects of the Land Use Ordinance.

To better integrate historic preservation into the overall planning process, the application for development checklist, plus the elements of the Land Use Ordinance that operationalize the checklist, need to include specific references to historic districts and landmarks as defined in the Historic Preservation Plan and Historic Preservation Commission ordinance. In addition, if project development sites have not been previously surveyed for potential historic districts and landmarks, then the checklist and Land Use Ordinance should direct the applicant to have the project site surveyed to identify historic and/or archaeological resources eligible for listing in the New Jersey and National Registers of Historic Places and the Hopewell Township Register of Historic Places.. Requirements for reporting survey results should be specified. All of this can be done through reference to existing federal and state laws, regulations, and guidelines.

The Land Use Ordinance should outline the process for negotiations between applicants and the Township for avoiding, minimizing, and/or mitigating adverse effects to eligible historic and/or archaeological resources. Neighboring Princeton Township, for example, requires that, “approved plans must depict historic landmarks, historic districts, and other types of historic preservation areas that require consideration in executing project plans. The board of jurisdiction shall approve a major site plan or subdivision only if the plan as proposed or conditioned adequately specifies how historic sites and archaeological sites on the parcel are to be treated. The applicant (1) shall monitor construction to assure that all provisions of the approved plan as to the identification, preservation, or removal of historic features and historic or archaeological artifacts are complied with and (2) shall appoint an individual in the field with the responsibility therefor and retain a person with the necessary expertise in connection therewith.” In the case of unanticipated discoveries of archaeological resources that may be eligible for landmark designation, the applicant shall report the same forthwith to the administrative officer and cease all construction activity with respect thereto for two working days (Monday through Friday excluding holidays). The Historic Preservation Commission or, in the absence of a quorum, the chairperson or, in his/her absence, the vice-chairperson, may within such time order that the artifacts discovered be documented and removed under the supervision of [a professionally qualified archaeologist] identified in the approval and at the expense of the applicant. In the case of extraordinary finds, the HPC, chair, or vice-chair, as the case may be, may order that the work cease and that the plans be modified to reflect the find. Such order shall remain in effect only until the next meeting of the Township committee unless the Township committee at such meeting continues the order, with or without modifications [Princeton Township ordinance 10B-272.4 (e)].

To provide a stronger underpinning for identification and treatment of archaeological resources, Hopewell Township could usefully consider enacting an archaeological ordinance, as has been done effectively in some New Jersey municipalities, most notably Evesham Township in Burlington County. In Evesham, like Hopewell, a rapidly changing community under intense pressure from development and sprawl, an archaeological ordinance supplements a land use ordinance requirement for an environmental inventory report and provides specific guidelines for archaeological investigations to be conducted for large-scale development projects. A similar archaeological ordinance focused on major development activity, rather than the homeowner, could be crafted to ensure appropriate management of Hopewell Township’s non-renewable archaeological resources.

Princeton Township also has stabilization plans to limit demolition by neglect of historic buildings and structures on development sites. They require, “The board of jurisdiction, when approving a development application in an historic preservation district, shall require stabilization plan review and approval by the Township historic preservation officer. The plan must assure that (1) any historic structure on the property be made secure against theft and vandalism; (2) flammable materials not be stored therein except in a manner approved by the fire marshal; (3) emergency repairs sufficient to

protect against deterioration of the structure be undertaken and proof of inspection for insect and vermin infestations and of appropriate remedial work be submitted; (4) the structure be made structurally sound and its basic electrical, plumbing, heating systems be in adequate working order and free of hazards to ensure structural and architectural integrity or the winterization of the historic structure so as to protect against damage; (5) interior features of historic significance such as moldings, fireplace mantels, doors and fixtures not be removed except for preservation purposes and that any such features which are removed be put back in place; (6) the interior not be damaged and any damage be repaired; and (7) the exterior of the structure be restored in a manner consistent with the criteria set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Township government may also wish to consider specifying additional future directions regarding a variety of considerations related to historic preservation planning including, but not limited to, the following:

