

Historic Preservation Master Plan Element

Lambertville City Planning Board

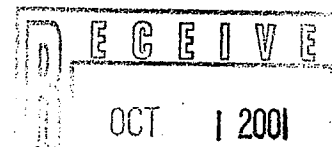
Hunterdon County, New Jersey

Adopted on September 5, 2001



The Belvidere-Delaware Railroad tracks looking south towards Bridge Street and the original Lambertville Railroad Station, a c. 1830 converted dwelling.

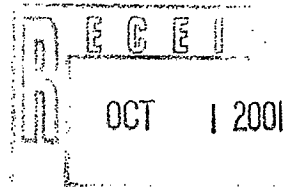
prepared for the
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Hunterdon County, New Jersey

**Adopted on
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City of Lambertville, Hunterdon County, NJ
Historic Preservation Master Plan Element

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City of Lambertville, Hunterdon County, NJ
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"On the New Jersey side of the Delaware, one of the leading towns so situated is Lambertville, truly a pleasant place, possessing so many attractions and advantages as to make a residence here both agreeable and prosperous. Centered here is a large class of residentes (sic), who enjoy a liberal share of this world's goods and have manifested their success by the erection of neat and substantial dwellings, surrounded with well-kept and attractive grounds, stocked with flowers and shrubbery."

Business Review, Pennsylvania Publishing Co., 1891

Purpose

The purpose of the historic preservation plan element is to identify historic resources within the City and recommend a planning process that will preserve the integrity of these resources. This process includes the creation of a local historic district and a historic preservation commission, pursuant to the Municipal Land Use Law, C. 291, 1975. The commission would review and evaluate the design of new construction within the district and encourage and support public awareness of historic preservation for the entire City. After the adoption of this plan, an ordinance creating the district and establishing a historic preservation Commission must be adopted to complete the process.

Goals

- Educate City officials and local residents about the history of the City and the importance of preserving the City's historic resources
- Identify historic resources within the City
- Identify the benefits of a historic preservation ordinance
- Recommend a design review process that protects the integrity of the City's historic resources
- Explain basic design principles to help the reader, City officials and local residents better understand the historic preservation process

Historic Preservation Master Plan Element

Historic Preservation Planning

The Benefits of Historic Preservation

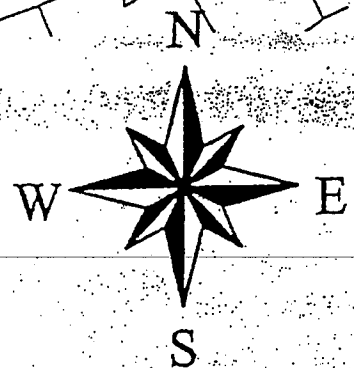
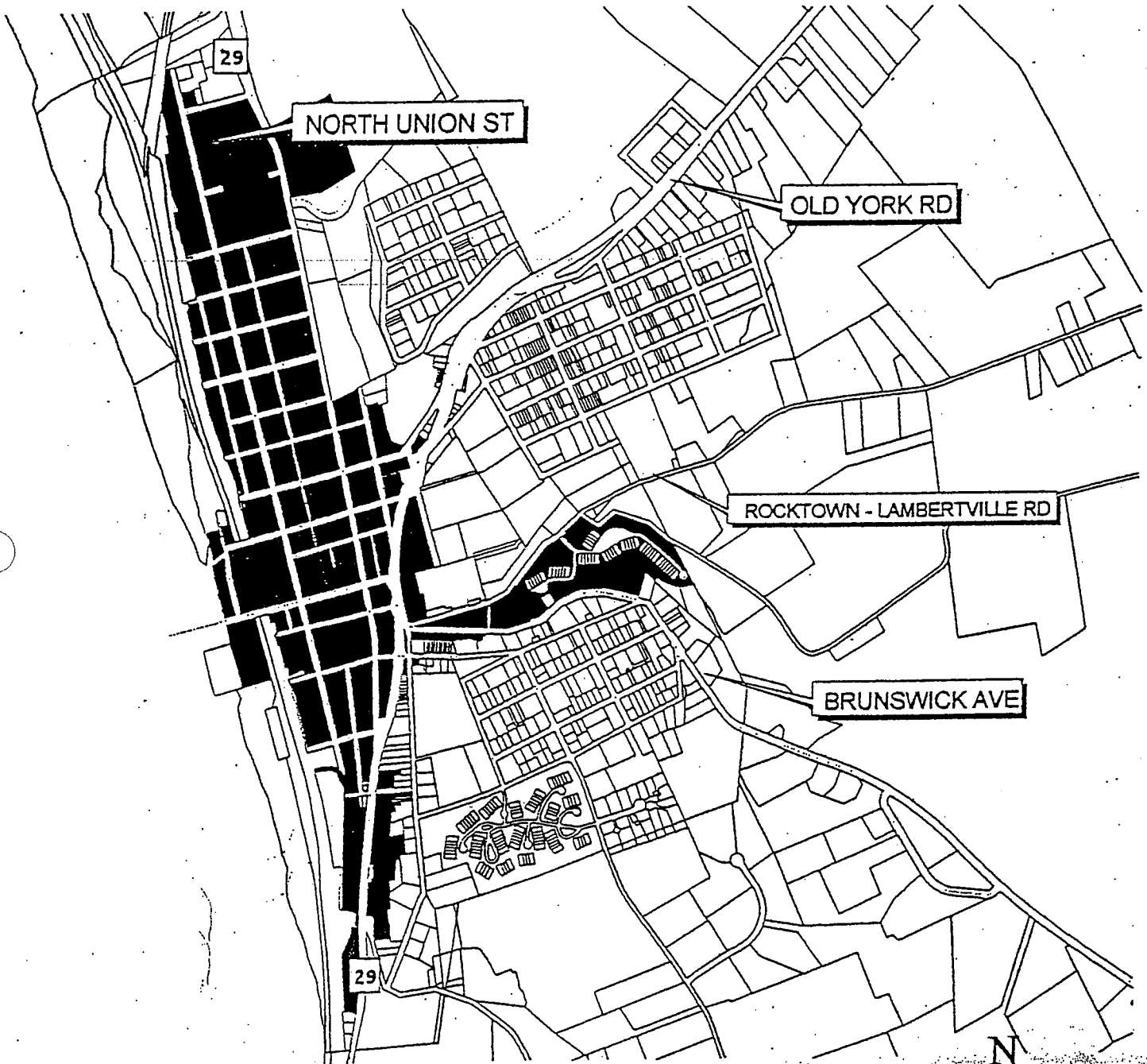
Cities and towns all across the world have been engaged in historic preservation activities for centuries. Our historic landscapes, buildings and places offer depth to human existence and provide lessons in history, sociology, arts and the sciences. The key to their continued enjoyment - and existence - is that they are consciously preserved through a comprehensive, planned program. Without a planned approach, preservation may be fragmented, piecemeal, and diminish the integrity and meaning of the landscapes. Below are some of the many benefits of a historic preservation program:


- ❑ Cultural. Historic preservation preserves the heritage of a community and its physical structures and objects that can never be replicated. By using a planned approach to preservation, the integrity of these structures and landscape is preserved
- ❑ Education. There are many components of a historic preservation program that educate the community, its children and visitors. The historic survey is an informative and detailed description of the City's history. The architectural styles and the construction periods of buildings are a visual lesson in history that can be enjoyed on many levels. Other exciting and informative educational programs can be developed within the context of a historic preservation program.
- ❑ Civic. A community that is committed to preserving its heritage is a community rich in civic pride. If people enjoy the history of their town and recognize the need to preserve it, there is an assurance that the community is unique and worthy of such investment.
- ❑ Economic. Historic preservation is an excellent downtown revitalization tool that stimulates interest and activity in business districts. Historic preservation also stabilizes, but more often, increases property values in a community. Actual case studies have proven that property values within historic preservation districts have, on the average, increased in value. Federal tax credits are also available for the rehabilitation of historic structures.
- ❑ Aesthetics. The design of most historic structures is rich in detail and workmanship that that has survived the ages and is aesthetically appealing to many people. The preservation of these buildings adds a richness to the physical fabric of the community and translates into a higher quality of life.

