

PROSPECT AVENUE HISTORIC DISTRICT



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PROSPECT AVENUE HISTORIC DISTRICT

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INTRODUCTION

Prospect Avenue between Washington Road and Murray Place is one of the most historic and iconic streets in Princeton, primarily for its unique array of 15 undergraduate clubhouses on both sides of the Avenue and an adjacent one on Washington Road, but also for its rich cultural history unique to Princeton. Prospect Avenue and its clubhouses represent a distinctive period in American history, when undergraduates and their alumni supporters developed independent eating and social clubs in conjunction with the transition of a regional college into a national university. The clubhouses are also distinctive and grand expressions of the European and American revival styles prevalent in the late 19th and early 20th centuries.

This section of Prospect Avenue also includes buildings and structures representing its earlier residential development and its nexus as the location for Princeton's first athletic fields in the early development of intramural and intercollegiate sports, and it includes Princeton's first major apartment building, all from the same period. The northwest end on Prospect Avenue contains two modern academic buildings, and two modern academic buildings and a parking garage are behind the historic Ferris S. Thompson Gate and Wall.

The architects of the buildings and structures include the nationally-prominent Charles Follen McKim of McKim Mead and White of New York, designers of the Fitzrandolph Gate on Nassau Street; the notable Philadelphia firm Cope and Stewardson, designers of Blair Hall and Arch on campus and major residential buildings in town; Raleigh Gildersleeve, designer of several buildings for Moses Taylor Pyne, including Lower Pyne at the corner of Nassau and Witherspoon Streets and additions to Drumthwacket; and seven graduates of Princeton, including Arthur Ingersoll Meigs of the prominent Philadelphia firm of Mellor and Meigs, and Rolf Bauhan, designer of some 70 buildings in Princeton.

The eating clubs account numerous prominent alumni among their membership over fourteen decades, and prominent faculty members and their significant scholarly contributions are associated with the three frame houses in the District.

The cultural history of Prospect Avenue and the eating clubs reflects the evolution of self-governing undergraduate social life from its earliest period of all-male, all white, European-ethnic Christian membership to the gradual integration of Jewish, female, Black, Latino, and Muslim members. From their earliest development, the eating clubs were staffed predominately by Black residents of Princeton's Witherspoon Jackson neighborhood, incorporating a rich and largely undocumented history of black employment and racial interactions in an era dominated by segregation. In recent decades, Latino members of the community have taken on many of the staff jobs at the eating clubs.

Despite some changes of ownership and conversion to academic use, and new nearby academic buildings, this western block of Prospect Avenue is remarkably intact from the full development of the clubhouses and related buildings culminating in the 1920s. The few visible changes to the historic buildings have respected their original design and construction, and with its wide lawns, mature trees, and stone and brick walls, the historic portion of Prospect Avenue retains a high degree of integrity relevant to its original development.

Most of this area of Prospect Avenue was included in the boundary of the Princeton Historic District, which was entered into the New Jersey Register in 1973 and the National Register in 1975.

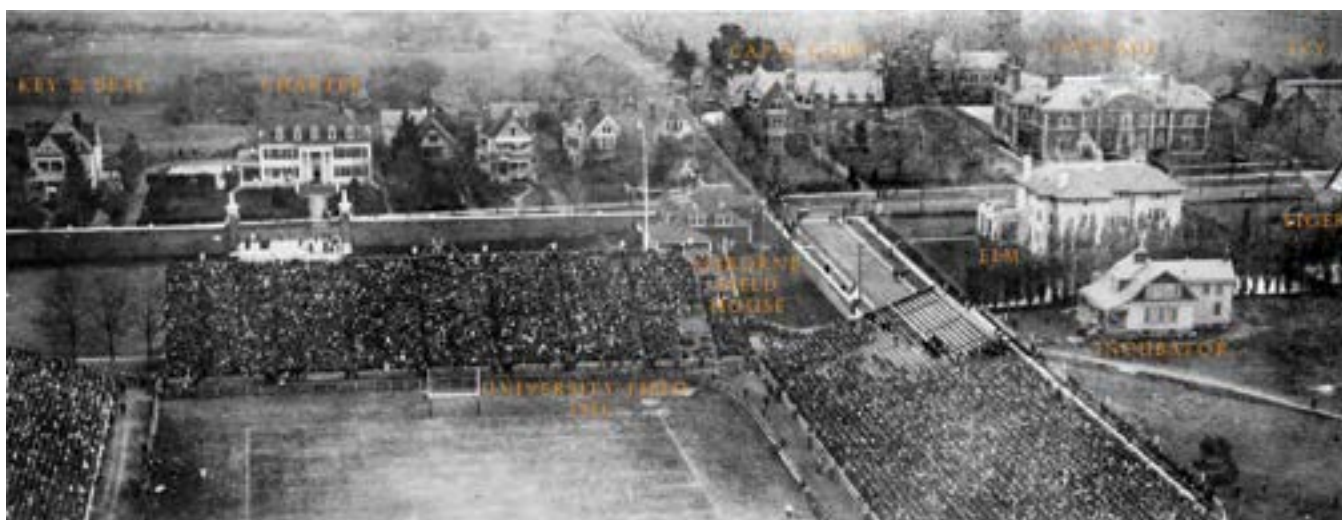
The Princeton Prospect Foundation is a non-profit corporation dating back to 1958 that "supports the iconic eating clubs of Princeton University by encouraging educational pursuits and public service efforts of their student members, and by facilitating the preservation and improvement of their historic and architecturally significant buildings." In 2016, PPF commissioned a Princeton Historic District Boundary Adjustment and Additional Documentation that was added to the New Jersey Register and the National Register in 2017. The purpose of this addendum was to add Terrace Club at 26 Washington Road to the Princeton Historic District, and to document the eating clubs' unique history and architecture, which was not adequately documented in the Princeton Historic District's 1973 nomination.

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Designation of the Prospect Avenue Historic District as a local historic district was proposed in 1992 in a full report to the Princeton Borough Historic Preservation Review Committee (HPRC). With revisions by HPRC member George Earnest Dale, Jr., and by Hugh Wynne, both 1939 graduates of Princeton University and long-time board members of the Historical Society of Princeton, the HPRC considered the designation in a public meeting at the Princeton Charter Club in July 1995. The proposal was tabled at that time due to concerns from a few of the property owners.

The boundary has three zoning designations (see map): E2 south of Prospect Avenue, and north of Prospect Avenue west of Olden Street; E2 north of Prospect Avenue and east of Olden Street to the east line of 116 Prospect Avenue; and R3 north of Prospect Avenue for 120 Prospect Avenue.

As the Prospect Avenue Historic District is within the boundary of the former Borough of Princeton, it is designated a Type 1 historic district following Borough parameters for Historic Preservation Commission review of alterations or additions visible from the public right of way.



University Field, 1911 with Queen Anne Houses on both sides of Charter Club that were moved in the 1920s to 110, 114 and 116 Prospect Avenue



Cottage Club, left; Tiger Inn, right

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DESCRIPTION

The Prospect Avenue Historic District contains twenty-one resources – seventeen current and former undergraduate eating clubs, two residences, a monumental wall and gateway, and an apartment building. All of these buildings and the one structure date within the period of significance – 1890 -1970, and are classified as contributing. Ten independent eating clubs that are non-profit corporations own their properties, and the other properties are owned by Princeton University.

The District lies along both sides of Prospect Avenue and extends from Washington Road on the west to Murray Place on the northern side, and on the southern side to 91 Prospect Avenue on the east. (see map) The District extends southward along the eastern side of Washington Road to include Terrace Club at 62 Washington Road.

On the south side of Prospect Avenue starting from Washington Road there will be ten clubhouses in a row in the District following the anticipated move of Court Clubhouse to the north side of the street in 2022. On the north side between Washington Road and Olden Street there are four clubhouses in a row, and Court Clubhouse will be the fifth clubhouse on the north side in 2022. These fifteen clubhouses form the iconic “Club Row” that is unique to Princeton.

On the north side of Prospect Avenue between Olden Street and Murray Place, the monumental brick Ferris Thompson Wall, completed in 1911 on the south and east sides of the University Athletic Field (see page 4), starts at the southern pier of its former gate on Olden Avenue and turns eastward on Prospect Avenue. Opposite 79 Prospect Avenue, the Ferris Thompson Gate of wrought iron is bordered by piers capped by sculpted marble tigers.

East of the Ferris Thompson Wall, three frame buildings moved to this location provide important continuity with the history of the District, as they represent the original and more modest period of Prospect Avenue’s development, plus the evolution of the clubhouses from modest frame houses to grand masonry clubhouses. 110 Prospect notably consists of a former Queen Anne house at the rear, and a Colonial Revival front, the combination dating to the building’s use as a clubhouse by two eating clubs. The two Queen Anne houses at 114 and 116 Prospect represent the last extant intact small scale houses that characterized Prospect Avenue’s earliest development. In their current location, the three houses also housed notable faculty members, as described below. In 2022, the University will move Court Clubhouse to the lot at 110 Prospect, and it will move the house there to the rear of the lots at 114 and 116 Prospect.

A large brick apartment block, built with Tudor Revival detailing in 1924 and acquired by the University for faculty housing in 1928, is consistent with the District’s dominant use of the Tudor Revival style and the continuing presence of faculty housing on Prospect Avenue, a long-time favored location for faculty because of its proximity to the campus. The apartment building also anchors the northeast end of the District with emphasis on the northwestern corner of Murray Place and Prospect.

East of the District, the southern streetscape changes at the start of the “White City,” a Tudor Revival style development of faculty residences, one on Prospect Avenue and 23 on Fitzrandolph, Broadmead, and Western Way. The rigid uniformity of these structures, designed by Walter B. Harris and Francis G. Stewart with stark half-timber and stucco exteriors and erected starting in 1907, contrasts strongly with the more individual, vibrant, and eclectic revival styles of the District.

All of the buildings in the District have deep setbacks emphasized by broad lawns and mature landscaping, and several large trees date to its early clubhouse development. Most property fronts and some side lines are marked by hedges or brick or stone walls, some with iron gates. Constructed of brick or stone masonry, or stucco or clapboard and shingles on wooden frames, the clubhouses are domestic in appearance but on a large scale. The eclectic revival styles of Tudor, Norman, Elizabethan, Italianate, Georgian, and Colonial Classical of the beginning of this century were chosen by club members, their alumni backers and their architects for their connections to celebrated historical periods.

The Ferris S. Thompson Gate and Wall is included because of its strong relationship to the district historically and visually. In spite of the shift of University athletic facilities to the south, the presence of the

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Gate and Wall underscores the relationship between sports and the clubs. Indeed, the first eating club, Ivy, moved to Prospect Avenue in 1883 specifically to be near the University Field. The institutional scale academic buildings at the west end of the northern side of Prospect are not included because they relate more closely to the Princeton University main campus. The smaller frame structures to the east of the Ferris Thompson wall and gate are included because they were moved to these sites after club use elsewhere on the street and are part of the District's visual and institutional history. The large apartment complex is from the same period, ties in visually with the District, and marks a strong transition at the eastern end. On Washington Road opposite Prospect Avenue, 1879 Hall (below, far right) designed by Benjamin Morris in 1904, though outside of the District, is from the same period of significance, and its central arched passageway aligned with the vista down Prospect Avenue creates a ceremonial closure to the District's west end. The exteriors and the majority of the interiors of the buildings retain a high degree of integrity, and rear additions on several of the Clubs have respected and in several cases have notably complemented the original architecture.

As part of its ES+SEAS development and as shown on the Relocation Plan, the University in 2022 will move the house at 110 Prospect Avenue to the rear of the lots of 114 and 116 Prospect, and move Court Clubhouse from 91 Prospect to the site of 110 Prospect. The moved buildings will remain within the district boundary shown on the Boundary Map. In a Memorandum of Agreement dated October 20, 2021, The University has committed to rehabilitating the three houses following the Secretary of the Interiors Standards for the Treatment of History Properties, and to apply to the N.J. SHPO and the National Park Service to extend the boundary of the Princeton Historic District to include the houses, Court Clubhouse, and the Ferris S. Thompson Gate and Wall.



Tower Club



Cannon Club

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SIGNIFICANCE

The development of Prospect Avenue between Washington Road and Murray Place represents the evolution of a prominent suburban street into the fully realized integration of the late 19th and early 20th Century urban phenomena of self-perpetuating student clubs with the undergraduate life of a university community, along with continuing alumni involvement.