- Special land use considerations for farmsteads. “Our farmstead structures are a tangible link with the past. These structures are the physical materials that represent the ideas, skills and knowledge inherited from our ancestors. We cannot afford to waste these resources. We also have an obligation to preserve the past for the future, so that we, as a society, can learn and continue to develop.” “Historic structures provide a sense of continuity for local residents and add aesthetic quality to the rural landscape. Farmers who have preserved or restored older structures frequently comment on the symbolism of the building in the appearance of their farm. An older, traditional building seems to fit the image of farm or ranch, and makes it seem right” (<http://www.msue.msu.edu/msue/imp/modtd/33850115.html>).
- Buffer zones and/or historic preservation protection zones. Once again, within the context of New Jersey's compact historic geography, Princeton Township is in the national forefront of considering buffer zones around its historic districts: “Current property boundaries often do not encompass land historically related to designated sites. As a consequence development on adjacent properties could have an adverse impact on the setting of historic sites and buildings. The [Princeton] Township Historic Preservation ordinance therefore provides for historic preservation buffer zones in which design standards and landscaping requirements may be applied”.

A historic protection zone is a portion of a property designed to preserve the historic features of the property in their historic setting and respect the historic pattern of use. Such a zone also aims to safeguard the interrelationship of the historic features of the property and provide for an adequate visual buffer for the principal structures or structures in the event of a development of the property (Princeton Township ordinance 10B-2, 10B-27.5, 10B-272.4 *et seq.*).

- Working with existing hedgerows. Hedgerows sometimes mark historic property boundaries. They may also provide screening between neighbors, especially on smaller lots where privacy is an issue. Hedgerows in some cases may warrant

specific consideration as character-defining features of farmsteads and rural landscapes and might be specifically mentioned in the Historic Preservation Commission ordinance.

- Context sensitive design. CSD is defined by the Federal Highway Administration as “a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility. CSD is an approach that considers the total context within which a transportation improvement project will exist” (<http://www.fhwa.dot.gov/csd/>). The historic preservation plan and circulation plan could together promote the CSD approach to planning road projects in the Township whenever appropriate.
- Some municipalities and historic districts have visually striking or evocative entry locations or gateways, e.g., the Brooklyn Bridge terminus in Manhattan, the Washington Road Elm Allee into Princeton, or the Washington Crossing bridge terminus entry into Hopewell Township. These gateways may contain a mix of historic and nonhistoric properties, but the entrance locality itself may be historic.

Table 2

HISTORIC PROPERTIES AND DISTRICTS POTENTIALLY ELIGIBLE FOR INCLUSION IN THE HOPEWELL TOWNSHIP REGISTER OF HISTORIC PLACES			
Block/Lot	Name	Street	Detail
1-1	Merrill/Wear/Updike Farmstead	Amwell Road	Stout/Wear HD; contributing property
1-2	Wear/Voorhees Farmstead	Amwell Road	Stout/Wear HD; contributing property
1-6	Wear/Stout Farmstead	Province Line Road	Stout/Wear HD; contributing property
1-8 & 5.01	Joseph Stout House/Hunt House and burial ground	Province Line Road	Stout/Wear HD; key property [NR/SR listed]
2-10	Highfields	Featherbed Lane	Stout/Wear HD; contributing property [NR/SR listed]
3-01	True/Stout House	Mountain Church Road	single property
3-10	Hopewell Mountain Christian Church	Mountain Church Road	single property
4-76	Andrew B. Hankins House [Jeremiah Van Dyke House]	Featherbed Lane	single property [NR/SR listed]
5-5.01	Golden Farmstead	Van Dyke Road	single property
6-5	Waters Farmstead	Hopewell-Wertsville Road	Edgerly's Castle HD; contributing property
6-7	Edgerly's Castle	North Greenwood Avenue	Edgerly's Castle HD; key property
8-2	Stout/Voorhees Farmstead	Amwell Road	Stout/Wear HD; contributing property
8-4	Merrill/Wear/Sheppard Farmstead	Amwell Road	Stout/Wear HD; key property
8-14	Stout/Bellis/Kise Farmstead	Dunwald Road	Stout/Wear HD; contributing property
8-26	Merrill/Cray/Voorhees House	Amwell Road	Stout/Wear HD; contributing property
8-27	Abbott Farmstead	Amwell Road	Stout/Wear HD; contributing property
8-32	Ralston Development House	Reservoir Road	Edgerly's Castle HD; contributing property
8-62.01	Stout/Skillman/McPherson Farmstead	County Route 518	Stout/Wear HD; contributing property
14-15.01	Stout/Hill Farmstead	County Route 518	Stout/Wear HD; contributing property
14-33	Wear/Voorhees Farmstead	Amwell Road	Stout/Wear HD; contributing property
14-40	Stout Farmstead	Amwell Road	Stout/Wear HD; key property
15-2.01	Wear Farmstead [Old Voorhees Farmhouse and Tenant House]	Province Line Road	single property [SHPO opinion]
15.3	Stout Farmstead [Gould House]	Province Line Road	single property [SHPO opinion]
15.10	Ichabod Leigh House	Cherry Valley Road	single property [NR/SR listed]
16-8	Conover Farmstead	Pennington Rocky Hill Road	Mount Rose HD; key property [SHPO opinion]
16-9	Drake House	Pennington-Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
16-10	Titus Hotel/Updike House	Pennington-Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
16-12	Cook House	Pennington-Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
16-21	Mount Rose Store	Pennington-Rocky Hill Road	Mount Rose HD; key property [SHPO opinion]
16-22	Reed House/Savage Store	Pennington Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
16-51	Van Kirk Farmstead	Aunt Molly Road	Mount Rose HD; contributing