Historic Preservation Programs

Historic preservation may be defined as the planned effort to help protect structures, objects and properties of historic importance. In 1966, the National Historic Preservation Act was signed into law and fostered new and renewed interest in historic preservation. The 1966 Act created the National Register of Historic Places, the nation's inventory of historic structures, which offered protection to privately owned historic buildings and properties from federal government actions. It created National Register criteria to evaluate buildings for inclusion on the Register and established a review process for public projects that involved encroachment on, or razing of registered properties. It also permitted States to setup a similar process that protected registered properties from municipal, county and state encroachments. New Jersey created its State Register of Historic Places in 1970. The Lambertville Historic District was listed on the State and National Registers in 1980. The District encompasses almost the entire low lying areas of the City.

Lambertville State & National Historic District
SR 5/18/83 NR 6/30/83



 Lambertville State and National Historic District

0.5

0

0.5

1 Miles

In addition to these State and Federal programs, municipalities in New Jersey were given express authority to regulate private encroachments on designated historic properties. In 1985, the NJ Municipal Land Use Law affirmed the ability of local governments to zone for the protection of historic resources. The MLUL amendments of 1991 outline the procedure for creating a local historic district and reviewing development activity within the district. The primary difference between a local district and a state or national district is that the former can regulate any type of private or public project, where as the latter can only review publicly funded projects.

What is a historic preservation program?

Historic preservation programs include the identification, evaluation, and protection of historic resources. Every program must begin with the identification of historic resources, referred to as the historic resource survey. Once the historic properties have been identified, alterations or construction that affect the resources are evaluated through a design review process. This process is based upon objective design criteria that ensure the features of a historic building are preserved as well as its historic setting.

The success of the long term protection of historic resources is dependent on the implementation of the design review recommendations, a public outreach program, and a comprehensive planning policy. A public outreach component is important because much of a program's success relies upon the knowledge and appreciation of property owners, elected officials and residents. People who appreciate history and understand the merits of a historic preservation program are likely to participate in the program, whether it is restoring their own buildings or sharing their knowledge and enthusiasm with other property owners. A historic preservation program should also be integrated into the community's overall planning goals. Without the compatibility of planning efforts, the goals of each individual program may be in conflict and their success is thwarted.

History of Lambertville

Lambertville's history is rich in American small town commerce, transportation and architectural styles of the 18th and 19th century. Interested readers who would like to learn more about the City's history are encouraged to review the abbreviated list of references found at the end of this document, contact the Lambertville Historical Society and peruse the local history section of the Lambertville Library and the Hunterdon County Library.

Early Indian Settlements

The earliest residents in Lambertville were the Leni Lenape Indians, also called the Delaware Indians, after the name of the river Lenape Whittuck, or Delaware River. Leni Lenape means "original people". The Leni Lenape Indians hunted from the shores of the Chesapeake Bay to just beyond the northern border of New Jersey, from the Susquehanna River valley east to the ocean. It was the Unami tribe of the Leni Lenape that settled in the Hunterdon County area. The Unami were a peaceful tribe. Like other tribes, they lived in wigwams often near the water for hunting, fishing and basket-making. There is evidence that Indian villages existed in Lambertville and that one of their major routes of travel crossed the Delaware River at Lambertville through to what is now known as Newark. This Indian trail is referred to as the Naraticong Trail.

The Indians eventually sold most of their lands to the white men in the early to mid 1700's. However, there were some Indians left in the area to serve as scouts for General Washington when he and his troops crossed Coryell's Ferry and camped overnight in Lambertville. Several Indian bodies were found near the Alexauken Creek in or near Lambertville about a century ago. More recently, Indian burial grounds were uncovered in nearby Kingwood Township along the Delaware River.

Pre-Revolutionary and Early Colonial

On or about 1703, after the Council of West New Jersey purchased land along the Delaware River from the Delaware Indians, which include the area now known as Lambertville and much of Hunterdon County. Land in this area had transferred titles many times before 1703, but it was not until after this purchase that the titles were officially recognized.

Table 1
*Lambertville's earliest
settlers and landowners*

Lenni Lenape Indians
John Holcombe
Emanuel Coryell

In 1704, John Holcombe purchased lands in the northern section of Lambertville. He constructed the stone house on Main Street in 1724 which is still standing and under private ownership. The house is often referred to as "Washington's Headquarter's House" because General George Washington stayed there in 1778 when the American Army camped in what is now the business district of Lambertville before marching toward Monmouth and its important battle. John Holcombe continued to acquire lands in the area for his farmstead. By 1734, he owned most of the lands from what was referred to as the Old Bull Line, located roughly around Jefferson Street, to just north of the Holcombe-Jimison farm in Delaware Township.

In 1732, Emanuel Coryell purchased lands lying between Church Street and Swan Creek. The purchase included the rights to the ferry that was located just south of what is now the Lambertville - New

Hope Bridge. Coryell also continued to acquire land. By 1743, Coryell owned all of the land south of the Holcombe farm for almost a mile down to the fireman's bridge across the Delaware and Raritan Canal. Coryell's Ferry provided an important connection to the most direct coach route between Philadelphia and New York City. Lambertville was the mid-point of this two day route. To accommodate the travellers, Coryell constructed a tavern and inn for rest and overnight stays at the southwest intersection of what is now Ferry and Union Streets. (The original tavern was torn down in the 1800s.) During the Revolutionary War, the Ferry became a critical transportation mode for General Washington and his troops to and from Pennsylvania. He and his troops camped in Lambertville several times before going on to other locations and battles. Coryell's Ferry spurred the initial growth and development of the town which was referred to as Coryell's Ferry for many years to come.

Table 2
Early Growth Factors

- ☐ Coryell's Ferry, 1700s
- ☐ Covered bridge, 1812
- ☐ Inn and tavern (Lambertville House), 1812
- ☐ City post office, 1812
- ☐ Delaware & Raritan Feeder Canal, 1832, and its expansion in 1852; and,
- ☐ Belvidere-Delaware Railroad, 1851

At the time of the revolution, there were four houses in Lambertville, two of which still remain: Washington's Headquarters house on North Main Street; the Tanner House at the corner of Lambert Lane and Coryell Street; the George Coryell House at the site of what is now St. Andrew's Church on N. Main and York Streets; and Coryell's Tavern at the site of what is now a restaurant at South Union and Ferry Street.

By 1800, there were at least several taverns in town. Taverns did not have the same meaning historically as they do now. In the 18th and 19th centuries, taverns were public meeting places, stagecoach stops and eateries, hotels, and of course, bars. Mills were also a common site. Two grist mills owned by Benjamin Smith were located below the Laceworks building on South Main Street and were later carried away in an 1850 flood. Sawmills also operated near this location on the Swan Creek and near Quarry Street which according to some sources was known as Sawmill Road. The lumber was taken from the hillsides and outlying areas.