Employing first student members and later major architects, including most notably McKim Mead and White, and their firms to plan clubhouses of significant design and scale, Princeton's eating clubs transformed a street that began with faculty residences and small pattern book houses into a statement of the wealth and taste of undergraduates and their alumni mentors over five decades. Since the construction of the first clubhouse in 1883, Prospect Avenue has been the center of Princeton's undergraduate social life, and the collaboration between undergraduates and alumni continues to this day.

The Prospect Avenue Historic District consists of sixteen grand clubhouses from the final stage of development, three houses from Prospect's earliest development that later became residences of notable faculty, a monumental wall and gate representing the rise of college athletics and its connection to the eating clubs, and Princeton's first major apartment building expanding faculty housing, all erected in period styles in the five decades from the 1890s through the 1920s.

The District has associations with many prominent people, most notably F. Scott Fitzgerald, a member of Cottage Club who memorably described his Princeton years and Prospect Avenue in his 1920 best seller, *This Side of Paradise*. Numerous other members, as listed in the 2017 book, *The Princeton Eating Clubs*, have also made notable contributions to American life, including Thomas Kean, Jimmy Stewart, Elena Kagan, Charles Scribner, Norman Thomas, Harvey Firestone, Pete Conrad, Bill Bradley, Jose Ferrer, James Billington, Malcolm Forbes, Adlai Stevenson, Robert Goheen, George Shultz, William Scheide, Vanessa Friedman, Mohsin Hamid, John Doar, Joshua Logan, Maria Ressa, James Baker III, John Bogle, Robert Caro, John Foster Dulles, Nicholas Katzenbach, John McPhee, Allen Dulles, Eric Schmidt, Meg Whitman, Jeff Bezos; and dozens more. Prominent faculty residents in the three houses noted below have made major contributions to scholarship in several fields.



Early Development of the Prospect Area
Princeton College 1876; Olden Farm far left

The Prospect area was once part of the late 17th Century farm of John Horner, whose heirs sold it to Jonathan Sergeant in 1770. John and Joseph Olden bought the farm in 1777, and Joseph acquired full ownership in 1779, calling it "Spring Valley." The farm descended to his grandson, Joseph, whose property stretched from Stony Brook to lots on Nassau Street that were developed with houses by the first

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quarter of the 19th Century. Washington Road formed the western border of the Olden land, and family members and others built a few houses along its eastern side. By 1852, one of the Oldens built a large Greek Revival farmhouse on a farm lane east of Washington Road that later became Ivy Lane. (The University moved the Olden House in the 1990s from 17 Ivy Lane to the rear of a lot on Prospect Avenue where it is extant).

As the College of New Jersey (renamed Princeton University in 1896) expanded in the post-Civil War economic boom, a group of alumni formed the Princeton Athletic Association and in 1876-77 acquired land for an athletic field east of the lane from Nassau Street to Joseph Olden's tenant house, and the lane became Olden Street. Connecting the athletic field to the campus, Olden laid out an east-west street in 1877 with building lots. The slopping farmland to the south provided a fine view over Stony Brook to farms in West Windsor, and on a clear day, all the way to the Atlantic Highlands in Monmouth County, hence the name – Prospect Street, also called “Golden Gate Avenue” and “the road by the ball ground.” In 1878, the College bought the northeast corner on Prospect and Washington for an observatory and faculty residence, and Olden extended Prospect Street to Harrison Street. By 1900, Prospect Avenue was the common name, though students today still refer to it as “The Street.”

The First Permanent Eating Club

The evolution of Prospect Avenue dominated today by majestic clubhouses began with students' desire for good meals and companionship, and alumni desire for strong social connections to the College. Students had long complained about the college food, and in the 1840s they started forming local chapters of national fraternities. Objecting to the “secret societies,” the College banned fraternities in 1855, and when the commons burned down that year, most students ate at informal groups in local boarding houses. Fraternities still met secretly, and in 1875 when the administration expelled some 50 students for participating in fraternities, alumni defended the fraternities for their role in developing social skills and long-term relationships. Bowing to the alumni, the College administration readmitted the students but continued its ban on fraternities.

The College opened a Commons in 1876, but 25 or so informal groups of students still ate in boarding houses furnished with “a lounging room where the members collected just before and after meals, but the thrifty landlady frowned upon undue lingering in her best parlor, and if the frowns did not prevent this, her tongue effectually did.” As an alumnus later wrote about the informal clubs, “These little circles around the table are the units of college life. They are the little forums where everything is discussed, from football to the Kantian Critique; in their daily pow-wows friendships are formed, which will never be broken. They are made up of men of kindred tastes, and each one has its distinctive character.” (Marshall, 13; Selden, 5)

Appreciating these benefits, Class of 1880 sophomores “with sufficient initiative,” as a member later wrote, “to secure better food for themselves” rented Ivy Hall, “a most appropriate place where the attempt could be made to start an independent club” on Mercer Street in 1877. Designed by the noted Philadelphia architect John Notman, Ivy Hall was erected by Robert Stockton Field '21 in 1847 as a law school for the College, but the school soon closed. (*History of Ivy Club 1879-1929*, 10)

With a lecture room crowned by a ceiling of molded beams, the small but elegant brownstone building in the Italianate Style provided an architecturally distinctive setting for gathering and dining, and the club was immediately popular. When the men sought the blessing of the College for their club, the faculty approved of it because it was not a secret society nor part of any national organization, and because it only included upperclassmen. The faculty appointed Latin Professor William Sloane to “supervise the experiment,” the alumnus recalled. “All hail to Sloane, the first official chaperon of Ivy! He never came near the place. His judgment in Latin prose and human nature was excellent and all went well.” (*History of Ivy Club 1879-1929*, 11)

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In their senior year, the founders incorporated the Ivy Hall Eating Club, invited juniors to join them, and “the fact became apparent that undergraduate Princeton could govern itself, and that class groups, not then naturally friendly, could act together on the basis of friendship.” The men from the Classes of 1880 and 1881 “who united in a single eating group, by overcoming the violent class hostilities of that period, laid the foundation for that better understanding and higher Princeton spirit which has been one of the outstanding results of the Club system.” (*History of Ivy Club 1879-1929*, 11-12)

The Ivy men also established the precedent for employing Black Princetonians from what is now called the Witherspoon Jackson Historic District as cooks and stewards at the eating clubs. “Henry Campbell, a Scotch African of good quality was the first caterer of Ivy. He took his duties seriously and it is hoped that he prospered.” (*History of Ivy Club 1879-1929*, 11)

The Eating Clubs and Prospect Street

In the 1880s, “Prospect Street was a mere country road without sidewalks or pavements,” an Ivy man recalled in 1929, “the path now known as McCosh Walk was ankle-deep in bad weather and Ivy was regarded as venturesome in moving so far from the College.” Determined to erect their own clubhouse, the Ivy members raised funds and purchased a lot at 40 Prospect Street to be near the College athletic field. Members from the Classes of 1880, 1881, 1883, 1884, and 1885 participated in the development of the new clubhouse, thus initiating the close undergraduate-alumni collaboration that has characterized the eating clubs ever since.

The members commissioned Frederick B. White '83 to design the clubhouse in the popular Shingle Style with “a dining room, hall, billiard-room and kitchen. The members of both classes ate at separate tables in the same room and adjourned en masse after dinner to participate in or watch games of pool lasting about an hour.” The clubhouse contained an alumni room and the second floor had several bedrooms. White’s open porch on the east side of the clubhouse afforded a fine view of the College fields on Olden Street. (*History of Ivy Club 1879-1929*, 13)

Thus Ivy Club established multiple precedents for subsequent Princeton Eating Clubs. A combination of alumni and students financed the clubhouse, chose a distinctive and well-located site between the campus and athletic fields, and erected a distinguished clubhouse with attractive spaces for dining, games, socializing, and for alumni visits. They adopted a mutual agreement with the College to abide by certain principles, hired Black Princetonians as employees, and commissioned classmates as their architects.



Ivy Club at 40 Prospect c1884

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The great success of the Ivy Clubhouse led its undergraduate and alumni members to expand it in 1887. By then, with its fine views and healthy air rising from the Stony Brook valley and its proximity to the University Field, Prospect Street was the preferred address for prominent faculty members. In 1882, Henry Fairfield Osborn, professor of natural sciences and comparative anatomy, built the first house on the south side of Prospect Street. (Cannon Club later occupied the Osborn House until building its current clubhouse in 1911). In 1887, former president James McCosh retired in a stately Colonial Revival house designed by Alexander Page Brown, who had previously worked for McKim, Mead and White. (Quadrangle Club later occupied the McCosh House until building its current clubhouse in 1916, when a builder moved the McCosh House to 387 Nassau Street, where it is extant today.)

In 1888, mathematics professor Henry Burchard Fine built a shingle style house while Ivy was building its addition. (Quadrangle Club and Tower Clubs each occupied the Fine House for several years before it was moved to 291 Nassau Street in 1917 to make room for Tower's current clubhouse.) In 1890, Latin professor Andrew Fleming West, future Dean of the Graduate School, built a grand Colonial Revival House at 5 Prospect. (Campus Club occupied the West House before it was moved to 301 Nassau Street in 1910 to make way for the current Campus clubhouse)

Further east on Prospect opposite the College athletic field, builders Fielder and Beekman, owned in part by Lloyd Grover, proprietor of Grover and Gulick Lumber Company on Railroad Avenue (now Alexander Road), erected more modest Queen Anne houses, one of which is now part of 110 Prospect and two are at 114 and 116 Prospect. In 1891, Woodrow Wilson purchased land on Washington Road intending to erect a house. Professor John Greer Hibben bought the lot and built a house there that partially survives within the present Terrace Club.

Seeing Ivy's success, another group of undergraduates rented the University Cottage on Railroad Avenue (which was later moved to 144 Library Place, where it is extant today), and incorporated the University Cottage Club in 1889 "as an association for social, intellectual and recreative purposes." "The clubhouse," an alumnus later wrote, "formed an excellent nucleus around which social life could revolve. It gave structure and unity to the members' formerly disintegrated social activity. The pattern of Princeton's social system gradually took shape." (Marshall, 21)

The 1892 construction of the Osborn Fieldhouse, donated by Henry Fairfield Osborn, at the corner of Prospect and Olden anchored the athletic facilities to the streetscape. That same year, Cottage Club members sold bonds to buy a lot on the south side of Prospect to be near the College fields like Ivy. Worried about too many undergraduates nearby, members of the Olden family sued to block Cottage from building its clubhouse, but a settlement cleared the way for Cottage and a new club – Cap & Gown – to join Ivy on Prospect.

When the Cap & Gown undergraduates wanted to buy a lot and build on Prospect, they approached noted Trustee Moses Taylor Pyne '77, and found him "sympathetic to the establishment of more clubs on a permanent basis." "Campus life would never mature," Pyne told them, "as long as it was characterized by the then existing harum-scarum manner of living," Pyne loaned the students the money they needed to build their bungalow, and later helped finance Cap and Gown's second clubhouse and those of other clubs. (*The History of Cap and Gown, 1890-1950*, 2-3)

Of all the Princeton institutions that were influenced by Moses Taylor Pyne, historian William Selden '34 wrote in 1993, "none were shaped more consistently or decisively than the upper class eating clubs of Prospect Avenue, whose origin, growth and survival was ensured by the patronage of 'Momo' Pyne. Pyne believed that permanent eating clubs established in their own clubhouses was the key to stabilizing the social life of campus, and he provided generous loans and architectural advice to help this process along. He had a documented role in the establishment of the Cap and Gown Club, Elm Club, Campus Club, Cloister Inn, and Tower Club, and many others, as demonstrated by the fact that he was made an honorary member of twelve out of the fourteen eating clubs in existence at Princeton in 1907." (William Selden, *Drumthwacket*, Princeton: Drumthwacket Foundation, 1993, 37.)