2004 Hopewell Township Historic Preservation Plan

			property [SHPO opinion]
20-21.021	Drake Farmstead [R.A. Drake House]	Pennington-Rocky Hill Road	single property [SHPO opinion]
21-39.01	Moore Farmstead	Van Dyke Road	single property
23-4	Burroughs Farmstead	Marshalls Corner-Woodsville Road	Pennington Mountain HD; key property
23-13	Ege Store & Post Office	County Route 518	Woodsville HD; contributing property
24-3	Janney/Armitage House	Woodsville-Linvale Road	Woodsville HD; key property
24-8	Ege House/Hotel	County Route 518	Woodsville HD; contributing property
25-1	Post Office/Durling Hotel (Mountain House)	County Route 518	Woodsville HD; contributing property
25-3	Hunt Farmstead	County Route 518	single property
25-14	Hill/Holcombe Farmstead	County Route 518	Woodsville HD; contributing property
27-1.03	Wilson Farmstead	Harbourton-Mount Airy Road	single property
27-5	Hart/Van Dyke House	Harbourton-Rocktown Road	Harbourton HD; key property [NR/SR listed]
27-6	Harbourton Schoolhouse	Harbourton-Rocktown Road	Harbourton HD; contributing property
27-9	Ege/Dilts/Farley Farmstead	Harbourton-Rocktown Road	Harbourton HD; key property [NR/SR listed]
28-2.031	Matthews/Phillips Farmstead	Harbourton-Mount Airy Road	single property
28-10	Harbourton Village Store	Harbourton-Rocktown Road	Harbourton HD; key property [NR/SR listed]
28-17	Harbourton Parsonage (Roscoe/Rose/Lawrence House)	Harbourton-Rocktown Road	Harbourton HD; contributing property
28-18	Harbourton Creamery	Harbourton-Rocktown Road	Harbourton HD; contributing property
29-8	Stout/Hall Farmstead	Harbourton-Woodsville Road	Pennington Mountain HD; key property
29-13	Cornell Farmstead (Hart/Hunt Farmstead)	Harbourton-Rocktown Road	Harbourton HD; contributing property
29-15	Cornell/Hart Farmstead	Harbourton-Rocktown Road	Harbourton HD; key property [NR/SR listed]
29-16	Harbourton Baptist Church	Harbourton-Rocktown Road	Harbourton HD; key property [NR/SR listed]
30-9	Mrs. Snook House	Marshalls Corner-Woodsville Road	Woodsville HD; contributing property
30-10	Snook House	Marshalls Corner-Woodsville Road	Woodsville HD; contributing property
30-12	Field/Snook Farmstead	County Route 518	Woodsville HD; contributing property
31-17	Bird Farmstead	Poor Farm Road	Pennington Mountain HD; contributing property
31-24	Ege/Dallas House	Poor Farm Road	Pennington Mountain HD; contributing property
31-43 & 35	Hunt Farmstead and burial ground	Harbourton-Woodsville Road	Pennington Mountain HD; key property
31-48	Atchley/Burd Farmstead	Poor Farm Road	Pennington Mountain HD; contributing property
31-62	Barlow Farmstead	Poor Farm Road	Pennington Mountain HD; contributing property
31-83	Smith/Van Cleve House (Colonel John Van Cleve Homestead)	Poor Farm Road	Pennington Mountain HD; key property [NR/SR listed]
31-84	Hopewell Township Poor Farm	Poor Farm Road	Pennington Mountain HD; key property [NR/SR listed]