Early 19th century and Town Development

In 1802, Emanuel Coryell's son, Judge Coryell, was responsible for the first road opening in Lambertville, appropriately named Coryell Street. Other important events gave rise to the development of the town. In 1812, a covered wooden bridge was constructed and completed two years later. Like the ferry crossing, the bridge had a tremendous impact on the town and made it more accessible. Bridge Street was laid out and several homes were constructed as well as a stone tavern inn on the northwest corner of Bridge and Union Street. The inn, built by Captain John Lambert and now known as the Lambertville House, has since expanded several times. During this period, the town's first post office was established with the help of Captain Lambert's uncle, John Lambert, a US Senator during the Jefferson Administration. With the new post office, the town became known as Lambert's Ville, much to the dismay of the Coryells and earlier settlers. Until this controversy was settled years later, the town was referred to as Georgetown after George Coryell in the northern section of town and Lambert's Ville in the southern section of town. The mid-point was the site of the Union Presbyterian Church, built in 1817, now the First Presbyterian Church, that described itself as the "union" of both sections of town.

Table 3
Building activity in the City

Years	% of building activity
1801 - 1850	12%
1851 - 1860	12%
1861 - 1875	30%
1876 - 1883	11%
1884 - 1900	19%
after 1900	15%

The next biggest boom period for the town was aligned with the construction of the Delaware and Raritan Canal in 1834. The construction of the canal was managed by Division Engineer and City resident Ashbel Welch and hand-dug by approximately 4,000 people, many of them Irish immigrants. The purpose of the canal was to connect the Raritan and Delaware Rivers permitting a quicker access from Philadelphia and points north to the New York City area. The economic impacts of the canal in Lambertville is speculative since this section was merely a feeder canal that provided water to the main canal. Nevertheless, the water itself was a benefit to the Lambertville mills because it provided the power necessary to run the wheels. It was during this period that Lambertville was referred to as a milling town.

As the town and the surrounding area started to develop in the early 19th century, sawmills continued to thrive. Lumber was now available from the upper Delaware and Lehigh Valley and was shipped south by boat. The boats would travel the Pennsylvania canal until New Hope and then cross the River by cable to connect to the D & R canal. Saw mills in Lambertville were able to purchase some of the lumber from these boats and put their end products back on the canal boats for sale in the New York area.

In 1843, one of the most successful mill operations was constructed at the site of the former River's Edge restaurant, now the Lambert Lane townhouses. William Hall constructed this flour and flax mill (right). It was later expanded and changed hands several times before it burned in 1939. The Coryell Grain Store and Mill was also in operation in the 1840s. It still stands at the corner of Clinton and York Streets and has since been successfully converted to residences.



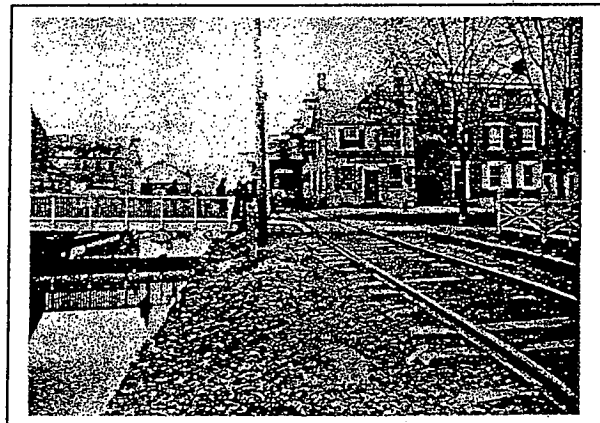
Photo courtesy of Lambertville Historical Society

In 1843, Lambertville's first school was constructed on Franklin Street - just north

of Coryell. The brick building set back from the road was later converted into a two family dwelling and still remains. Other businesses in town at this time included several horse carriage makers, a brewery on the northeast corner of Main and Delevan Streets, a pottery factory at Hancock and Coryell Streets, and the EM Pearson's Drug Store on Bridge Street - now the Lambertville Trading Company. In the 1840s, the telegraph and newspaper came to town. In 1845, the first newspaper was printed, known as the "The Telegraph" for its primary source of information. After several name changes, in 1869, the paper's name was changed to the Lambertville Beacon as it is still known today. In 1849, the City's population had grown to 1,417 and it was officially incorporated as a town. The first mayor of Lambertville was Dr. Samuel Lilly - a local doctor who lived in the house built c.1820 and now occupied by the City Library on Lilly Street.

1850 - 1900 The Industrialization of Lambertville

In 1852, the D & R Canal was widened to accommodate the larger coal barges. Also in 1852, the Belvidere-Delaware Railroad began construction along the canal from Trenton to Warren County. Known locally as the Bel-Del, the railroad was a division of the Pennsylvania Railroad system. The construction of much of its 67 mile track was under the direction of Ashbel Welch, a resident of Lambertville and the project manager of the D & R Canal and administrator of the railroad company.



The Bel-Del provided freight and passenger service through connecting routes to and from the Philadelphia and Lehigh Valley and northeastern Pennsylvania areas. Raw materials, such as coal, lime, and lumber were transported from the northern regions of NJ and PA to Lambertville and milled products and other merchandise could be transported out of Lambertville to regional markets. The Bel-Del route also included passenger cars and provided a scenic route from urban Trenton to the Pocono Mountains as well as a connecting route to Philadelphia. With the advent of the railroad, machine shops were spaced conveniently along the rail lines building locomotives and train cars which, in turn, were later turned into railroad maintenance yards. The largest yard was the area just south of the Lambertville Station, which included a turntable and shops for the actual design of locomotives.

The canal, the railroad, and the Old York Road stage coach route and ferry all contributed to Lambertville's development and industrialization. In 1863, the US Census listed 516 structures in town for a total population of 2,851. By 1872, the population had increased to 4,637 and a bill was introduced in the NJ Legislature issuing a charter to change Lambertville from a town to a city.

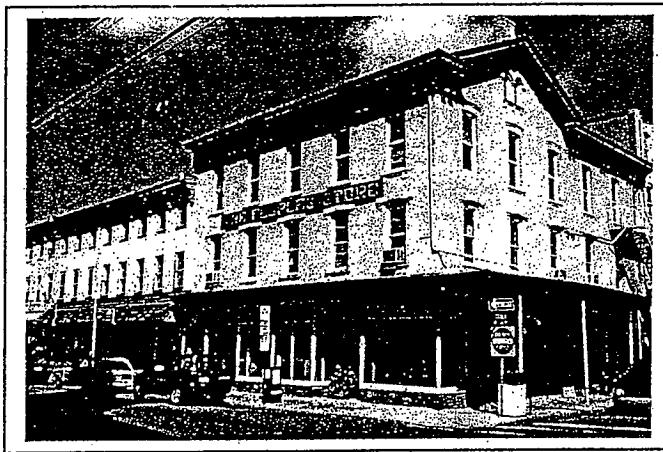
Other industries in town during this period included the Lambertville Lumber and Spoke Factory, c. 1868, at Union and Elm Streets that manufactured wooden wheel spokes. The Factory has been reported to have constructed the entire wheel for wagons and cannons during the Civil War, making as many as 400 wheels a day. The Lambertville Iron Works at the site of the former Original Trenton Cracker (OTC) Factory at Coryell and Lambert Lane, was formed in 1851 and made parts for bridges and machinery. In 1874, the Lambertville Iron and Brass foundry was established at the corner of South Union and Mt. Hope Streets, now the Cavallo Park and neighboring townhouses. The foundry was a supplier of heavy parts and machinery to area mills and companies.

In 1863, a tomato factory was established on Coryell Street, between Franklin and Washington Streets. The Butterfoss Cannery produced "Amwell brand of Jersey tomatoes", many of which were grown by Oliver Holcombe in West Amwell. By 1891, the cannery was producing 600,000 cans of tomatoes and had 200 employees. After a fire in 1897 and the decline of local growers, the factory closed in 1907.

Mills continued to be a popular sight in Lambertville. In 1860, the Mountain Spring Mill was established near the large parking lot on the canal near Laceworks. In 1868, on the former Acme site of South Union Street, William McCready started his Perservance Paper Mill business. A second mill, Perservance Paper Mill II, was constructed on the site now known as River Walk, near LaceWorks. A cotton mill was established in 1866 north of the River Walk site.