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The First Grand Clubhouse

The first Ivy and Cottage clubhouses on Prospect Street were “in the mold of a fashionable resort and suburban architecture, and as such an accurate reflection of the images these clubs had of themselves. They were still thought of as informal recreational groups rather than as men’s clubs per se. The transition later on from the former conception to the latter would be reflected in the change of architectural styles.” (Myers, 10)

Alumni founders of Tiger Inn were instrumental in building the first grand clubhouse, which remains the oldest today. A lawyer from the Class of 1892 served as “watch dog” and “kept the contractor on his toes to such an extent that the man made no profit and probably lost money.” Other alumni raised and contributed money, and helped arrange a mortgage with the Trenton Trust Company. The active involvement of Tiger alumni in building a grand clubhouse notably expanded the tradition of alumni-undergraduate collaboration on Prospect. (*The Undergraduate History of the Tiger Inn*, 26)



Tiger Inn c1896

When Tiger Inn opened its Elizabethan Revival clubhouse designed by G. H. Chamberlain in 1895, the College was “agog” over it, noted the *Daily Princetonian*. While Ivy and Cottage had built attractive Shingle Style and Colonial Revival clubhouses, Tiger Inn was a distinctive work of historical adaptation with substantial construction, elegant interior decoration, and majestic furnishings. The impressive stone and half-timber building and its enthusiastic reception on campus and among the alumni set a high bar for existing and future clubs to emulate and surpass. Its opulence sparked the competition to build ever grander clubhouses to attract the “the good men” on campus.

Ivy responded by purchasing a lot on the south side of Prospect and engaging Cope and Stewardson of Philadelphia, the designers of Blair Hall and Arch, to design its present clubhouse. The architects replicated much of the Tudor Revival design and materials they employed in Constitution Hill on the west side of Princeton, which they completed in 1897 for Junius Spencer Morgan, Ivy '88 and its alumni treasurer at that time. When it opened in 1898, the majestic brick Ivy Club raised the bar significantly for other clubs competing for “the good men.”

By 1900 there were eight eating clubs on Prospect Avenue or adjacent to it on Olden Street. Colonial had purchased the former Ivy Club and added a large portico. Elm was erecting its current building, and Campus occupied the former Cap and Gown building moved to Olden Street, where it earned the nickname “the Incubator” for spawning eight clubs. Cap and Gown like Ivy had built its second clubhouse on Prospect Avenue. Cannon was in the Osborne House. About a quarter of the upperclassmen belonged to clubs.

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The social advantages of these organizations became apparent, and soon new clubs were listing their purpose as "social intercourse." Students jumped at the chance to secure better food through cooperative action. What better way could leisure time to be spent than in association with natural friends at the clubhouse? And how could land and club buildings be secured and maintained? Through permanent organizations drawing on alumni support. The permanent eating clubs killed two birds with one stone; they provided an improved menu and filled the existing social vacuum. The example set by the first permanent clubs was to be followed in the ensuing years...

The formation of the clubs had been a democratic process. Natural groupings of friends had combined in a cooperative venture to improve their economic and social welfare. The clubhouses gave material form to the ambition of their founders. Secrecy and snobbishness were at a minimum. As social units, they were vastly superior, in the eyes of college authorities, to fraternities. The clubs continued to form and expand with the approval of the college. (Marshall 23-24)

With the expansion of the College academically, socially, and physically, into Princeton University in 1896, more and more alumni returned to campus for events like reunions, with the newly established Parade, and for games on the athletic fields on Prospect Avenue. The value of the eating clubs as places for alumni to gather with classmates, members, guests, and students was obvious to all. Alumni were increasingly taking a direct interest in the clubs' stability and growth, and between 1901 and 1923, they helped undergraduates form ten more eating clubs.

Unlike the campus, where architects were designing buildings in the University's preferred Collegiate Gothic style, the eating clubs could, and expected to stand out architecturally, "The rivalry and proximity of college clubs," one historian noted, "encouraged a concern with distinct, separate identities, making architectural diversity as desirable as it was predictable." Tiger and Ivy had built distinguished clubhouses in the 1890s, and now it was Cottage's turn. (Henry, 65)

The Climax of Prospect Avenue's Architectural Design

The strong interest of Cottage member Edgar S. Palmer '03 and his father, Stephen S. Palmer, in the new Cottage clubhouse project illustrates the major roles played by wealthy parents and their sons in the development and identity of the Princeton eating clubs. Stephen S. Palmer was president of the New Jersey Zinc Company and president or director of more than two dozen other companies. He was a member of multiple clubs, including the 1893 Metropolitan Club in New York, designed by McKim, Mead, and White, the leading architecture firm in New York and one of the most prominent in the country.

McKim Mead and White's other Manhattan work included the Century Club, 1891; the Washington Arch, 1892; Columbia University's Morningside Heights Campus, 1893-1900; the Harvard Club, 1894; the Brooklyn Museum, 1895; the University Club, 1899; and the Morgan Library, 1903. The firm led the development of club architecture in the U.S. at that time, and in addition to the above clubs, its work included the Newport Casino, 1880; the Narragansett Pier Casino, 1883; the Algonquin Club in Boston, 1888; and the Germantown Cricket Club in Philadelphia, 1891.

Charles Follen McKim designed the Italian Renaissance University Club to much acclaim when it opened in 1899, and was considered the leading authority on club architecture in America. Stephen S. Palmer, who reportedly wanted "only the best for his only son," Edgar, who was graduating that June and would only experience the new clubhouse as an alumnus, commissioned McKim in February 1903 to develop plans for a distinguished clubhouse to "preserve the privacy and comfort that the sons of New York club members might expect." Palmer knew that the clubhouse would provide a grand connection for his son to the University for the rest of his life. (*U.S. 1*, May 26, 2010; Henry, 73)

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Cottage Club, Charles Follen McKim, 1904

McKim “made two visits to Princeton, where he inspected the Club’s lot, the University buildings, and the undergraduate clubhouses.” McKim was also designing Fitzrandolph Gate for the University’s entrance on Nassau Street, and his participation in the clubhouse project delighted Stephen Palmer. “You have taken such personal interest in the matter,” Palmer wrote to McKim in September 1903, “there can be no doubt as to the success of the new Cottage.” (*History of the University Cottage Club*, 28; Palmer to McKim, Sept. 19, 1903)

McKim’s design for a “superb” Georgian Revival clubhouse with a U-shaped “Italian Villa plan” and finely proportioned elevations with white marble trim inspired Stephen Palmer to pledge \$60,000 towards the construction, provided that other members contribute an additional \$35,000 in cash. Edgar Palmer became the Treasurer of the Building Committee, which in five months raised over \$37,000 from 201 members, 72 percent of the undergraduate and graduate membership. President George Fraser and other Cottage Governors met at the University Club in New York to accept McKim’s finished plans, which included a ground floor club room “similar to the club room of the University Club in New York” but one quarter of the latter’s size. (Lowery, 4; Henry, 91, 75)

With its ample funding, the Building Committee purchased a lot at 89 Prospect Avenue and moved its 1892 clubhouse there to house its 1904 and 1905 sections during the construction of its new clubhouse. William R. Matthews, the premier Princeton builder that erected many University buildings and large residences, began construction in the summer of 1904 and completed the basic clubhouse in 1905. Cottage formally opened the building with its Annual Commencement Banquet in June 1906. Interior decoration continued as more funds came in and the total cost was almost \$120,000. George Fraser carefully oversaw the project throughout the construction period, thus ensuring the strong alumni control of every aspect, though he also incorporated some students’ wishes for a less formal room.

An historian cited McKim’s design as “a comprehensive result of the architectural development of club types and the theoretical changes in nineteenth century architecture.” It elevated the formality and prominence of Prospect Street as one of the most architecturally distinguished streets in Princeton, which remains true almost 120 years later. “Cottage was the first example of Georgian Revival architecture in Princeton and judging from the number of residences which soon adapted it, the style appealed to Princetonians’ taste and aspirations as much as Tudor Gothic previously had.”

The Clubs’ Expansion on Prospect Avenue

With the magnificent Cottage clubhouse and plans by Colonial and Cap and Gown to follow with their own grand clubhouses, University President Woodrow Wilson resolved to supplant the eating clubs with

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residential quadrangles modeled on the Oxford-Cambridge system of student-faculty interaction. Wilson believed that the eating clubs distracted students from their studies, and in his "Quad Plan," Wilson called for the eating clubs to donate their properties to the University, which would build dormitories on the rear of the clubhouses, using the clubhouses for dining, meetings, etc. Faculty would live in the quads to keep the students focused on their work.

The alumni members viewed their eating clubs as important in shaping young men for successful business and professional careers and active social lives in appropriate circles. They also saw their clubhouses as optimal gathering places where they could remain active in the University milieu and periodically socialize with classmates, friends, and undergraduate members, especially during reunions and major athletic games. Wilson might have had success with his Quad Plan when he became President in 1902, but by 1907 the eating clubs were impregnable and he was no longer irresistible. With pressure from alumni, the Trustees shelved Wilson's quad plan.

That same year, Moses Taylor Pyne led a group of alumni investors to create the Prospect Company to develop faculty housing. They purchased land east of the clubs, laid out Broadmead and Fitzrandolph Streets, and built 24 large Tudor Revival houses. With their half-timbering and gleaming white-sand plasterwork, the grouping of senior faculty residences soon became known as "White City," and they effectively halted the clubhouses eastward extension on Prospect.

Campus Club built its big Tudor Revival brick clubhouse in 1910, followed by Cannon's eclectic mix of Colonial and Tudor Revival in its broad stone clubhouse, completed in 1911. That year, the University commissioned McKim, Mead and White to design a monumental wall and gate to the athletic field on Prospect that would rival the firm's Fitzrandolph Gate on Nassau Street. Donated by Ferris S. Thompson '88, grandson of a founder of Chase National Bank, the Ferris Thompson Gate and Wall with its carved marble tigers high up on brick piers struck a new and urban-ceremonial note where wooden fences and grass lots had edged Prospect. The structure remains a monumental landmark today, and the University is currently planning the restoration of the Gate's magnificent ironwork.



Charter Club, Arthur Ingersoll Meigs '03, 1913

Charter Club completed its grand Georgian Revival clubhouse designed by its alumni member Arthur Ingersoll Meigs '03 in 1913. On Washington Road, the short-lived Arch Club remodeled one of the Olden family houses opposite the end of McCosh walk in 1914. As the Great War scaled back alumni ambitions, Quadrangle completed its more modest Georgian Revival brick clubhouse in 1916, and in 1917, Tower completed its brick Tudor Revival clubhouse and Dial completed its stone clubhouse with Gothic detailing. Struggling amidst wartime challenges, Arch Club disbanded in 1918 and the University acquired its site, now occupied by the fountain and plaza north of the Princeton School of International Affairs.

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Development of the Last Clubhouses

Hemmed in by expanding University facilities, the clubhouses reached their final stage of development in the 1920s. On the Washington Road lot south of Prospect where Woodrow Wilson nearly built a house adjacent to his rival, Dean Andrew Fleming West, the successor owner and later president John G. Hibben had built a large house after 1901 and sold it to Terrace Club in 1906. With Rolf Bauhan '14, as one of its architects, Terrace expanded Hibben's house into a half-timbered Tudor Revival clubhouse in 1920.

The eastern end of the "Club Row" on Prospect was the last to fully develop into its present form. On the south side, Cloister Inn around 1923 acquired three properties originally developed by Fielder Beekman, and sold two of the Queen Anne Houses on them to a builder who moved them across the street to vacant lots east of the Ferris Thompson Wall, where they are extant at 114 and 116 Prospect. Cloister completed its stone Tudor Revival clubhouse in 1924. That year, Key & Seal Club sold its expanded frame clubhouse to an owner who moved its 1890s Carroll House rear section and its 1914 Colonial Revival front section across the street to 110 Prospect, where the reassembled house is also extant but is currently slated by the University to be moved to the rear of the lots at 114 and 116 Prospect.

On the corner lot at 120 Prospect, a group of private investors in 1924 erected the four-story, U-shaped Prospect Apartments, Princeton Borough's first large multi-unit complex, designed by Larremore W. Sweezy with Tudor Revival elements "to conform to and [be] consistent with the general type of architecture of the University."

Key and Seal opened its eclectic brick clubhouse in 1925, and in 1927 Gateway Club took over the house of Pulitzer prize-winning playwright and author Jesse Lynch Williams on the corner of Washington Road and Ivy Lane. Court Club completed the development of eating clubs on Prospect with the 1928 opening of its brick clubhouse designed by Grosvenor White, who had worked for McKim Mead and White. That year, the University acquired the Prospect Apartments. In the early 1930s, Arbor Inn built the last undergraduate clubhouse at 5 Ivy Land, which the University demolished in 2021. (For more information on the development of the eating clubs and their clubhouses, see *The Princeton Eating Clubs*.)