2004 Hopewell Township Historic Preservation Plan

33-1.02	Larison/Dean/Hill Farmstead	Pennington-Hopewell Road	single property
34-8	Marshall's Corner Schoolhouse	Pennington-Hopewell Road	single property
37-6	Moore Farmstead	Pennington-Hopewell Road	single property
37-23.01	Titus Farmstead	Titus Mill Road	Stony Brook HD; key property
37-25.01, 25.02 & 25.03	Titus Mills Site	Titus Mill Road	Stony Brook HD; contributing archaeological property
37-36	Blackwell Farmstead	Moore's Mill-Mount Rose Road	Stony Brook HD; contributing property
37-37	Stout Farmstead	Moore's Mill-Mount Rose Road	Stony Brook HD; contributing property
37-38	Stout Farmstead	Moore's Mill-Mount Rose Road	Stony Brook HD; contributing property
37-42	Drake Farmstead	Titus Mill Road	Stony Brook HD; contributing property
38-6	Blackwell/Stout/Voorhees Farmstead	Wargo Road	Stony Brook HD; contributing property
39-2	Moss/Savage House	Pennington-Rocky Hill Road	Mount Rose HD; key property [SHPO opinion]
39-3	Savage/Leigh House	Pennington-Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
39-4	Savage/Drake House	Pennington-Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
39.02-22	Drake/Blackwell Farmstead [Nathaniel Drake House]	Pennington-Rocky Hill Road	single property [SHPO opinion]
40-1	Golden Store & Post Office/Reed House	Pennington-Rocky Hill Road	Mount Rose HD; contributing property [SHPO opinion]
40-35	Griggs Farmstead (Grover Cleveland summer home)	Cleveland Road	single property [SHPO opinion]
41-8	Terhune Farmstead [Hens Foot Corner/Terhune House]	Cleveland Road	single property [SHPO opinion]
43.11-1	Blackwell Farmstead [Thomas Blackwell House]	Elm Ridge Road	single property [SHPO opinion]
43.17	Van Dyke Farmstead [Kahn House]	Aqua Terrace	single property [SHPO opinion]
44-2.07 & 3	Reuben Titus Sawmill Site	Elm Ridge Road	Stony Brook HD; contributing archaeological property
44-2.09	Titus Farmstead	Elm Ridge Road	Stony Brook HD; key property
44-3	Titus/Stout Farmstead	Elm Ridge Road	Stony Brook HD; key property
44-7	Hunt Farmstead	Blackwell Road	Stony Brook HD; key property [NR/SR listed]
44-14	Temple/Hook House	Federal City Road	Stony Brook HD; contributing property
44-18	Blackwell Farmstead	Elm Ridge Road	Stony Brook HD; contributing property [SHPO opinion]
44-28	Reed/Drake Farmstead	Elm Ridge Road	Stony Brook HD; contributing property
44-29	Chamberlain Farmstead [McDougal Farm and Barn]	Old Mill Road	Stony Brook HD; contributing property [SHPO opinion]
45-1.02	Cornell/Avard/Frisbie Farmstead	Pennington-Rocky Hill Road	Stony Brook HD; contributing property
45-2, 3 & 4	Reed's Mill Site	Old Mill Road	Stony Brook HD; contributing archaeological property
46-8.01	Willing/Thomson Farmstead [J.Thompson House and Barn]	Pennington-Rocky Hill Road	Stony Brook HD; key property [SHPO opinion]
49-1.12	Golden Farmstead	Yard Road	Pennington Mountain HD; contributing property
49-2	Stout Farmstead	Yard Road	Pennington Mountain HD;