In 1860, a rubber mill was established at the site of Laceworks on Main Street, originally called India Rubber and later Lambertville Rubber Company and the Lambertville Manufacturing Company. It became nationally recognized for its patented snag proof boots in the 1880s and continued to prosper until the 1920s. Other products included valves, ice bags, teething rings and erasers. Another rubber company - the New Jersey Rubber Company was organized in 1890 at the site of the Lambertville Iron Works - now the Joseph Finkle & Sons Warehouse - for the purpose of reclaiming rubber products. It suffered severe fire damage in 1897 but managed to rebuild and stay in business another 20 years.

With the industrial prosperity of the 19th century came a prospering commercial block of businesses downtown. Bridge street became a focal point with the entrance to the bridge and the railroad station. Businesses and residents started to appear side by side. In 1853, an entire commercial block of buildings was constructed on the east side of North Union



Street between Church and Coryell, the City's first example of the Italianate architectural style (left). Commercial businesses continued to establish themselves in and around what is still referred to as the central business district. By 1872, a local business inventory included 10 barber shops, 25 grocery stores, 6 shoe stores, 12 hotels and saloons, 7 restaurants, 3 hardware store, 6 coal dealers, and 10 dry goods stores. On Bridge Street, the Masonic Building was constructed in 1877 and the Odd Fellows Building

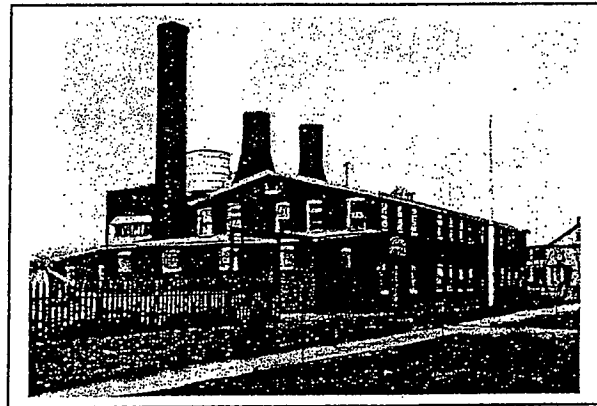
across from it was constructed in 1879. In 1881, telephone lines were installed in the City and in 1893 electricity came from coal fired generator at Arnett's Sawmill and Lumber Yard on Elm Street. The last major building on Bridge Street to be constructed in the 19th century was St. John's Roman Catholic Church which essentially completed the development of the street as it appears today.

The 19th century industrialization of the City spurred both the need and the interest in residential development. In 1851, John Holcombe died leaving his estate divided between his son Richard and daughter Cynthia. The daughter's tract lay east of North Main Street and remains largely intact still to this day. The son had other interests. His parcel on the west side of Main Street and just north of the business district, was considered an investment opportunity. Lots were sold and houses were constructed to local business owners, factory

owners and new residents coming to town. By 1873, there were 166 residences, one church and three factories north of Delevan Street.

20th Century - The Decline of Industrialization, 1900 - 1930

Lambertville ushered in the 20th century with continued prosperity. In 1901, William Smith & Son Wire Company, often referred to as the "hairpin factory", opened on North Union Street and Arnett Street - now the site of Niece's lumber sheds. The factory made a variety of types of wire, but was particularly known for turning out 15 tons of hairpins each week. Neighbor to the hairpin factory was the Lambertville Pottery Company (right), established in 1920, which specialized in sanitary ware (toilet facilities). By 1922, the Company had 12 kilns with a production of 300 bowls and tanks a day.



In 1903, a natural disaster dealt a terrible blow to the City. The Delaware River reached a record of 24.88 feet above normal level and flooded most of the low-lying areas of the City. In addition to destroying buildings and businesses, the flood carried away the wooden covered bridge connecting Lambertville to New Hope, Pennsylvania. The City suffered other losses.

In 1909, the Pennsylvania Railroad moved its maintenance yards from Lambertville to Trenton, causing the loss of many local jobs. By the 1920s, the use of the automobile had begun to take a toll on the Bel-Del and ridership declined significantly. In 1922, the hairpin factory closed due to the change in hairstyles - the new "bob". In 1925, having just been labeled the cleanest and most sanitary ware in the east for 15 years, the Pottery Company closed because they were no longer able to meet competitive demands and dismissed over 300 employees. Likewise, the rubber companies could not compete with the prices of their primary competitor Henry Firestone and B. F. Goodrich and closed their businesses. In 1937, the Pennsylvania Railroad officially abandoned the Delaware and Raritan Canal and relinquished it to the State of New Jersey.

While many industries closed in the early 20th century, all was not lost. New businesses and smaller scale industries found Lambertville an attractive place to conduct business. The Diamond Silver Company established its business in 1927 making silver plates and military mess kits until 1951. In 1913, until its fire in 1918, the Morris Canning Factory moved to the former Lambertville Spoke Factory canning food for its parent company in Morris County. In 1929, the Campbell Silk Hosiery Plant was established at the northwest corner of Main Street and Cherry Lane making silk stockings and employing over 85 men and woman. But the stock market crash and the ensuing Depression left Lambertville a quieter place for decades to come. New businesses were slower to come to town and property values suffered.

In the 1960s and 70s, local interest in Lambertville's historic resources followed the heels of the nation's renewed interest in history. Historic buildings could be purchased at reasonable prices during this period. People moved to Lambertville because of its small town conveniences and its historic ambience. By the late 1970s, local efforts began a citywide historic survey in an effort to place Lambertville on the State and National Registers of Historic Places. Spearheaded by the Delaware & Raritan Canal Commission, the historic survey was completed and the City was officially listed in 1983.

After a century of declining growth, Lambertville is now thriving with success. Downtown merchants have prospered with the growing tourist industry. Vacant industrial buildings have been renovated and are now used for offices. Fiber optic cable has been installed in the south end of the City attracting high technology tenants. A ceramic manufacturing firm continues to receive awards for its success in the business. Historic homes are being renovated and restored to their original grandeur. And property values have soared to unprecedented levels.

This success has not come without its growing pains. While property values continue to increase and residents and businesses are successfully restoring their historic buildings, the complexion of the City has changed. Local convenience shops for area residents, such as shoes, clothing and grocery stores have all given way to gift and antique shops that are targeting the tourist industry. While the tourist industry has brought positive changes to Lambertville, the challenge for the future is to find a healthy balance of businesses for both residents and visitors.

Architectural Styles in Lambertville, New Jersey

Today, there are architectural styles found in Lambertville representing every period of its development. The majority of these styles date from the 19th century and can be enjoyed on several levels - for their richness in art and architecture as well as their legacy in the sociology and demographics of the town. The predominance of the "pure" styles indicates the town's wealth and prosperity. In general, these homes are located in the central part of town just outside of the central business district. In the outlying areas, the homes are more modest hybrids of these styles. These vernacular homes are equally important in understanding the history of the town and the development of buildings and architecture.