Black Princetonians and Prospect Avenue

As the eating clubs developed, they continued the long tradition of Black employment at the College of New Jersey and later Princeton University. In their article, "When Princeton was the Northernmost University Town of the Old South," (*The Journal of Blacks in Higher Education*, No. 49, Autumn, 2005, 69), Fred Jerome and Rodger Taylor noted:

With its growing student body, campus, kitchens, and off campus eating clubs, Princeton University increasingly became a source of income for many of Princeton's African Americans. The jobs were mainly labor-intensive and menial. "Many of the men worked in those eating clubs on the Avenue, Prospect Avenue," said Estelle Johnson, a longtime resident. "They got to know some of those fellows, but that was as far as it went. Those students could talk to them and kid around with them but the man still had to call the student Mr. So and So."

"The town of Princeton and the university were always pretty much joined at the hip," recalled Dr. Robert J. Rivers '53, who lived on Green Street, in an interview for the 2017 book, *I hear my People Singing – Voices of African American Princeton*, by Kathryn Watterson. "Service people that worked at the university lived in the community across Nassau Street. It was pretty hard to separate one from the other...In those days, a lot of Blacks worked over there, and they were really desirable jobs considering what was available. I thought they were pretty honorable jobs. Take, for example all those folks that worked over on the Avenue, for all the clubs on Prospect Street. Most folks really prized when they got jobs over there as

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doormen, or janitors, or whatever.” One of the benefits working at the clubs was bringing home leftover food, which was especially important during the Depression. (Watterson, 122-123)

“My father worked for 43 years serving Princeton as a Tiger Inn servant and university dormitory janitor,” Rivers recalled in 2016. He himself shoveled coal at Dial Lodge and worked parties at Tiger Inn before becoming one of the first Black Princeton residents admitted to the University, in 1949. When he applied and was admitted to one of the clubs, it later rejected him when they found out he was black. “The thing that really bothered me,” he later said, “was that I had classmates that went into that club with me. Near as I could remember, nobody came to me to talk to me. Nobody from the administration came to talk to me and say, ‘Hey, something’s wrong here.’” (Rivers; Watterson, 124)

In the era of segregation, Black employees at the clubs were subject to racial indignities. Helen Ball Hoagland (1920–2009), who lived on John Street and later Quarry Street, recalled her father Bob “going past and some students were on the floor playing cards...and one of the guys said, ‘I’m gonna rub Bob’s head. Bob come here and let me rub your head, and maybe I’ll have some luck.’ And my father said he had a stack of wood, he was getting ready to fill the fireplace in there. He put the wood in there and walked out. That was the end of his employment.” (Watterson, 237)

Some men put up with such humiliations in order to provide for their families, “My father never discussed racism,” Eric Craig (1935–2019) recalled of his father Peyton, a resident of John Street, “unless it came up in the conversation with my mother, not with us. But one of my father’s favorite words was ‘cracker.’ He’d come home from the club and count out his tips, saying, “Goddamn crackers, Goddamn crackers.” (Watterson, 127)

While the Black men and women were always servants to the students and subject to the racism of the time, archival materials and recollections suggest that cordial relationships also developed. Photographs of the early informal eating clubs sometimes include well-dressed stewards who were invited or at least tolerated to appear in the background.



The Alligators Club c1878; Woodrow Wilson '79 holding his hat and a Black Steward, upper right

A notable document of a cordial relationship between a Black steward and club members is Oscar Wright’s “Open Letter To All Members of Key and Seal Club” on his 45 years of service 1905-1950, which included the hard times of the World Wars and the Depression. (Wright, 9-14).

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I have just as good a time seeing you boys at House parties or on a Yale Weekend as I ever did...In the long run, I think that we've always understood each other...In my mind the right understanding between all of us has been the thing most worth working for...I've come to believe that part of that understanding between me and you boys has been the fact that we've gone through little scrapes and difficulties together.

I've always taken a delight in trying to please all of you as much as I could. And I'll never forget the kindness which all of you have shown me through the years. Whenever I needed something, or whenever things weren't going so well, some of you were always there to give me a hand.



Oscar Wright, Steward of
Key and Seal Club, 1949

When Wright became ill in 1935, he recalled,

I remember the doctors, old Club members, who brought me back to health at that time. When I was trying to tell one of them how much I appreciated all that he had done, he just smiled, 'Oscar,' he said, 'all of the time that we were with you here in the club, you did everything to please us and make us happier and more comfortable. This is our chance to give you a hand in return.' Many people have been kind to me, but I don't think that I ever received a finer compliment.

Wright was Key and Seal's first employee, and reflecting back on the club's 45 years, the president wrote, "Through it all runs an unbroken thread, the benevolent stewardship of Oscar Wright, who remembers all our faces and calls us each by name. If there is anything you wish to know about our club, just remember the two words most often heard there. They work magic. 'Ask Oscar.'"

Fannie Floyd (1924–2008), wife of former Princeton Township Mayor Jim Floyd, recalled her father, George Reeves, Sr., who was born in Greensboro, North Carolina, moved to Princeton on Quarry Street and also worked at Blairstown. "About 1906 he came and got a job over at the clubhouses. He was a steward at Tower Club for all his lifetime, I guess; he worked there for about forty-five years...When he died, they recognized him for his work. When my son (Jim, Jr.) went to Princeton—he graduated in '69—he became a member of the Tower Club and an officer of the club. And after he graduated, he became a member of the board of trustees of the club, so it was quite a change between the way it was back in '47 to now." (Watterson, 56)

Burnett Griggs, who for 42 years ran the popular Griggs Imperial Restaurant on Griggs Corner at the intersection by Hulfish and Witherspoon Streets, first worked at Campus Club when he came to Princeton in 1909. For many he lived next to his restaurant on the north side. (Watterson, 260)

Florence Twyman (1916–2001), a John Street resident whose first husband, Walter B. Harris, became one of the first Black policemen in Princeton in 1943, worked as a houseman at the eating clubs for extra money. After he was tragically killed in the line of duty while responding to an incident not far from their home in 1946, she worked on Prospect to earn some extra money. "For the house parties," she recalled, "we'd have to press these elaborate dresses for the women, you know back then they really dressed. Sometimes they'd tip you, especially if they started drinking. One night, when I was older, it really stormed, and I couldn't get home to my kids. You never knew when you were gonna get home working over there."

Twyman also remembered Black musicians who played at the clubs but couldn't stay in a hotel in town because of the racism of the time. "My aunt rented rooms in our home out to people because there wasn't anyplace for Blacks to stay in town." The eating clubs would "invite big bands to come, like Cab Calloway, and the Black members would have to find different places to stay." (Watterson, 260)

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Cab Calloway was the “star attraction” playing at Dial Lodge at the 1931 house parties, and other prominent Black musicians playing at the clubs in that era included Duke Ellington at Cannon and Fletcher Henderson at Elm in 1929, Charlie Johnson at Court and the great Louis Armstrong at Campus in 1930. Armstrong “virtually set the place on fire,” an alumnus recalled, “and set the crowd in a frenzy.” (*The Recollector*, November 1980, 8)

Local Black musicians also played at the clubs. James Briscoe, who was born off of Race Street in Princeton and attended the Witherspoon Street School for Colored children, started playing music in high school on a bass, the only instrument available, and later played in a jazz band with other local Black musicians. “We used to play on the avenue at the clubs before the war,” he recalled in 1981. “Lotta gigs over there through connections. We played the Cap and Gown, the Colonial. Sunday afternoon gigs after the football games...We’d go and play in back of the clubs (facing) Ivy Lane. Sunday afternoons they had these parties, gin parties...Didn’t have no mixed crowds there. Those were big jobs. A musician was somebody. The entertainment field was good. At that time the jobs that we got were in white places, with white audiences. We were accepted, ‘cause we were musicians. That was our ticket.” (*The Recollector*, November 1981, 10)

Alma Skillman Lambert was a prominent Black music teacher and pianist born in Princeton. “We are what you’d call Princetonians,” her daughter Olive Lambert Rutledge recalled in 1981. Alma first learned music from her father, who played hymns in church, and she also played in church when Olive was little. “Then she got a band together. She used to play for the rich, and she played for the students when they had their prom, and for teas, like at Ivy Club.” Lambert’s husband, Charles B. Lambert, worked as a janitor at the University and then got a job at Tower Club, where he worked for twenty-five years, retiring as head waiter. (*The Recollector*, November 1981, 12)

Penny Edwards-Carter, who lived on John Street and served as the Borough clerk for many years, remembers her grandfather George Marshall and his wife Barbara both working at Cap and Gown. George was the steward there, and hired other Witherspoon Jackson residents, including his granddaughters Diane and Rosanna Hyer who worked during Reunions. Penny’s cousins Donald Tadlock and his son Joseph lived on Green Street and worked as cooks at Charter, both after having served in the military. She remembers Gertrude “Tootsie” Banks as the head of the Black staff at Elm and also hiring neighborhood residents to work there, including Rose Yates and her son Tim. (Conversation, November 2, 2021)

Reverend Edward McEwen, who lived on Jackson Street until the town demolished the homes there, and then on John Street, remembers that his great uncle Cid Davis enjoyed working at Elm Club. “Most Blacks in town in those days were domestic workers, and people had no choice but to enjoy the work they were able to get. Students sometimes tutored us teenagers, and that helped me in school. We had eight kids in our family and my parents made sure we all went to college.” Rev. McEwen also remembers that George Reeves at Tower was “tremendous at getting Blacks to work on Prospect, especially during football season.” (Conversation, November 3, 2021)

Richard Hall, who lived on John Street, first worked as a teenager at Court Club raking leaves and doing odd jobs. “The further you went down the Avenue,” he recalled, “the less affluent the students were, and the facility was less impressive.” When John Culbreath, a McClean Street resident and the steward at Key and Seal, hired him to help on football weekends, it was “a step up.” “We served brunch to alumni before the games, and then we had to clean up. After the games the alumni returned with alcohol and we did setups for them. They expected a certain amount of attention and they often tipped us higher than we expected. Some alumni stayed for dinner with the students, and we cleaned up after that to get the club ready for the student party, and when the students’ dates arrived we went home. The next morning I was up at 6am to ride my bike to the club to clean up after the party, and get ready for Sunday brunch. The students didn’t give us tips but they treated us well.” At Key and Seal, Richard worked under the chef Doug Epps, who lived on Leigh Avenue, and with his older cousin Alice Satterfield of Clay Street, who also helped out there at busy times. (Conversation, November 3, 2021)

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Henry Pannell lived on Clay Street and as a teenager washed dishes at Charter on game days. All the Charter staff back then was Black, he recalled. Earl Buggs of Birch Avenue washed dishes along with other high school students in the kitchen at Tower in the 1950s. “Ninety-nine percent of the people working in the eating clubs were Black,” he recalled. “For us it was a job to earn some money, not particularly interesting. We didn’t interact with the students, but when they passed us on Prospect they would say hello.” (Conversation, November 2, 2021)

Lance Liverman, a former Princeton Councilman, worked as a dishwasher and busboy at Cottage Club while he was in high school in the 1970s. He knew about the eating clubs from the age of eight when he started helping his stepfather Clayton Rhodes who had a garbage disposal business that included eating clubs. Liverman never saw a Black student at Cottage, but he recalled that the members treated the staff nicely. “I guess we benefitted from the ‘enlightened’ ‘70s; they gave us Christmas cards and offered tutoring help to me and other high school students.” (Conversation, November 2, 2021)

Other Black residents working on the Avenue included Gloria Thompson and Jack Yaeger, who lived on Witherspoon Street, at Cap and Gown; Walter Waters of Old Clay Street at Cannon; Doug Epps, who lived on Leigh Avenue, Greta Sweeney, and sisters Earnestine Craig and Olga Green at Elm; and Judson Carter, who lived on John Street, at Tiger Inn.

The broad story of Black Princetonians’ experiences and contributions to the history of Prospect Avenue over many decades remains to be told. With the local recognition of the history and significance of the Witherspoon Jackson and the Prospect Avenue Historic Districts, future researchers will have additional incentives to further document and relate the story.

(Witherspoon-Jackson historian Shirley Satterfield kindly provided some of the above information in conversations in November 2021.)

Membership Changes at the Eating Clubs

Over the decades the student membership at the eating clubs evolved with the changing times, though sometimes with much difficulty. The “bicker” admission process was typically stressful and sometimes controversial with quotas, groups of students banding together to gain admission, and criticism of the clubs’ “social stratification.” To address problems with bicker and other issues including cooperation with the University, the eating clubs in 1919 established the Graduate Inter-Club Council (GICC), which continues today.