2004 Hopewell Township Historic Preservation Plan

			contributing property
49-3.01	Saunders/Baldwin/Flemming Farmstead	Woosamonsa Road	Pennington Mountain HD; key property
50-3.01	Golden/Hart Farmstead	Burd Road	Pennington Mountain HD; contributing property
50-4	Corwin/Blackwell/Updyk Farmstead	Pennington-Harbourton Road	Pennington Mountain HD; contributing property
50-5	Hart/Lewis Farmstead	Woosamonsa Road	Pennington Mountain HD; contributing property
50-6	Stout Farmstead	Pennington-Harbourton Road	Pennington Mountain HD; contributing property
50-7	Bake Farmstead & Bake Mill Site	Pennington-Harbourton Road	Pennington Mountain HD; contributing property and contributing archaeological property
50-11 & 16	Hart Mill Site	Woosamonsa Road	Pennington Mountain HD; contributing archaeological property
50-15	Bake Farmstead	Pennington-Harbourton Road	Pennington Mountain HD; key property
50-16	Bake/Everingham House	Pennington-Harbourton Road	Pennington Mountain HD; contributing property
50-18	Phillips Farmstead	Woosamonsa Road	Pennington Mountain HD; key property
51-4	Hart/Voorhees Farmstead	Harbourton-Woodsville Road	Pennington Mountain HD; key property
51-5	Smith/Pullen/Stout Farmstead	Harbourton-Woodsville Road	Pennington Mountain HD; contributing property
51-8	Hunt Farmstead	Poor Farm Road	Pennington Mountain HD; contributing property
51-10	Woosamonsa Schoolhouse	Woosamonsa Road	Pennington Mountain HD; key property
51-11	Hart House	Woosamonsa Road	Pennington Mountain HD; contributing property
51-22.01	Hart Farmstead	Woosamonsa Road	Pennington Mountain HD; key property
51-23	Hart Farmstead	Woosamonsa Road	Pennington Mountain HD; key property
51-28	Cornell/Pierson Farmstead	Harbourton-Woodsville Road	Pennington Mountain HD; contributing property
52-1	Miller/Spicer/Muirhead House	Trenton-Harbourton Road	single property
52-54	Atchley/Titus Farmstead	Trenton-Harbourton Road	single property
53-2	Hunt/Phillips Gatehouse	Barry Road	Pleasant Valley HD; contributing property
53-3.01	Hunt/Phillips Farmstead	Barry Road	Pleasant Valley HD; contributing property
53-4	Smith House	Pleasant Valley Road	Pleasant Valley HD; contributing property
54-3	Holt/Hoff/Atchley Farmstead	Pleasant Valley Road	Pleasant Valley HD; contributing property [NR/SR listed]
54-4	Brewer/Atchley Farmstead	Pleasant Valley Road	Pleasant Valley HD; key property [NR/SR listed]
54-7	Holcomb/Ely Farmstead	Pleasant Valley Road	Pleasant Valley HD; key property [NR/SR listed]
54-8	Pleasant Valley Schoolhouse	Pleasant Valley Road	Pleasant Valley HD; contributing property [NR/SR listed]
54-9	Phillips Burying Ground	Pleasant Valley Road	Pleasant Valley HD; key property [NR/SR listed]
55-1 & 54-6	Howell Farm/Henry Phillips, Jr.	Hunter Road	Pleasant Valley HD; key property

2004 Hopewell Township Historic Preservation Plan

	Farmstead & Hunter Road Bridge		[NR/SR listed]
55-2	Phillips/Stewart/Sherman House	Valley Road	Pleasant Valley HD; contributing property [NR/SR listed]
56-1	Lanning/Hunt Farmstead	Valley Road	single property [NR/SR listed as part of Pleasant Valley HD]
57-3 & 59-1	Upper Bellemont Farm	Valley Road and Route 29	single property [SR listed]
59-1	Stout Farmstead, Mercer County Workhouse and Workhouse Quarry & Crusher	Route 29	Mercer County Workhouse HD; contributing properties
59-6	Smith Farmstead, Mill Site and Bridge	Pleasant Valley Road	Pleasant Valley HD; contributing properties [NR/SR listed]
59-7	Smith Farmstead	Valley Road	Pleasant Valley HD; key property [NR/SR listed]
60-4	Atchley Farmstead	Pleasant Valley Road	Pleasant Valley HD; key property [NR/SR listed]
60-5	Phillips Mill Site and Phillips and Hunt/Lawyer Farmstead Sites	Pleasant Valley Road	Pleasant Valley HD; contributing archaeological properties [NR/SR listed]
60-26	Hoff/Moore House	Pleasant Valley Road	Pleasant Valley HD; contributing property
61-15.01	Brown Farmstead	Church Road	single property
65-9.01	Calkin House	Dublin Road	Dublin Road HD; contributing property
65-10	Calligan House	Dublin Road	Dublin Road HD; contributing property
72-4	Fish Farmstead [Adams House]	Federal City Road	Stony Brook HD; key property [SHPO opinion]
72-9	Stults/Drake/Blackwell Farmstead [Joseph P. Blackwell Farm]	Blackwell Road	Stony Brook HD; key property [SHPO opinion]
72-33	Tindall/Rice/Hook Farmstead	Federal City Road	Stony Brook HD; contributing property
72-91.01	Blackwell Farmstead [Enoch Blackwell Farmstead]	Blackwell Road	Stony Brook HD; key property [SHPO opinion]
74-47	John Welling House (Samuel Moore, Sr. House)	East Curlis Avenue	single property [NR/SR listed]
74-49	John D. Hart House (Moore/Titus House)	East Curlis Avenue	single property [NR/SR listed]
75-1.01	Blackwell House	Blackwell Road	Stony Brook HD; key property [SHPO opinion]
78.09-21	Hunt/Fitzpatrick House	Federal City Road	single property [SHPO opinion]
78.24-8, 9, 10, 16 & 17	Mershon Farmstead [Cool Meadows Farm]	Pennington-Lawrenceville Road	single property [SHPO opinion]
85-13	Hart/Winner Farmstead	Pennington Road (Route 31)	single property; archaeological [SHPO opinion]
89-6	Hanlon House	Dublin Road	Dublin Road HD; contributing property
89-7	Sked House	Dublin Road	Dublin Road HD; contributing property
89-9	Donner House	Dublin Road	Dublin Road HD; contributing property
89-10	Donner/Tyman House	Dublin Road	Dublin Road HD; contributing property
89-11	Tyman House	Dublin Road	Dublin Road HD; contributing property
89-12	Hart-Hoch House	Washington Crossing-Pennington Road	single property [NR/SR listed]
92-26	Jeremiah Woolsey House	Washington Crossing-Pennington Road	single property [NR/SR listed]