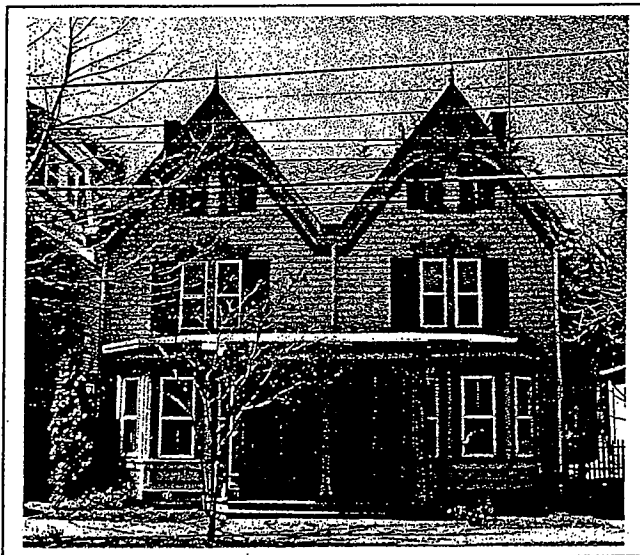
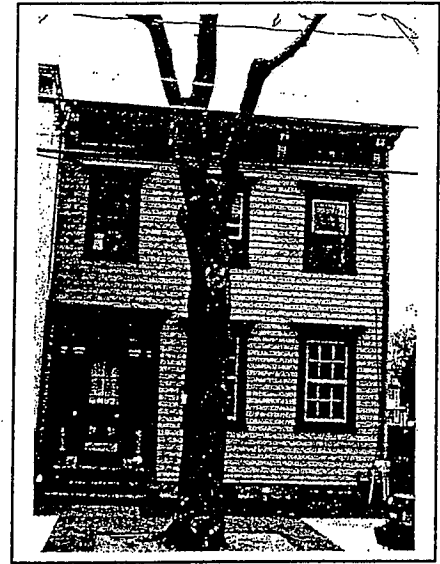


Federal Style, 1800-1840

With the first major building boom in the early 19th century came the construction of Federally styled buildings. This style typically includes low-pitched roofs, simple, symmetrical box-like exteriors, sidelights or windows surrounding the front door, classical cornices, and exterior ornamentation limited to the front door. Federal style buildings include the Lambertville House and Marshall House on Bridge Street and the two brick townhouses on Coryell Street (left).

Greek Revival, 1820 - 1860

This style of classical architecture features elements reminiscent of ancient Greece's monumental buildings. In the United States, the Greek Revival style symbolized the democratic ideals of the New World and was often used in government buildings. Typical features include the use of large massive columns, pedimented porches, low pitched roofs expressed as a pediment, tall windows on the first floor, heavy cornices, rectangular transom windows around the front door entrance and a horizontal massing. The Presbyterian Church on North Union Street is an example of the Greek Revival style. The residence on 31 Church Street (right) is an example of a more modest application of the style.



Gothic Revival, 1830 - 1890

Gothic Revival in the United States followed England's early 18th century gothic period which in turn was a revival period of its early Medieval architectural styles. The style includes a vertical massing, arched openings and arcades, pointed arch windows and door openings, and steeply pitched gabled roof lines. Just as the Greek Revival architecture reflected the opinions of early America and the democratic society, so too did the Gothic Revival reflect the opinions of early America and Christianity. The decorative Gothic Revival styles were an appropriate transition from classical to romantic or Victorian architectural styles. St. John's

Roman Catholic Church is an example of a formal, or "high" Gothic style. The home featured above on North Union Street is an example of Gothic Revival.

Romanesque Revival, 1845 - 1870

The Romanesque style is a revival of the ancient styles of Rome when its architecture was designed for Christian churches. While its form is very similar to Gothic, the windows are rounded rather than pointed and its presentation is modest, in comparison. The style includes gabled towers, round headed windows, compound arches at entry and a vertical massing. Examples in Lambertville include the Methodist Church on North Union Street and the Baptist Church on Bridge Street (right).





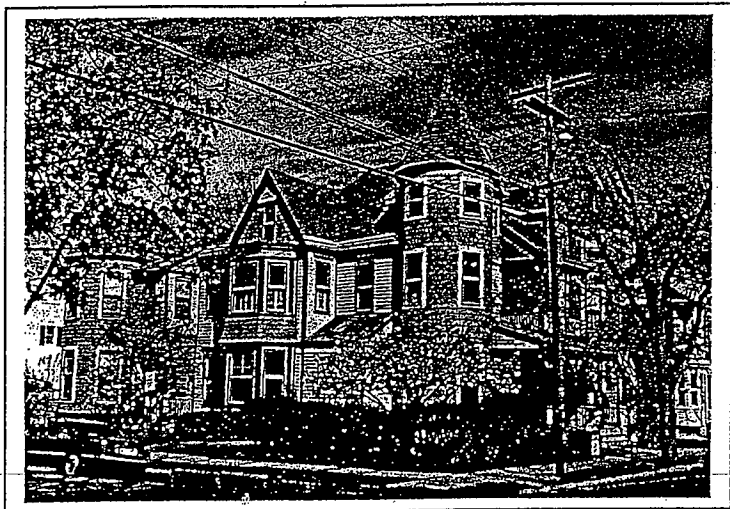
Italianate, 1835 - 1880

The Italianate style is the earliest form of Victorian architecture. It is referred to as Victorian because it was introduced in the period of Queen Victoria's reign in England. Other Victorian styles include Second Empire and Queen Anne. The Italianate styles include decorated long, vertical windows, heavily bracketed cornices and eaves, cupolas and porches. There are two styles of Italianate - Italian Villa and Tuscan Villa. The Italian Villa is patterned after the Greek

Revival styles, and is symmetrical with a low pitched roof line, and a horizontal massing. The Peoples Store on North Union Street is an example of Italian Villa. The Tuscan Villa, patterned after the vernacular farmhouses of Tuscan, Italy, includes asymmetrical massing and a predominant use of towers. The former Genest Gallery on North Union Street and the above house on Jefferson Street are examples of the Tuscan Villa style.

Second Empire, 1840 - 1875

The Second Empire style is named after the architectural style developed in Paris, France, during the empire of Louis Napoleon, France's "Second Empire, 1852 - 1870. It also can be traced to styles in London in the 1850s that were influenced by Versailles. The signature element of this style is the mansard roof. Other architectural elements include dormers, classical columns, paired windows with surrounds and brackets. This style was typically used for residences and public buildings. The A. H. Holcombe House, now Lambertville's City Hall, is an example of the Second Empire style, as well as the commercial building (right) on North Union Street.

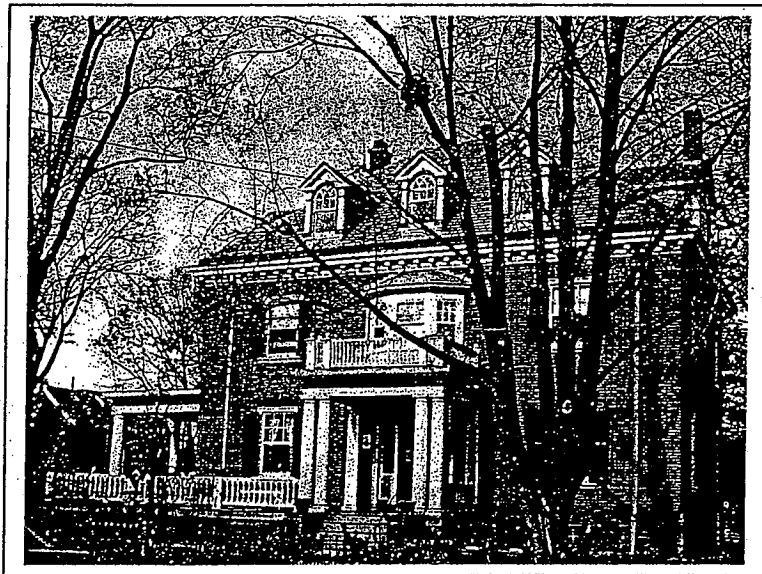
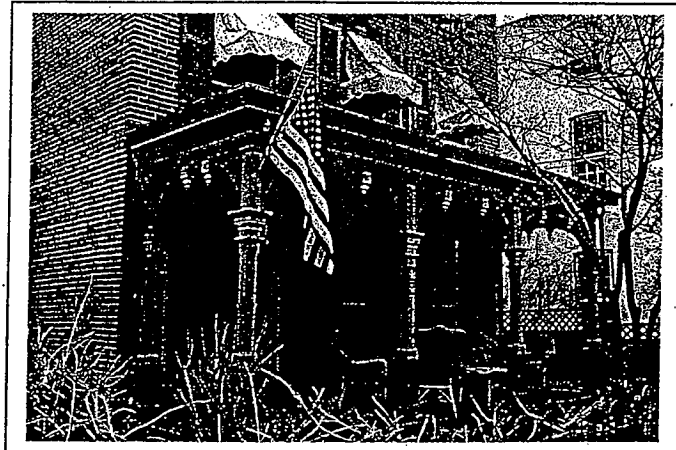