In 1949, sophomores instigated a “100 percent bicker” in which every student who wanted to join a club would be admitted to one. That worked adequately until 1958, when 23 students failed to receive bids, with more than half of them Jewish. The “dirty bicker,” as it came to be known as its blackballing, was fictionalized by Geoffrey Wolff ’50 in his novel, *The Final Club*.

The University’s response was to provide an alternative to the eating clubs and it helped students in 1956 form the Woodrow Wilson Lodge, named for Wilson because of his 1907 vision for students living and eating in quadrangle dormitories based on those at Oxford and Cambridge, as noted above. (In 1966 the University named it Woodrow Wilson College, but renamed it First College in 2020 after protests regarding Wilson’s racism.)

When Court Club and Key and Seal Club went out of business in the 1960s for lack of membership, which was partly due to their location on Prospect as the furthest eating clubs from campus, the University bought the clubhouses and reopened them as another alternative called Stevenson Hall, named for Adlai Stevenson ’22. Upon the petitioning of Jewish students, the University in 1971 set up the first kosher kitchen on campus in the former Key and Seal Club, which came to be known as “Kosher Stevenson.”

When the University admitted women in 1969, three of the eleven extant eating clubs immediately opened their membership to women students, and five more did so in the following year. When Sally Frank ’80 was denied admission in 1977 and in 1978 to the remaining all male eating clubs – Ivy, Cottage, and Tiger – she sued them for discrimination based on her gender. Cottage capitulated and

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admitted women in 1988, but Ivy and Tiger appealed an adverse decision in a lower court, but after the N.J. Supreme Court upheld the decision in 1990, Ivy admitted women. Tiger appealed to the U.S. Supreme Court, which denied its petition, and Tiger admitted its first women in 1991.

In 2017, nine of the eleven eating club student presidents in the undergraduate Inter-Club Council were women, and today the memberships of the clubs reflect the diversity of the student body.

Prominent Faculty Residents and Scholarly Contributions



110, 114, 116 & 120 Prospect Avenue

In their many decades as faculty residences with close proximity to the campus, the three frame houses at 110, 114 and 116 Prospect Avenue have housed prominent scholars who made major contributions in their several scholarly fields and in at least one case aided fellow refugees.

After art history Professor Erwin Panofsky was terminated by the Nazis from the University of Munich in 1933, he started teaching at Princeton University and lived at 114 Prospect from 1934 to 1938. He became friends with fellow refugee Albert Einstein, and joined the Institute for Advanced Study in 1935. Panofsky hosted his former student and fellow refugee William S. Heckscher upon the latter's arrival in Princeton at 114 Prospect, and helped get him an appointment as an art historian at the Institute for Advanced Study.

Panofsky wrote some of his most important texts at 114 Prospect, including his groundbreaking *Studies in Iconology*, published in 1939. In its 1968 obituary on Panofsky, *The New York Times* cited scholars calling him "one of the great minds of our time," and "perhaps the greatest living figure in the whole field of art history."

In the 1940s, Oliver Strunk, "one of the most the most influential musicologists of the 1930-1960s," lived at 110 Prospect and there conceptualized his landmark *Source Readings in Music History*, published by W. W. Norton & Company, 1950.

Professor emerita Froma Zeitlin, Princeton's leading scholar of ancient Greek literature and philosophy until 2010, author of *Playing the Other*, and recipient of an honorary doctorate from Princeton in 2016, lived and wrote for many years at 114 Prospect.

Professor Thomas DaCosta Kaufmann, Frederick Marquand Professor of Art and Archaeology at Princeton, whose global and collaborative approach to the history of art profoundly impacted students, lived at 116 Prospect for ten years in the 1980s and 1990s. While in residence here, Professor Kaufmann wrote *Drawings from the Holy Roman Empire, 1540-1680: A Selection from North American Collections*, Princeton, Princeton University Press, 1982; and *L'école de Prague. La peinture à la cour de Rodolphe II*, Paris, Flammarion, 1985. While residing here, Professor Kaufmann helped forge the American Council of Learned Societies-Polish Academy of Sciences Cultural Agreement, which was the first of the agreements that opened up relations in the 1980s with East Block countries, starting through art history.

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Other former faculty residents at 116 Prospect include Architecture Professor Anthony Vidler, Head of the History and Theory of Architecture Program in the School of Architecture, and Director of the Program in European Cultural Studies; Emily Apter, now Professor of French and Comparative Literature at New York University; Robert Hillenbrand, art historian of Persian and Islamic Art, now a fellow at the University of Edinburgh and The University of St. Andrews.

The full history of the three houses and the scholarly and humanitarian contributions of their faculty residents remain to be documented.

Later Development on Prospect

Between 1964 and 2005 the University acquired seven clubhouses and renovated the interiors of six of them for new uses. Court Club at 91 Prospect closed in 1964 and now serves as the Office of the Dean for Research. Key & Seal Club shut down in 1968 at 83 Prospect and now serves as the Mamdouha S. Bobst Center for Peace and Justice. Cannon Club closed in 1975 and the University renovated it for office use. Dial Lodge at 26 Prospect closed in 1988 and Elm Club closed in 1989. Dial, Elm, and Cannon alumni combined resources and operated Dial Elm Cannon, "DEC," as an eating club in Dial Lodge from 1990-1998. The University subsequently acquired Dial Lodge and Elm Club, and turned the former Cannon Clubhouse over to Dial Elm Cannon, which restored it in 2011. Dial Lodge now serves as the Center for Statistics and Machine Learning, and the former Elm Clubhouse at Prospect is now the Carl Fields Center with a compatible and award-winning north addition by Ann Beha architects of Boston. Campus Club at 5 Prospect closed in 2005 and is now a University student center.

Although campus development has impacted the Prospect Avenue district, the construction of the Engineering Quadrangle on the former University field in 1962 had less impact than might be expected because of the continuing presence of the Ferris Thompson Wall and Gate. In more recent decades, the construction of a large parking garage, the Bowen Hall materials science building, and the Andlinger Center for the Environment have been less than harmonious additions to the streetscape in this block of Prospect Avenue, but again the preservation of the Ferris Thompson Wall and Gate Wall has maintained the historic character of Prospect Avenue.

A notable loss for the District was the University's razing in 1990 of the former Knights of Columbus building at 111 Prospect. This structure was the second Cap and Gown Club house, designed by William Ralph Emerson in 1896 and moved to this site in 1908 where it housed Dial Lodge from 1909-1917 and Gateway Club 1921 to 1927. Purchased by the Knights of Columbus in 1930, the structure was acquired by the University in 1978. Currently the site is vacant and somewhat veiled by the remaining mature trees.

The other club structure lost in the 1990s was the house designed for Jesse Lynch Williams by Raleigh Gildersleeve, architect of the Elm, Cap and Gown, and Campus clubhouses, and acquired by Gateway Club in 1927. The University acquired the property in 1937 at a sheriff's sale. A co-operative club, the Prospect Club with a faculty member in residence took over the building in 1941 and disbanded in 1959. Used as faculty offices, the structure was razed in 1991 to clear a site for Robert A.M. Stern's Center for Jewish Life. In the 2000s, the University also demolished the 1882 Osborn Field House at the corner of Prospect and Olden.

Eleven clubhouses serve their original function as private undergraduate eating clubs – Tiger Inn, Ivy Club, Cottage Club, Colonial Club, Cap And Gown, Cannon Club Charter Club, Tower Club, Quadrangle Club, Terrace Club, and Cloister Inn. All are privately owned by the clubs, except for the Colonial Club property, which is owned and leased by the University.

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Architectural Integrity and Significance

The unique cluster of eating clubs represents the social, educational, financial, and architectural aspirations of Princeton eating club members – notably both students and alumni – in the 1890s-1920s decades. The clubhouse designers include three prominent architects – Charles Follen McKim of McKim Mead and White of New York, Walter Cope of Cope and Stewardson of Philadelphia, and Raleigh Gildersleeve of New York – several regionally prominent architects including Arthur Ingersoll Meigs '03, and six other architects who graduated from Princeton, including Rolf Bauhan '14, designer of some 70 buildings in Princeton, including the Princeton Theological Seminary's Tennent-Wheatley Campus.

The purpose-built clubhouses, erected between 1895 and 1927, also represent the culmination of the evolution of the Princeton eating clubs from their initial use of frame Shingle Style and Colonial Revival houses, to a first generation of larger frame Colonial Revival clubhouses, and finally to grand masonry clubhouses in Georgian Revival, Colonial Revival, Italian Revival, and Collegiate Gothic with English, Tudor, Jacobean, and Norman iterations. The dominance of Collegiate Gothic – one-half of the clubhouses – highlights the visceral connection of the independent eating clubs to the University.

The strong, century-old tradition of the Princeton eating clubs has been key to their high level of preservation and to the historical integrity of their section of Prospect Avenue. The facades and front settings of the sixteen extant clubhouses – four on the north side of Prospect, eleven on the south side, and one adjacent on Washington Road – retain considerable integrity to their original construction from 121 to 89 years ago. Their overall high level of stewardship has kept their portion of the Prospect Avenue streetscape largely unchanged from the first quarter of the 20th Century.

Several of the clubs have rear additions that respect and in some cases distinctively complement the original architecture. Of these, only the rear addition to the Elm Club on Olden Street is readily visible, as is the recent Cox wing on the side of Cap and Gown.

While the Cannon Club interior has been largely restored, the interiors of the other ten clubhouses retain a high degree of integrity to their original design and construction. Several of these interiors have been meticulously preserved and maintained to highlight the Clubs' histories and to continue their long traditions.

Today the 16 grand eating clubs arrayed on Prospect Avenue and Washington Road represent the formidable, decades-long accomplishments of student-alumni collaboration in the shadow of the University in the late 19th and early 20th centuries. This notable development of special purpose buildings in historical revival styles is unique, and the preservation of the clubhouses by the private clubs and by the University is exemplary. The preservation of the Ferris Thompson Wall and Gate grandly documents the early years of college athletics at Princeton, and their attraction to the eating clubs that built several generations of clubhouses in close proximity to the University Field. The house at 110 Prospect embodies the earlier generation of frame clubhouses, and its rear Queen Anne section and similar style adjacent houses document the first generation of private residences on Prospect that the eating clubs eventually displaced. The Tudor Revival Prospect Apartments anchor the northeast corner of the historic streetscape formed nearly a century ago. In toto, the Prospect Avenue Historic District is a unique historic streetscape with an irreplaceable collection of architecturally significant and notable buildings in the revival styles of the formative period when undergraduates and their alumni supporters established independent student clubs integrated with the life of a university. As viewed from the street, the architecture of fifteen of the sixteen clubhouses, the majority of the Ferris Thompson Wall and Gate, the three frame houses, and the Prospect Apartments all retain a high degree of integrity from their original design and construction. The district is associated with several prominent architects, and also with prominent club members and important scholarly contributions of notable faculty. The Prospect Avenue streetscape with its significant buildings, broad lawns, walls, and mature trees, strongly conveys the late 19th-early 20th Century era of its unique development.

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Tiger Inn and Elm Club



Charter Club and Ferris Thompson Gate



Court Club and Key and Seal Club

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Prospect Avenue Historic District

NAME: Campus Club

ADDRESS: 5 Prospect Avenue

OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 49.01/1.01

CONSTRUCTION DATE: 1910

CONDITION: Very good

ARCHITECT: Raleigh C. Gildersleeve, Philadelphia

STYLE: Tudor Revival

STORIES: 2½, 3 rear

PLAN: Rectangle

FOUNDATION: Brick

EXTERIOR WALL: Brick with limestone trim

FENESTRATION: 5 bays north façade, 3 east; pairs of leaded casements, irregularly spaced

ROOF/CHIMNEYS: Gable roof with slate; two brick exterior end chimneys

The Campus brick masonry is laid in alternating soldier and header courses and highlighted with limestone window surrounds, gable coping, and other trim. The central two-and-a-half story tower projects from the façade with an entrance doorway with a crest above, paired windows with transoms on the second story, and a crenelated parapet at the top with a central crest. The tower has corner buttresses with limestone blocks, and bands above and below the windows. The west portion of the main building has a north-facing gable capped with a carved pinnacle. A chimney on the west end has stepped brickwork and limestone trim.



The windows are leaded casements in double, triple, and quintuple grouping, and some also have transoms. The west gable on the façade extends on the rear with a west wing. The south end of the wing has a projecting two-story bay with quintuple groupings of leaded casement windows and transoms on the first and second stories. The basement story on the south and a two-story southeast addition, erected with a flat roof in 1953, have masonry and trim that complements the original design. A three-bay porch with Tuscan columns has been enclosed on the south first story.