2004 Hopewell Township Historic Preservation Plan

93-3	Smith/Mershon Farmstead	Washington Crossing-Pennington Road	Burroughs HD; key property
93-6	Burroughs Farmstead	Scotch Road	Burroughs HD; contributing property
95-3	Burroughs Farmstead	Bear Tavern Road	Burroughs HD; key property
95-6	Burroughs Farmstead	Washington Crossing-Pennington Road	Burroughs HD; key property
95-27	Hart Farmstead	Bear Tavern Road	Burroughs HD; contributing property
98-17	Burroughs/Moore Farmstead	Bear Tavern Road	Burroughs HD; contributing property
98-23	Phillips/Burroughs Farmstead	Route 29	Burroughs HD; contributing property
98-37	Burroughs Farmstead	Maddock Road	Burroughs HD; contributing property
98-46	Burroughs Farmstead	Bear Tavern Road	Burroughs HD; contributing property
99.01-5	Burroughs Farmstead	Route 29	single property
99.01-6	Somerset Roller Mills/Jacobs Creek Gristmill	River Road (Route 29)	single property [NR/SR listed]
133-14	Titus/Chambers Farmstead	Fiddlers Creek Road	single property
	Van Dyke Road over Rock Brook	Van Dyke Road	single property
	Old Princeton Road over Bedens Brook	Old Princeton Road	single property
	Pennington-Mount Rose Road over Honey Brook	Pennington-Mount Rose Road	single property
	Wargo Road Bridge	Wargo Road	Stony Brook HD; contributing property
	Route 29 Bridge over Moore's Creek	Route 29	Delaware and Raritan Canal HD
	Belvidere Delaware Railroad		historic transportation corridor
	Somerset and Mercer Railroad		historic transportation corridor
	Delaware and Bound Brook (Reading) Railroad		historic transportation corridor

Source: Hopewell Township Historic Sites Surveys (1984-85 and 2002-03), *Hopewell: A Historical Geography* (1990) and Hopewell Township 2004 tax parcel data.

Abbreviations: NR – National Register; SR – State (i.e. New Jersey) Register; SHPO – State Historic Preservation Officer; HD – Historic District.

Notes:

1. This table excludes properties already listed in the Hopewell Township Register of Historic Places.
2. This table excludes properties included in the Titusville Historic District, the Delaware and Raritan Canal Historic District and Washington Crossing State Park as defined in the New Jersey and National Registers of Historic Places. These districts, if designated for inclusion in the Hopewell Township Register of Historic Places, would adopt the same boundaries as recognized by the New Jersey and National Registers.
3. This table identifies key and contributing properties within potential historic districts that contain standing historic buildings, historic structures and known archaeological resources; it does not identify non-contributing properties or parcels of open space.