Queen Anne, 1870 - 1890

This high style romantic architecture is the epitome of Victorian architecture. Developed in England in the 1860s, it was named Queen Anne for its revival of the vernacular styles of architecture during the reign of Queen Anne. The style includes irregular, asymmetric plans, a vertical massing, corner towers, complex massing, and Palladian and bay windows. Examples of this style in Lambertville include the Gershom Lambert House on Jefferson Street and the Arnett House on North Union Street. (left)

Eastlake, 1865 - 1885

Eastlake is not an architectural style, but an ornamentation applied to other styles. Named after the English architect, Charles Lock Eastlake, the stylish elements include spindlework, latticework, and carved brackets and scrolls with a heavy three dimensional appearance. The front façade of the house (right) on Coryell Street was designed with Eastlake ornamentation.



Colonial Revival, 1890 - 1940

The colonial home was revived in the late 18th and early 20th century. The style is patterned after the federal style homes from the early colonial period. Colonial Revival buildings include pilasters, fanlights, pediments and multi-paned sash windows. The Bed and Breakfast house on York Street (left) is an example of Colonial Revival.

American Four Square, 1895 - 1935

The American Four Square was popularized in the early 1900s by pattern books and Sears catalog kits. The style includes a simple box shape, two and half stories, a four-room floor plan, low hipped roof with deep overhang, full width porches and a large central dormer. The Baptist Church Rectory (right) in Bridge Street is an American Four Square house.



Carriage Houses, Barns and Related Structures

While barns and carriage houses are not attributed with any particular architectural style, they are important elements of the historic setting. In 19th century Lambertville, the horse and carriage was as common a site as the automobile is today. Now typically used for garage and storage areas, these structures have been relegated to a low priority for maintenance and repairs and are in danger of being lost entirely. They should be made an integral part of any historic preservation program. The Fish House restaurant to the right is a successful rehabilitation of an old barn in the central business district.



Creating a Local Historic District in Lambertville

Lambertville has an impressive history of transportation, commerce and architecture, mostly dating back to the 19th century. Today, Lambertville looks much as it did over 100 years ago. Because of its historical significance, the magnitude of its surviving structures, and the benefits that can be gleaned from a historic preservation program, it is recommended that a local historic preservation district be established in the City.

This is an appropriate time for Lambertville to create a local historic district. Its current status as a regional tourist attraction has made Lambertville an investment opportunity for business owners as well as residents. It would be appropriate to include the entire area of the state and national district in a local historic district. However, that district includes almost the entire City. A more prudent approach may be to delineate a smaller, manageable area. There will be a learning curve as landowners and local officials learn the historic preservation process and understand the concepts of design review. It is therefore recommended that the City designate a local historic preservation district for the area within the City's central business district.

The Central Business District is comprised of commercial businesses and some residences. In the past decade alone, buildings have been renovated and reconstructed to accommodate new uses as the downtown has continued to prosper. The City Planning Board has received applications for building additions, interior renovations, renovated façades and new construction in many of downtown's historic buildings. While most of this work was designed successfully within the City's historic context, the margin of error will increase as the activity also increases. A planned approach to historic preservation in the Central Business District will minimize any errors, or intrusions, and will help maintain the historic fabric of the area.

Historic Resources in the Central Business District

The Lambertville Historic Resource Survey is a 1980 inventory of the structures located in the City's state and national district. The Survey is also used for the City's proposed local district since it includes all of the structures within the proposed central business historic district. The Survey provides the necessary baseline data for each structure in the district, including the architectural style and the significance of the structure. The Survey is a lengthy three volume list of structures that is referenced in this document but due to its volume has not been attached.

Structures within a historic district must be identified as either contributing or non-contributing structures according to federal law. This distinction is made for identifying eligible federal tax credit projects and applying appropriate design standards. The Lambertville Historic Resource Survey was completed in 1980 and pre-dated the current classifications of contributing and non-contributing structures and included the designations notable, significant, and outstanding. This historic preservation plan element reclassifies all of the structures into the required two-tier system.

A "contributing structure"

.....adds to the historic architectural qualities, historic associations or archaeological values for which a property is significant because it a) was present during the period of significance and possess historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

Structures that have been determined to be "contributing" to the proposed central business historic district are those that were constructed during the City's period of significance and have not undergone major alterations that have affected the integrity of the structure. The period of Lambertville's historical significance is the entire span of its early town development and industrialization, or 18th century to 1930. This broad time period includes a large majority of the structures in the proposed district.

Structures that have undergone major alterations that affected the integrity of the structure were designated as "non-contributing" regardless of the period of construction. Examples of major alterations include the relocation or reorientation of windows and doors; the loss of major historic features that characterized the building; and, siding that is synthetic or dissimilar to the original siding AND has resulted in the loss of original window frames or historic features. Many commercial buildings were altered to provide visibility on the first floor of the structure. These alterations are not considered major if the balance of the structure retains its original integrity. It is noted that non-contributing structures that were built during the City's period of significance may be restored to gain a contributing status. The Historic Preservation Commission should offer technical assistance to owners of such structures to help them restore the buildings in a historically accurate manner.

Using the above definition and interpretation of "contributing structures", the structures in the proposed historic district were categorized into the two tier system as shown on the following page. While much of the district includes contributing structures, the buildings of exceptional historic integrity - primarily due to their architectural styles - are noted below and referred to as "key contributing structures". The distinction is made to emphasize the importance of the structures when reviewing design proposals.

**KEY CONTRIBUTING STRUCTURES IN THE
LAMBERTVILLE CENTRAL BUSINESS DISTRICT**
(Building names were taken from the Lambertville Historic Resource Survey)


Bridge Street			
26 Bridge Street	Odd Fellows	Eclectic Commercial	1879
Bridge Street	Lambertville House	Federal/Italianate	1812
Bridge Street	St. Johns RC Church	High Gothic Revival	1895
Bridge Street	Masonic Building	Eclectic Commercial	1877
70 Bridge Street	Carmody House	Italianate/Eastlake	1873
Bridge Street	Lambertville Station	Eclectic	
Main Street			
71 North Main Street	McDonalds Kitchen	Eclectic Italianate	1869
North Union Street			
18 North Union Street	Martinez	Federal	1820
20 North Union Street	Raxxiatti	Greek Revival	1830
23 North Union Street	Senior Citizens	Italianate	1860
29 North Union Street	First Presbyterian Church	Greek Revival	1842
30 North Union Street	People's Store	Italian Villa	1853
36 North Union Street	Florist	Italianate	1860
37-39 N. Union Street	Towle	Italianate/Eastlake	1860
South Union Street			
8 South Union Street	Welsh Liquors	Italian Villa	1873
Coryell Street			
16 Coryell Street	Y. Warren House	Federal/Italianate	1843
17 Coryell Street	Hogan	Italianate	1860
34 Coryell Street	Apt House	Federal	1860?
40 Coryell Street	Lovrinic	Federal	1810
42 Coryell Street	Welsh	Queen Anne	1890
44 Coryell Street	Coryell House	Italianate/Eastlake	c1800
48 Coryell Street	Boot Hall	Italianate	1856
51 Coryell Street	Librizzi	Italianate/Eastlake	1883
63 Coryell Street	Framepro	Italianate	1838
Church Street			
8 Church Street	Union Firehouse	Italianate	1883
31 Church Street	Half House	Greek Revival	1830