Prospect Avenue Historic District

NAME: Campus Club

ADDRESS: 5 Prospect Avenue



View from Prospect



View Southeast



View Northeast

Prospect Avenue Historic District

NAME: Tower Club
ADDRESS: 13 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/2
CONSTRUCTION DATE: 1916
CONDITION: Very good

ARCHITECTS: Roderick Barnes '03

STYLE: Tudor Revival

STORIES: 2.5

PLAN: L-shaped

FOUNDATION: Brick

EXTERIOR WALL: Brick, three-course common bond

FENESTRATION: 7 bays on north façade, 4 bays on west

ROOF/CHIMNEYS: Gable with slate, one interior brick chimney, one exterior end brick chimney

The brick building is asymmetrical, with a three-story tower with a battlemented parapet to the left of the center, a projecting gabled wing on the east, and an off-center entrance to the western portion of the main block, which has two small dormers.

The brickwork on the building and the front wall is laid in Flemish bond and trimmed in limestone. The roof has sweeping eaves. The windows have metal casement sash in multiple patterns. The entrance portico has a limestone arch surround, Gothic-arch shaped doors, and some pattern brickwork in the gable above. The Tower has a corner buttress and a limestone crest.

The building is set behind a brick wall with intermittent piers and larger piers capped with limestone spheres at the entrance and iron gates. A wide flagstone walk leads to a flagstone patio across the center and west portion of the façade. The front lawn has mature specimen trees, including a very large oak that may be original to the construction.



Prospect Avenue Historic District

NAME: Tower Club

ADDRESS: 13 Prospect Avenue



View from Prospect



View Southwest



View Southeast

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Cannon Club
ADDRESS: 21 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/3
CONSTRUCTION DATE: 1910
CONDITION: Very good

ARCHITECTS: Edgar V. Seeler

STYLE: Colonial and Tudor Revival Influences

STORIES: 2.5 PLAN: Rectangle with wing

FOUNDATION: Stone random coursed ashlar

EXTERIOR WALL: Stone random coursed ashlar

FENESTRATION: 9 bays on north façade, irregular in multiple groupings

ROOF/CHIMNEYS: Gable with slate, one exterior stone end chimney, shed dormers

The masonry is Lockatong argillite laid in random courses with flat arches over some ground story windows. A one-story portico has a limestone segmental arch hood over the doorway and a gable above with a plaque featuring the club symbol of a tiger above crossed cannons.

The west portion of the façade has a one-story, three-sided projecting bay with three windows on the front and one window on each of the sides. The window placement is irregular with double-hung replacement sash in 6/1, 9/1, 10/1, and 15/1 configurations.

A 4-ft high random coursed stone wall along the front has east, west, and central entrances. On the large lawn paved paths curve from the east and west entrances to the front door. The central walkway has a cannon in the center of a paved circle.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Tower Club

ADDRESS: 13 Prospect Avenue



View from Prospect



View Southwest



View Southeast

Prospect Avenue Historic District

NAME: Dial Lodge / Ctr. for Statistics & Machine Learning
ADDRESS: 26 Prospect Avenue
OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 46.01/03
CONSTRUCTION DATE: 1917
CONDITION: Very good

ARCHITECTS: Henry O. Milliken '05

STYLE: Tudor Revival

STORIES: 2.5

PLAN: L-shaped

FOUNDATION: Stone, random coursed ashlar

EXTERIOR WALL: Stone, random coursed ashlar

FENESTRATION: 7 bays on south façade, irregular pattern of casements in multiple groupings

ROOF/CHIMNEYS: Hip with slate, two interior end brick end chimneys, hip dormers

The masonry is Lockatong argillite laid in random courses and trimmed around the openings and on the gables with limestone. The façade has a two-story projecting entrance with an off-center doorway with an elaborate limestone surround capped by Gothic pinnacles, and limestone gable coping.

The door is wood with a Tudor arch top, and pairs of casement windows are to the west and above. On either side of the entrance the first story has two bays with four casement windows each, and the second story has three bays with pairs of casement windows. The one-story west section has one opening with four casement windows and half-timbering below the sweeping roof. The front has a bronze sundial on the west portion of the façade.

The building is set back behind a broad lawn with large trees and a flagstone walk to the entrance.



Prospect Avenue Historic District

NAME: Dial Lodge / Ctr. for Statistics & Machine Learning ADDRESS: 26 Prospect Avenue



View from Prospect



View Northwest



View Northeast

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Quadrangle Club
ADDRESS: 33 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/4
CONSTRUCTION DATE: 1916
CONDITION: Very good

ARCHITECTS: Henry O. Milliken '05

STYLE: Georgian Revival

STORIES: 2

PLAN: Rectangle

FOUNDATION: Limestone

EXTERIOR WALL: Brick, Flemish bond, limestone trim

FENESTRATION: 9 bays on north façade, 6/6 sash first floor, 3/3 sash second floor

ROOF/CHIMNEYS: Hipped roof with asphalt roofing; two interior brick chimneys

The building is symmetrical with a five-bay central section between and two-bay end sections with shallow projections and limestone quoins, all capped by modillion-block cornice. The windows have limestone sills and flat brick arches above with limestone keystones. Second floor windows have paneled shutters.

The entrance has a swan-neck Chippendale pediment supported by fluted Corinthian pilasters. The transom has decorative ironwork in a semicircular pattern.

The clubhouse is set behind a brick wall with brick piers at the central opening and at the ends. A brick walk leads to a raised patio at the front door with low brick walls capped by stone, and planting beds on the sides.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Quadrangle Club

ADDRESS: 33 Prospect Avenue



View from Prospect



View Southwest



View Southeast

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Colonial Club
ADDRESS: 40 Prospect Avenue
OWNER/ADDRESS: Princeton University, Nassau Hall

BLOCK/LOT: 46.01/12
CONSTRUCTION DATE: 1907
CONDITION: Very good

ARCHITECTS: Francis G. Stewart '96

STYLE: Georgian Revival

STORIES: 2 ½

PLAN: U-shaped

FOUNDATION: Brick

EXTERIOR WALL: Brick, Flemish bond, limestone quoins and other trim

FENESTRATION: 11 bays on south façade, multiple double hung sash configurations

ROOF/CHIMNEYS: Hipped roof with slate; one interior brick chimney, dormers

The clubhouse has a symmetrical façade dominated by a large two-story, gabled portico supported by four fluted Ionic columns and four pilasters on the wall. The pediment has swag decorations and a half-round window. A cornice with modillions extends around the building, including the portico and pediment.

On the first story, the central three bays have a central entrance with French doors and sidelights and 15/15 double-hung windows on each side. Above the French doors a semicircular brick arch is infilled with the Club medallion. The first story on either side of the portico has openings capped by segmental brick arches highlighted with limestone keystones and impost blocks. The two east bays and the far west bay have triple windows with 9/9 double hung sash flanked by 6/6 double hung sash. The other west bay has French doors and sidelights. The second story has eleven regularly spaced 6/6 double-hung sash with flat arches with limestone keystones. The east and west sides have two windows bays on the first story and four windows on the second story that replicate the fenestration on the façade. The lawn has two brick walkways, mature trees, and a hedge along the front.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Colonial Club

ADDRESS: 40 Prospect Avenue



View from Prospect



View Northeast



View East

Prospect Avenue Historic District

NAME: Ivy Club
ADDRESS: 43 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/1
CONSTRUCTION DATE: 1898, 2009
CONDITION: Excellent

ARCHITECT: Walter Cope, Cope and Stewardson, Philadelphia

2009 Addition: Demetri Porphyrios, Porphyrios Associates, London

STYLE: Jacobean Revival STORIES: 2 ½ PLAN: H-Shape
FOUNDATION: Brick EXTERIOR WALL: Brick, Flemish bond pattern, St. Bees stone trim
FENESTRATION: 5 bays on north façade, leaded casement and double hung sash
ROOF/CHIMNEYS: Gable roof with slate; interior and sidewall brick chimneys

The façade has a three-bay central section and single-bay projecting wings capped by gables. The entrance has a one-story gabled portico with stone finials above Ionic capitals, and a terracotta panel above with the club emblem framed with egg and dart trim.

The west side has a single-bay recessed section with a west-facing gable. The masonry has red-tinted mortar and includes string courses above and below the second story openings on the façade, and a water table. The windows are a mixture of leaded casement and double hung sash.

The landscaping has brick walls on the front of the lot, and along the fronts of the sides, with masonry that replicates the color, pattern, and mortar of the building. The entrance has brick piers capped with carved stone spheres, and wrought iron gates with Ivy insignia. The front yard has a broad lawn with a brick walk and planting beds near the clubhouse.



Prospect Avenue Historic District

NAME: Ivy Club

ADDRESS: 43 Prospect Avenue



View from Prospect



View Southwest



View Southeast

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Tiger Inn
ADDRESS: 48 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 46.01/14
CONSTRUCTION DATES: 1895, 1926, 2011
CONDITION: Very Good

ARCHITECTS: G.H. Chamberlain, Aymar Embury II, Steven Cohen
STYLE: Tudor Revival STORIES: 2 ½ PLAN: U-shaped
FOUNDATION: Sandstone, coursed ashlar, rusticated
EXTERIOR WALL: 1st - Sandstone, coursed ashlar; 2nd & 3rd – Stucco and half-timber
FENESTRATION: 4 bays on south façade, leaded casement
ROOF/CHIMNEYS: Gable roof with slate; one interior, two end chimneys; two stone, one stucco

The façade has a main 2½-story, three-bay section capped by two projecting gables, and a 1½-story east section with two bays. The ground story on both sections has rusticated stone from the same quarry on Washington Road as the stone in Nassau Hall.

The main section has a central Tudor-arched doorway capped by a projecting half-timbered balcony supported by stone columns. The ground story window bays have three casement windows with transoms. The projecting half-timbered second story is supported by projecting timber ends and has narrow pairs of casement windows with half-timber floral rosette panels below. The projecting attic story is supported by corbel brackets and has two gables with arched windows and half-timbering.

The east section has four casement windows with leaded transoms, and an east loggia. The west side continues the façade's Tudor features. The 2011 northeast addition complements the original Tudor design, and an elevated terrace connects the addition to the front loggia. The deep lawn has a large oak, and a stone wall extends on the front and sides of the property, with pillars at the corners and entrance.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Tiger Inn

ADDRESS: 48 Prospect Avenue



View from Prospect



View Southwest



View Southeast

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Cottage Club
ADDRESS: 51 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/6
CONSTRUCTION DATES: 1905
CONDITION: Excellent

ARCHITECTS: Charles Follen McKim, McKim, Mead and White
STYLE: Georgian Revival
FOUNDATION: Marble
EXTERIOR WALL: Brick, Flemish bond, marble quoins and trim
FENESTRATION: 7 bays on north façade, 6/6 windows, some with sidelights
ROOF/CHIMNEYS: Hipped roof with slate; two interior brick chimneys; dormers

On the façade the central three bays project form an entrance pavilion that is capped by a segmented arch pediment with an elliptical oculus. The pediment brickwork has glazed brick headers in a lozenge pattern. The side bays project to form pavilions with hipped roofs.

The roof has hipped and dormers semi-hexagonal dormers with side windows, and a central balustrade. A belt course runs at the bottom of the second story windows. The marble portico has Tuscan columns supporting an entablature with an iron railing above, and a six-panel door topped by a fanlight with decorative ironwork. Most of the window

sashes appear to be original. The first story side pavilion windows have infilled segmental brick arches and the other windows have flat brick arches, all with marble keystones.

On the rear side pavilions are connected with a five-bay loggia to form south courtyard. The loggia is supported by Tuscan columns and is capped by a balustrade above the three central bays, and a parapet above the outermost bays. Marble steps lead down from the courtyard to a lower garden with a perimeter brick walk and small hipped-roof gazebos on the southeast and southwest corners.

The front and east side of the property has a brick wall with stone coping. A central entrance with wooden gates opens to a brick walk. The building is set back with a wide lawn and a pair of large oaks.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Cottage Club

ADDRESS: 51 Prospect Avenue



View from Prospect



View Southwest



View Southeast

Prospect Avenue Historic District

NAME: Elm Club / Carl A. Field Center

ADDRESS: 58 Prospect Avenue

OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 46.01/13

CONSTRUCTION DATES: 1901, 1930, 2009

CONDITION: Altered but contributing

ARCHITECTS: Raleigh Gildersleeve; Aymar Embury II '00; Ana Beha, Boston

STYLE: Originally Italianate Revival

STORIES: 3

PLAN: Originally L-shaped

FOUNDATION: Stucco

EXTERIOR WALL: Stucco

FENESTRATION: 4 bays south façade, replacement 2/2 and sliding windows

ROOF/CHIMNEYS: Hipped with eaves, standing seam metal roofing, no chimneys

The façade has a projecting pavilion on the west bay. The three eastern bays have a one-story porch supported by formed concrete columns and topped with a decorative iron railing. The walls are stuccoed and have quoins on the corners and a band at the third floor level. The entrance door and first and second story windows have projecting hoods.