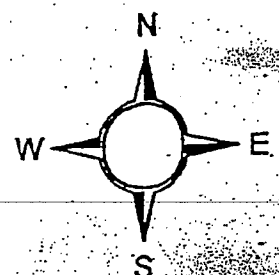
Lambertville Central Business Historic District

Proposed

Draft - April 1, 2001



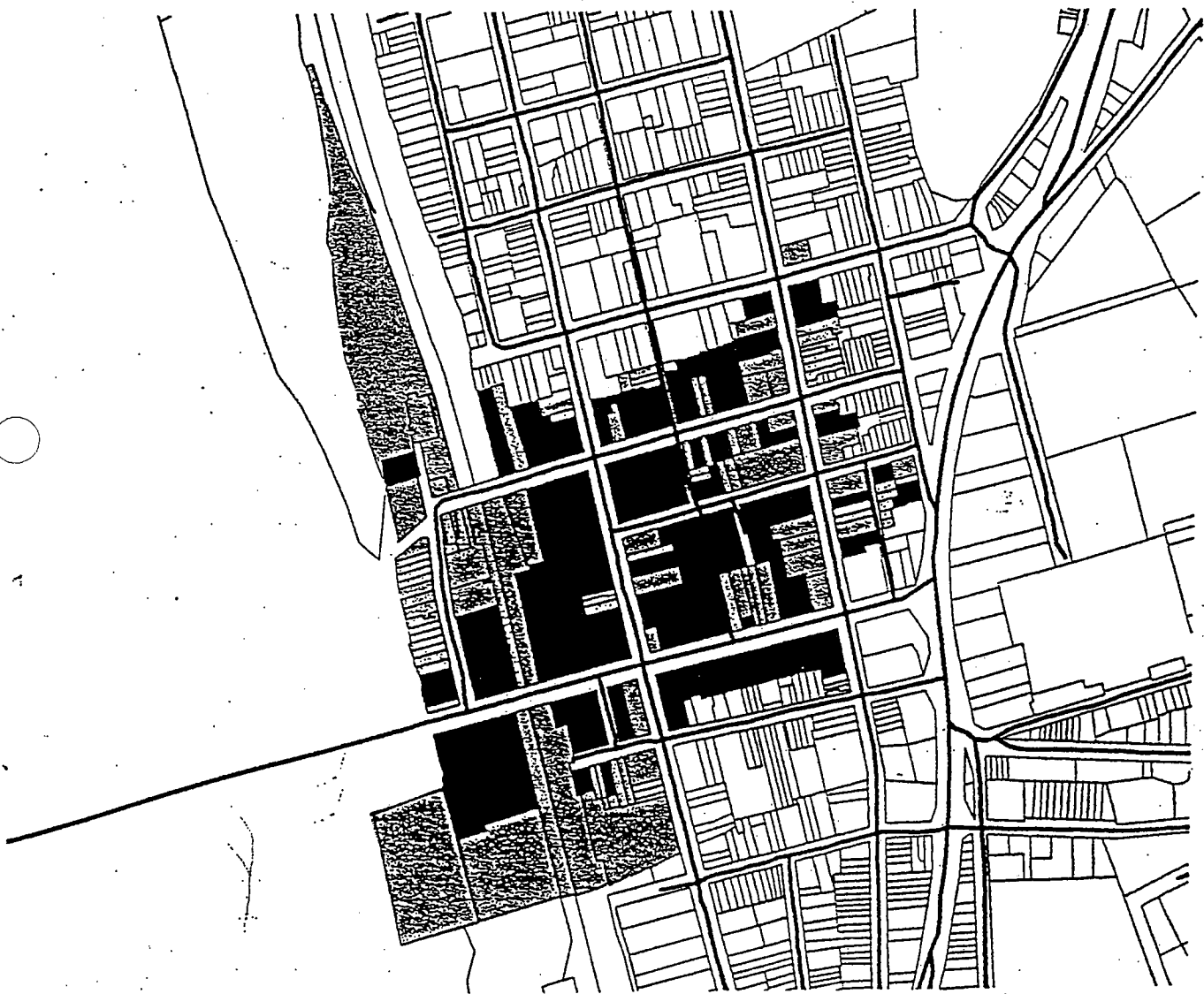
 Proposed Historic District





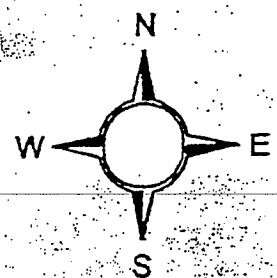
Lambertville Central Business Historic District

Proposed

Draft - April 1, 2001



 Non-Contributing Properties
 Contributing Properties



Historic Preservation Commission

Historic Preservation Commissions are created by ordinance in accordance with the Municipal Land Use Law (MLUL). The Commission is charged with reviewing and evaluating new development proposals in the historic district and promoting public awareness of historic preservation throughout the City. The exact role of the Commission is dictated by the ordinance. The Commission may offer advisory comments to the Planning Board or it may act as an independent reviewing authority. The MLUL outlines the specific tasks and membership requirements for the Commission. At minimum, it requires that the Commission include one member knowledgeable in building design or architectural history and one member with a demonstrated knowledge in the City's local history.

The first task of the historic preservation commission will be to prepare design criteria for reviewing and evaluating new construction or alterations in the historic district. The Commission should also promote a general understanding and appreciation of historic preservation in the City by working with the Lambertville Historical Society and other historic organizations to promote public awareness programs for people of all ages.

Design Review Process

Historic Features and Historic Character & Setting

The design review process includes two components, regardless of whether it is a state, national, or local district:

- preservation of historic features of a building; and
- preservation of the historic character of the building(s) and its setting

Design criteria require that the historic *features* of buildings are preserved to the greatest extent possible. Distinctive features, finishes, or constructive techniques that characterize the historic building should be preserved. The design criteria will emphasize the maintenance and repair of physical features, rather than their replacement. If replacement is the only option, the feature must be similar, among other things, in size, materials and location.

New construction or alterations to structures are evaluated for their impact on the *character* of the surrounding buildings and the *setting* of the district. The character of Lambertville's central business district is represented by its 18th and 19th century development. The architectural styles during this period evolved slowly, adding and subtracting elements of the previous style and simultaneously developing a new style. The result is a cohesive setting or landscape that reflects a variety of styles and interests that are yet all related.

In Lambertville, for example, most of the buildings all have the same ratio of window openings across their façade. (ie, the width of the windows and the space between them are all proportionately the same.) The window openings are emphasized and framed with lintels, surrounds or other decorative trim. The windows are long and vertical - with the exception of the store display windows. Natural building materials, such as stucco, brick and wood are used throughout the district. Design criteria prescribe how new development should be designed so that it is compatible or consistent with these characteristics.



Design Criteria for Lambertville

It is recommended that the Historic Preservation Commission develop its design criteria using the Secretary of Interior's Standards for Rehabilitation. The Standards include the ten broadly written principles found on the following page. These principles must be further refined for application specifically to the visual and historic characteristics of Lambertville's proposed historic district. Example of design criteria used in reviewing and evaluating new construction are noted below. The criteria are broadly written for illustrative purposes only. The actual design criteria in the ordinance will be written in more detail and must include photographs and graphics to further illustrate the concepts.