The windows on the first and second story have 1/1 double hung sash and the third story windows are double casements. The east and west sides each have three bays. The roof projects on all sides and the eaves are supported by rafter extensions.

A c1930 renovation removed the original porch and installed a parapet around the roof. In 2009, the eave roof was restored and a modern addition was built on the north side. High Hedges line the Prospect and Olden borders with lawns and beds behind.



Prospect Avenue Historic District

NAME: Elm Club

ADDRESS: 58 Prospect Avenue



View from Prospect



View Northwest



View Northeast

View west

PRINCETON AVENUE HISTORIC DISTRICT

NAME: Cap and Gown Club
ADDRESS: 61 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/7
CONSTRUCTION DATES: 1908, 2011, 2018
CONDITION: Excellent

ARCHITECT: W Raleigh Gildersleeve, Philadelphia, Additions: Michael Farewell, Princeton

STYLE: Norman Revival STORIES: 2 ½ PLAN: T-Shape with additions

FOUNDATION: Brick

EXTERIOR WALL: Brick, Flemish bond pattern, corbeled cornice, limestone and terracotta trim,

FENESTRATION: 7 bays on north façade, casement and double hung sash

ROOF/CHIMNEYS: Gable roof with slate; exterior end wall and side brick chimneys

The clubhouse has a steep roof with parapet gables and small hipped-roof dormers. The dark red brickwork is articulated with limestone water tables, sills, and lintels, a course of diamond-laid white bricks at the second floor level, and corbeled brick cornices. The chimneys have similar details.

The façade has a central projecting 2½-story entrance pavilion capped by a hipped roof with an inset hipped-roof window. The entrance has a Tudor-arch panelled door with a molded casing and a highly-detailed Gothic Revival surround of carved limestone with side gargoyles, plaques above a pointed arch, and a window above.

The east portion of the façade has a two-story pavilion with a gable. The first and second story windows on the main block have 12/12 double hung sash and the dormers above have 8/8 sash. The east pavilion has carved Gothic surrounds on casement windows on the first and second stories, and a pair of 9/9 double hung windows and a limestone pediment on the third story.

A 2018, one-story addition on the west side has concrete block walls and a gable facing the street. There is a brick wall at the sidewalk, a brick walk to the entrance, and specimen trees on a broad lawn.



PRINCETON AVENUE HISTORIC DISTRICT

NAME: Cap and Gown Club

ADDRESS: 61 Prospect Avenue



View from Prospect



View Southwest



View Southeast

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Cloister Inn

ADDRESS: 65 Prospect Avenue

OWNER/ADDRESS: Same

BLOCK/LOT: 50.01/1

CONSTRUCTION DATE: 1923

CONDITION: Very Good

ARCHITECTS: R.H. Scannell and Charles Lewis Bowman

STYLE: Tudor Revival

STORIES: 1 ½

PLAN: T-shaped

FOUNDATION: Argillite stone, random coursed ashlar

EXTERIOR WALL: Argillite stone, random coursed ashlar; stucco

FENESTRATION: 7 bays north façade, irregular

ROOF/CHIMNEYS: Gable roof with slate; two interior brick chimneys with stone bases

The clubhouse façade is asymmetrical with a gabled pavilion wing on the northwest with an off-center projecting gabled entrance with limestone surrounds. The main section has gable ends, and there is a one-story gabled extension on the east.

The entrance has a Gothic-arch door and limestone surround, and this wing has groups of casement windows on both stories. The main block has five Gothic-arch openings with limestone surrounds and a parapet above. Four of the openings have metal frame windows, and the fifth is part of an open loggia on the east.

The roof above the parapet has three hipped-roof dormers with three casement windows each, and one with a pair of casement windows. Two internal chimneys have intricate brickwork on top of argillite bases. The entrance has a raised porch with flagstones and low stone walls. A flagstone stone patio with a stone retaining wall extends across the five arched openings. The deep lawn has a hedge along the front.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Cloister Inn

ADDRESS: 65 Prospect Avenue



View from Prospect



View Southwest



View Southeast

Prospect Avenue Historic District

NAME: Princeton Charter Club
ADDRESS: 79 Prospect Avenue
OWNER/ADDRESS: Same

BLOCK/LOT: 50.01/4
CONSTRUCTION DATE: 1913
CONDITION: Excellent

ARCHITECT: Arthur Ingersoll Meigs '03, Mellor & Meigs, Philadelphia
STYLE: Georgian Revival STORIES: 2 ½ PLAN: H-Shape with southwest extension
FOUNDATION: Chestnut Hill Ledge stone in random ashlar pattern
EXTERIOR WALL: Same stone with limestone keystones, stringcourses, window and door surrounds, and water table.
FENESTRATION: 9 bays on north façade, 8/12 1st story, 8/8 2nd story, 6/6 dormers
ROOF/CHIMNEYS: Hipped roof with slate; two interior brick chimneys with stone bases, one end chimney on the southwest extension

The central section has a two-story, shallow-projection entrance with a limestone door surround capped by a segmental-arch pediment supported by consoles, with a crest seal in the center. Original cast iron sconces are one either side of the entrance. The second story has a Palladian window with a pediment above with an oculus. Two-bay, hipped roof wings extend forward on both sides. The raised entrance porch between the wings has curving steps and a carved limestone balustrade. On the projecting wings the first story windows are capped by segmental-arch hoods and the second story windows have flat arches with limestone keystones. The sash appear to be original. There are paneled shutters on the first floor and louvered shutters on the second. A cornice with modillions projects around the building. Two interior brick chimneys with limestone trim extend high above the roof.

Both wings extend southward on the rear, but the west wing projects more than twice as far as the east wing. An interior chimney on the end of the west wing has small windows on either side. Between the rear wings a first story terrace has a covered porch supported by columns along the east side of the west wing. The porch has a balustrade on the first story and a Chippendale-style rail on the second story. Wide stone steps lead from the terrace to the ground. The central rear entrance has columns supporting an entablature with a flat-arch pediment above. The rear entrance has French doors with a transom overhead and 18/18 double hung sash on each side. The window above the rear entrance has scrolled sides.

The front landscaping has a brick walk with stone trim, hedges along the sidewalk, and a broad lawn with specimen trees. Charter is exceptionally well preserved from its original construction.



Prospect Avenue Historic District

NAME: Princeton Charter Club

ADDRESS: 79 Prospect Avenue



View Southeast



View Southwest

Prospect Avenue Historic District

NAME: Key & Seal Club / Bobst Center
ADDRESS: 83 Prospect Avenue
OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 50.01/5
CONSTRUCTION DATE: 1925
CONDITION: Very good

ARCHITECT: Walter Jackson

STYLE: Tudor Revival STORIES: 2 1/2 PLAN: T-shape

FOUNDATION: Lockatong argillite stone

EXTERIOR WALL: Brick with limestone trim

FENESTRATION: 7 bays north façade, leaded casements irregular spacing

ROOF/CHIMNEYS: Gable with slate; two exterior brick end chimneys with limestone trim

The brick walls are laid in a Flemish bond with limestone trim. The façade is asymmetrical with a variety of forms and details. The walk leads to a one-story section with three segmental-arch openings with the entrance in the left one. Above the openings is a three-sided hipped roof dormer.

On the east of the façade is a pavilion with a projecting two-story bay capped by a parapet. The bay has four casement windows with transoms on each story, and a half-timbered gable with three casement windows above. To the east of the pavilion is a one-and-a-half story section with four casement windows on the basement, single and double casement windows on the first story, and inset gabled dormers above.

The eastern half of the west portion of the façade has a pair of casement windows with transoms on the first story and three casement windows on the second story. The western half has a two-story, five-sided bay with casement and transom windows on each story. The west end has casement windows and an external chimney with stepped and angled brickwork trimmed with limestone. The front has a lawn with large specimen trees and a hedge along the left.



Prospect Avenue Historic District

NAME: Key & Seal Club

ADDRESS: 83 Prospect



View Southwest



View Southeast

Prospect Avenue Historic District

NAME: Court Club / Office of Dean for Research
ADDRESS: Current 91 Prospect Ave; Future TBD
OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: Current 50.01/6; Future TBD
CONSTRUCTION DATE: 1927, 1955
CONDITION: Very good

ARCHITECT: Grosvenor White

STYLE: Tudor Revival

STORIES:

PLAN: U-shape

FOUNDATION: Brick

EXTERIOR WALL: Brick with limestone trim

FENESTRATION: 5 bays north façade, regular leaded casements

ROOF/CHIMNEYS: Gable and hip roofs with slate; two interior brick chimneys

The central section and west pavilion were built in 1927, and the original design specified an east pavilion but it was not added until 1956. The walls are laid in Flemish bond and trimmed with limestone. Stone steps lead to the west end of a terrace between the pavilions.

The original central section has three bays with groupings of casement windows on the first story and inset dormers with casement windows above. The original entrance was in the center bay of the first story. The original west pavilion has groupings of three casement windows and transoms on the first story, three casement windows on the second story, and a pair of casement windows in the gable.

The 1956 east pavilion addition has a hipped roof and compatible groupings of casement windows on the first and second stories. The front entrance on the west side of the east pavilion opens to the terrace. The rear of the building has two additions with compatible brickwork and casement windows.

In 2022, as part of its ES+SEAS development, the University will move this former clubhouse to the lot at 110 Prospect Avenue within the historic district boundary.



Prospect Avenue Historic District

NAME: Court Club

ADDRESS: Current 91 Prospect Ave; Future TBD



View from Prospect



View Southwest



View Southeast

Prospect Avenue Historic District

NAME: Former Key & Seal and Arbor Clubs BLOCK/LOT: Current 48.01/16; Future TBD
ADDRESS: Current 110 Prospect Ave; Future TBD CONSTRUCTION DATES: c1890, 1914
OWNER/ADDRESS: Princeton Univ., Nassau Hall CONDITION: Good

ARCHITECTS: c1890 unknown; 1914 William Matthews Builder
STYLE: 1890 Queen Anne; 1914 Colonial Revival STORIES: 2 1/2 PLAN: Rectangle
FOUNDATION: Argillite stone
EXTERIOR WALL: Clapboard and shingles
FENESTRATION: 3 bays 1st story, 6 bays 2nd story
ROOF/CHIMNEYS: Hipped with asphalt roofing; hipped dormers; one interior chimney

The building was erected at approximately 65 Prospect in two sections. The 1890 rear section was erected as a residence and known as the Carroll House for its occupants, the family of J. Eugene Carroll. Key and Seal Club rented the house starting in 1904, and later purchased it and added the front section in 1914. In 1924 Key and Seal sold the house to Elwood Frost, who moved it to the current site, where Arbor Inn occupied it until 1928, when Princeton University acquired the property and subsequently divided it into five apartments. More recently the University has used the building as offices.

The 1914 front section has a symmetrical façade with a central, open-gable portico with columns supporting entablature ends. The doorway has four pilasters with a molded semicircular panel above the door, which has sidelights. The paired windows on the first story, the six windows on the second story, and the hipped dormers all have 8/1 windows. The roof overhang has a modillion cornice on three sides and part of the rear. The second story shingles are flared out at the bottom. The west side has a one-story, semicircular section.

The c1890 rear section retains its gabled extension on the east and overhanging, bracketed second story. The first and second stories have pairs of windows, and the second story has three windows. A fire escape hangs on the second and attic stories. The east side of the rear of the c1890 section has two windows on each of the first and second stories. The second story shingles are flared out at the bottom. The west side retains a narrow extended bay but the original gable is now hipped. On the first story, a porch with columns that appears to date to the 1914 construction has been enclosed, and now has a side entrance.

In 2022, as part of its ES+SEAS development, the University will move this house to the rear of the lots at 114 and 116 Prospect Avenue within the historic district boundary, and will rehabilitate it following the Secretary of the Interior's Standards for the Treatment of Historic Properties.



c1890 Carroll House



1914 Key & Seal Addition

Prospect Avenue Historic District

NAME: Former Kev & Seal & Arbor Clubs ADDRESS: Current 110 Prospect Ave: Future TBD



View from Prospect
1914 section



View Northwest
1914 and 1890 sections



View Southeast
1890 and 1914 sections
with 1914 enclosed porch.