Examples of Design Criteria

- | | |
|----------------------------|---|
| Massing. | The shape of new buildings should be similar to other buildings in the district. For example, large box-like buildings, would not be appropriate in Lambertville. |
| Ratio of Openings. | Older buildings typically share the same amount of window and door openings in proportion to the façade of the building. This same ratio should be used in new construction. |
| Building Materials. | Building Materials of historic structures are typically natural materials, such as brick, stone, stucco and wood. These materials should be used in new construction. |
| Window and Door Treatment. | Windows and doors in Lambertville's historic structures share the same vertical orientation with at least 2 panes of glass in each window. Display windows are the exception. The windows and doors are also emphasized and framed. These design concepts should all be used in new construction. |

Standards for Historic District Identification

Lambertville's Central Business Historic District is entirely located within the State and National Historic District. The standards used to assess the eligibility, or "worthiness", of the structures and district (as required by the Municipal Land Use Law) are the National Register Criteria developed by the US Parks Service.

The criteria require that there is a quality of significance in American or local history, architecture, archaeology and culture present in the districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- are associated with events that have made a significant contribution to the broad patterns of our history; or
- are associated with the lives of persons significant in our past; or
- embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- have yielded, or may be likely to yield, information important in prehistory or history.

In accordance with these standards, the proposed local district - as well as the state and national district - includes architecturally distinct buildings of primarily the 19th century period that significantly represent small town early development and industrialization in America.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Compatibility with other master plan elements

Historic preservation planning should be integrated in to the City's comprehensive planning process to ensure its success. The City's master plan establishes the vision and planning policy for the City which guides future land use planning decisions. It is important that the historic preservation plan element is compatible with other City master plan elements to avoid any conflicts in goals. Lambertville's master plan includes two elements: the Land Use Plan Element and the Housing Element. Additionally, a Master Plan reexamination Report was adopted in (January, 2001). While the planning policies in all of these documents are compatible, the following discussion highlights the land use issues that specifically relate to historic preservation and offers suggestions for strengthening their relationship.

Lambertville Land Use Plan Element

The Lambertville City Planning Board adopted its Land Use Plan Element in September, 1998. The Plan identifies 17 citywide goals and 8 local land use issues. The historic preservation plan element is compatible with these goals and land use issues. A discussion of the relationship between the two master plan elements may be best framed around the three specific issues of tourism, parking, and historic preservation.

The Land Use Plan supports Lambertville's tourist industry in the downtown area because of its many economic benefits as well as its ability to help preserve the historic character of the City. The plan recommends that the City promote higher-end retail to avoid competition with local outlet centers. It also encourages longer weekend stays for tourists to combat traffic problems and suggests adding accommodations for tourists. This historic preservation plan also supports tourism and more particularly, heritage tourism, which is a popular downtown revitalization tool that markets a town's historic resources. However, it is important that the efforts to promote tourism and the need for advertisement and signage do not overwhelm the integrity of the historic buildings and the authentic small town historic district.

Parking continues to be a problem in Lambertville. The Land Use Plan recommends that new parking accommodations downtown be limited to 20 spaces or less to preserve the character of the streetscape. It suggests that satellite parking areas may be established in the outlying areas of the City. Both of these recommendations are important for the City's historic district. Large expansive parking lots or decks would undermine the character of the area and would be difficult to blend in with the existing visual and spatial qualities of the historic district.

The Land Use Plan supports the concept of a local historic district in Lambertville and recommends that a historic preservation plan element be prepared and adopted. It also specifically recommends that a district be established in the Central Business District because of the potential economic benefits of a tourist economy and because it further promotes the preservation of historic buildings in the downtown area. This historic preservation plan supports these ideas and implements the district recommendation.

Lambertville's Community Design Plan was developed to preserve and protect the unique visual and functional features that characterize the City. It acknowledges the wealth of historic buildings in the City and their spatial and visual characteristics. It also emphasizes the importance of environmental features, such as landscaping, wooded areas and streams and natural vegetation. The Plan recommends specific design guidelines to address these characteristics - many of which have been adopted. It is recommended that the City continue to emphasize the importance of community design in its planning process to protect the integrity of its structures and the historic small town setting. It is recommended that the design guidelines be extended to the City's residential districts to protect both the existing structures and the character of the area. While these areas are not located within the

proposed historic district, many of them are located within visual proximity and a larger percentage of them are located within the state and national historic district.

Recommendations

After the adoption of this historic preservation plan element, City ordinances must be adopted establishing the Historic Preservation Commission and the new historic district. Following these ordinances, it will be the task of the Commission to prepare design criteria to review and evaluate new construction within the district. Additionally, it is the responsibility of the Commission and all other pertinent City organizations to embrace a citywide historic preservation program by promoting its history, the historic district, and integrating historic preservation planning into all other facets of the City's community planning process. Below are recommendations related to all of these tasks and responsibilities.

Historic Preservation Commission: Design Review and Criteria

- As a minimum, the Commission should adopt design criteria that includes the Secretary of the Interior's Standards for Rehabilitation. Additional design criteria should be adopted that reflects unique characteristics of Lambertville's historic district and the idiosyncrasies of each individual street.
- The Commission should establish a fair and simple design review process that is not a burden to the applicant.
- The Commission should be responsible for ensuring that every Commission member understands its design criteria and can ably apply the concepts to a real situation. Workshops may be necessary to facilitate this task. Planning Board members and other local officials, business owners and/or residents may want to attend.
- Design criteria for construction in historic districts is often misunderstood by the layperson that is not familiar with the concept. As the Commission prepares its design criteria for the historic district, emphasis should be placed on the explanation and simple application of the criteria. Terms such as massing and window to wall ratios, should be explained using photographs and or illustrations. Brochures and or flyers should be available to property owners within the historic district as well as the general public to further its knowledge.

Public Awareness Programs

- The Commission should establish a working relationship with the Lambertville Historic Society and the designated City Historian to discuss mutual goals and agendas.
- The Commission, City, and/or Historical Society, should conduct a School Historic Outreach Program to teach students and teachers about the City's historic resources. Such a program may include poster contests in the elementary school, or a walking tour, prepared curriculum, and/or video presentation for the older children.
- A brochure should be prepared as soon as the historic district has been established. The brochure should give a brief history of the district and offer examples of architectural styles.
- The Commission and/or Historical Society should prepare a comprehensive signage plan that includes historic markers or signs for the most significant resources in the City.

- The Commission should promote and distribute information on the Federal tax credit program.

Land Use Planning

- The Commission should report all land use ordinances that conflict with the goals of the historic preservation program immediately to the City Planning Board for review.
- The Planning Boards and Boards of Adjustment should be cognizant of potential archaeological findings that may be recovered during routine site work. Any evidence of historic buildings or objects should be immediately reported to the Commission for documentation. This requirement should be adopted as part of the subdivision and site plan ordinance. The Commission should designate several members or contact people that are available routinely throughout the day to visit a site if called upon.
- The City and the Commission should consider becoming a certified local government to become eligible for state historic grants.
- The City should adopt an outdoor storage ordinance with a sunset provision that gives property owners a reasonable amount of time to have the problem corrected. There are places in the City with deposited debris and outdoor storage that are unsightly and can negatively impact neighboring properties. This is particularly a problem in a historic preservation district where there is a primary motivation to enhance buildings and improve property values.
- The City, Commission, or other organization or individual, should inventory the remaining carriage houses and historic objects in the City, such as the horse posts, carriage steps and railroad sheds and include them in the City's historic preservation plan.
- The City Planning Board should prepare a redevelopment plan for the North Main Street corridor in and surrounding the central business district. This area has a large number of buildings that have lost their historic integrity because of insensitive renovations. A redevelopment plan would offer a long term plan that would include recommended renovations to existing buildings, streetscape improvements and a sign plan. The plan would be optional for property owners, but would offer both financial and technical assistance when available. Grants should be sought for both public and private improvements.

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