Prospect Avenue Historic District

NAME: Fielder Beekman Cottage

ADDRESS: 114 Prospect Avenue

OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 48.01/18

CONSTRUCTION DATE: c1890

CONDITION: Good

ARCHITECTS: Unknown

STYLE: 1890 Queen Anne

STORIES: 2 1/2

PLAN: Cross shaped

FOUNDATION: Argillite stone

EXTERIOR WALL: Clapboard 1st & 2nd stories with a band of scalloped shingles, also on 3rd story
scalloped shingles

FENESTRATION: Double hung sash in irregular pattern

ROOF/CHIMNEYS: Gables with asphalt roofing; side and rear wall brick chimneys

This structure and its companion at 116 Prospect were moved to this site in 1923. Once part of the Fielder Beekman row of Queen Anne cottages on the southern side of Prospect Avenue, this is the least altered of the two that survive. The side walls are clapboard and shingle. The porch, which was reconstructed in 1988, retains its characteristic detailing. The first story has three bays, the second has a single window and a projecting bay with three windows. The extended attic story and gable peak are supported by molded brackets. The east side extension has a gable roof, and the west side extension has a hipped roof.



Original location at approximately 65 Prospect, second building to the right of Charter Club



View North



View Northwest

Prospect Avenue Historic District

NAME: Fielder Beekman Cottage

ADDRESS: 116 Prospect Avenue

OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 48.01/18

CONSTRUCTION DATE: c1890

CONDITION: Good

ARCHITECTS: Unknown

STYLE: 1890 Queen Anne

STORIES: 2 1/2

PLAN: Cross-shaped

FOUNDATION: Argillite stone

EXTERIOR WALL: Clapboard 1st story; shingles 2nd story with flared bottom; attic shingles

FENESTRATION: Double hung sash in irregular pattern

ROOF/CHIMNEYS: Gables with slate roofing; rear interior chimney

Once part of the Fielder Beekman row of Queen Anne cottages on the south side of Prospect, this structure and its companion at 114 Prospect were moved to this site in 1923. The first story has a three-window bay and a recessed entrance, and the second story has a pair and a single widow, all of these with 20/1 sash. The attic story has a projecting bay with a three-sided cap. The southeast section is an addition with matching siding that was previously a one-story porch. The west side has an original extension with a gable roof. The building appears to have been modeled on Design No. 393 in Shoppell's Modern Houses, published in 1886.



Original location at approx. 65 Prospect to the left of Cap and Gown Club



Shoppell Design No. 393



View North



View Northwest

Prospect Avenue Historic District

NAME: Prospect Apartments
ADDRESS: 120 Prospect Ave
OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 48.01/14
CONSTRUCTION DATE: 1924
CONDITION: Very good

ARCHITECTS: Larramore V. V. Sweezey

STYLE: Tudor Revival

STORIES: 3 to 3½

PLAN: U-shaped

FOUNDATION: Brick, rough surfaced

EXTERIOR WALL: Brick, rough surfaced

FENESTRATION: 6/1 single and paired windows, patterns vary by facades and sides

ROOF/CHIMNEYS: Gables with slate, several interior brick chimneys

This complex was an early effort to introduce a modern commercial apartment block into one of Princeton Borough's residential neighborhoods. Irregularly U-shaped, this structure is designed around a central court. The wall treatment is a dark, rough surfaced brick with half-timber detailing introduced at the gable ends. The central court has gabled dormers with half timbering. The Tudor surrounds for the doors that face the central court are limestone. The height varies from three to three and a half stories. Three-story, five sided towers with crenelated tops are on the east and west sides and in the central court.

The complex contains 39 apartments: 21 one bedroom units, 12 two bedroom units, and 6 efficiency units, each designed with a fireplace. Larremore V.V. Sweezey was the architect of the large office building 20 Nassau Street, where McKim, Mead, and White were listed as supervising architects. In 1924-1925 Sweezey had an office in New York City. The Prospect Apartments were acquired by Princeton University in 1928. Advertisements for this building noted that it fronted "on Prospect Avenue, the site of Princeton's upperclass clubs".



View from Prospect

Prospect Avenue Historic District

NAME: Prospect Apartments

ADDRESS: 120 Prospect Avenue



View Northeast
from Prospect



View Northwest from
corner of Prospect and
Murray Place



View Southeast
on Murray Place

Prospect Avenue Historic District

NAME: Ferris Thompson Wall & Gateway

ADDRESS: Prospect Ave

OWNER/ADDRESS: Princeton Univ., Nassau Hall

BLOCK/LOT: 48.01/01, 19, 03, 02

CONSTRUCTION DATE: 1911

CONDITION: Fair

ARCHITECTS: William Symmes Richardson, McKim, Mead and White

STYLE: Georgian Revival

STORIES: 3 to 3½

PLAN: U-shaped

FOUNDATION: Brick

EXTERIOR WALL: Brick

FENESTRATION: 6/1 single and paired windows, patterns vary by facades and sides

ROOF/CHIMNEYS: Gables with slate, several interior brick chimneys

This wall occupies a narrow front strip of the lots on Olden and Prospect, and was originally the southern boundary of the University Field athletic grounds. Ferris S. Thompson '88 donated the funds for the wall, as noted on a plaque on the east wall inside the Gate. The Andlinger Center, Bowne Hall, and a parking garage occupy the south portion of the former athletic grounds and are visible above the wall and through the gates. The wall originally extended further north on Olden, but has been reduced to the south pier of the former Olden gate. There is also an opening in the wall on Olden to the Andlinger Center.

The height of the wall varies from 12 to 20 feet, and most of it is covered in ivy. The material is brick, laid in Flemish bond with a molded brick watertable and projecting brick panels. The cast iron gateway on Prospect is 20 feet high, but much of the top ironwork with Adams-inspired motifs has been removed. The piers have limestone caps topped by marble tigers sculpted by Frederick G. Roth. William S. Richardson (1873-1931) was a leading member of the staff of McKim, Mead and White, and assisted Charles Follen McKim on the design of Pennsylvania Station in New York, which opened in 1909.



McKim, Mead and White Archive
New-York Historical Society

Prospect Avenue Historic District

NAME: Ferris Thompson Wall and Gateway

ADDRESS: Prospect and Olden



View Northwest
on Prospect



View Northeast
on Prospect



View Northeast
from the corner of
Olden and Prospect

PROSPECT AVENUE HISTORIC DISTRICT

NAME: Terrace Club

ADDRESS: 62 Washington Ave

OWNER/ADDRESS: Same

BLOCK/LOT: 49.01/11

CONSTRUCTION DATES: 1920

CONDITION: Very good

ARCHITECTS: Rolf Bauhan '14 and Frederick S. Stone

STYLE: Tudor Revival

STORIES: 2 ½

PLAN: U-shaped

FOUNDATION: Stucco

EXTERIOR WALL: Stucco and half-timber

FENESTRATION: 7 bays on west façade, casements, irregular pattern

ROOF/CHIMNEYS: Gable roof with slate; interior and exterior brick chimneys

The clubhouse was restored after an interior fire in the 1990s. The façade is asymmetrical with a projecting entrance bay capped by a gable. The entrance doorway has French doors with a Tudor arch. The second story of the bay projects on three sides and is supported by carved brackets. The bay has four casement windows on the second story, and a pair framed by half-timbering in a chevron pattern on the gable.

On the ground story there are two pairs of casement windows on the north side of the entrance, and two pairs of casement windows with transoms on the south side of the entrance. The southern section of the first story is recessed and capped by projecting timber ends, and it has a pair of casement windows. The second story has a single casement window and two pairs of casement windows north of the entrance bay, and two pairs of casement windows south of the entrance. On either side of the entrance bay dormers extend up from the second story with pairs of casement windows above pairs of Tudor arches in the half-timbering.

The half-timbering and casement fenestration continues on the sides and on a 2½-story east wing. A one-story addition in the southeast corner continues the use of stucco and casement windows. The large lot has a front lawn mature specimen trees, a circular drive to the entrance, and a front retaining wall.



PROSPECT AVENUE HISTORIC DISTRICT

NAME: Terrace Club

ADDRESS: 62 Washington Road



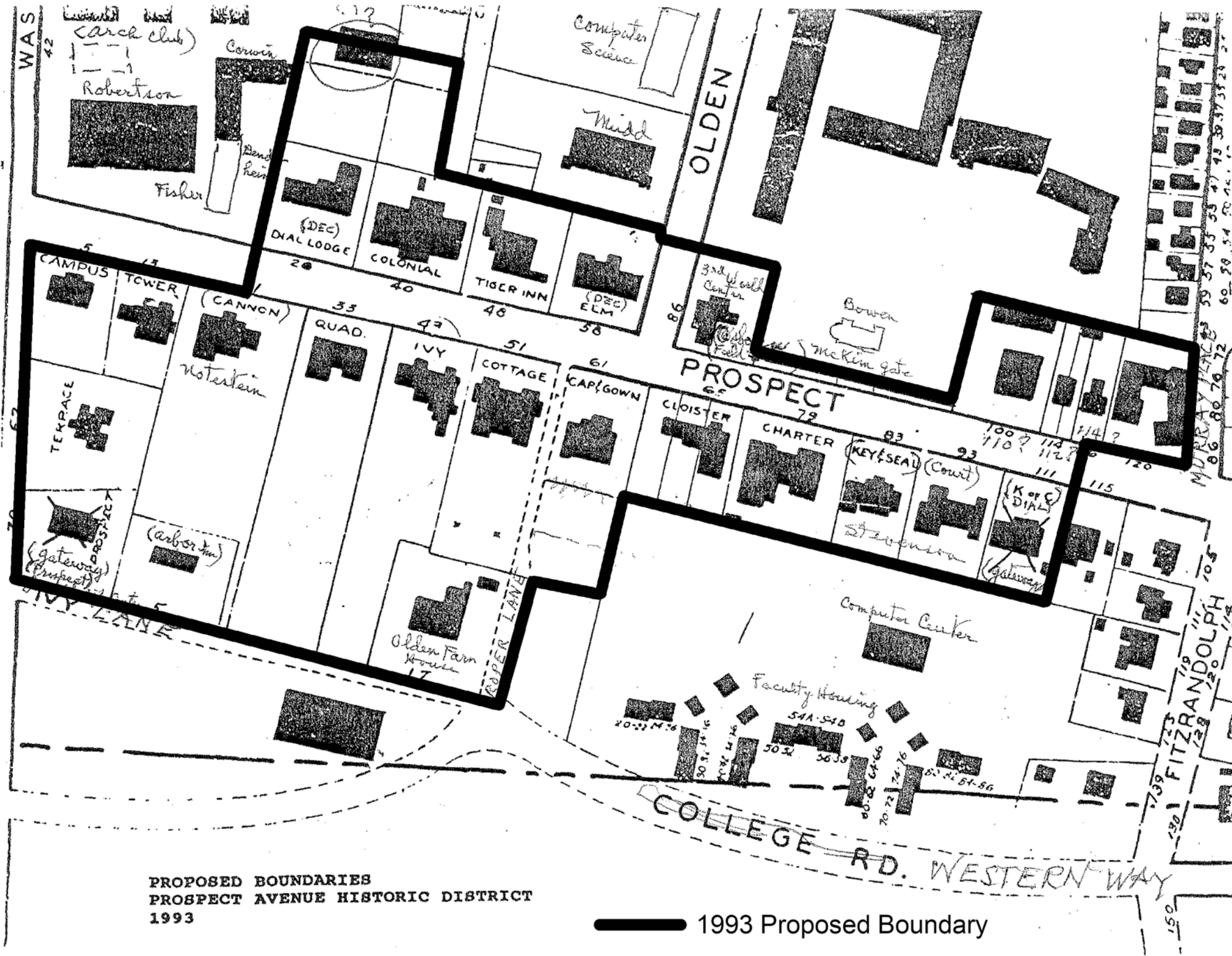
View from Washington



View Southeast

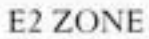


View Northeast



PROPOSED BOUNDARIES
PROSPECT AVENUE HISTORIC DISTRICT
1993

1993 Proposed Boundary



PRINCETON HISTORIC PRESERVATION COMMISSION

October 14, 2021

PROSPECT AVENUE HD BOUNDARY

