



Court Clubhouse, 91 Prospect Ave  
To be replaced with an incompatible pavilion?

## SAVE HISTORIC PROSPECT AVENUE FROM DAMAGING DEVELOPMENT



110 Prospect Ave

114 Prospect Ave

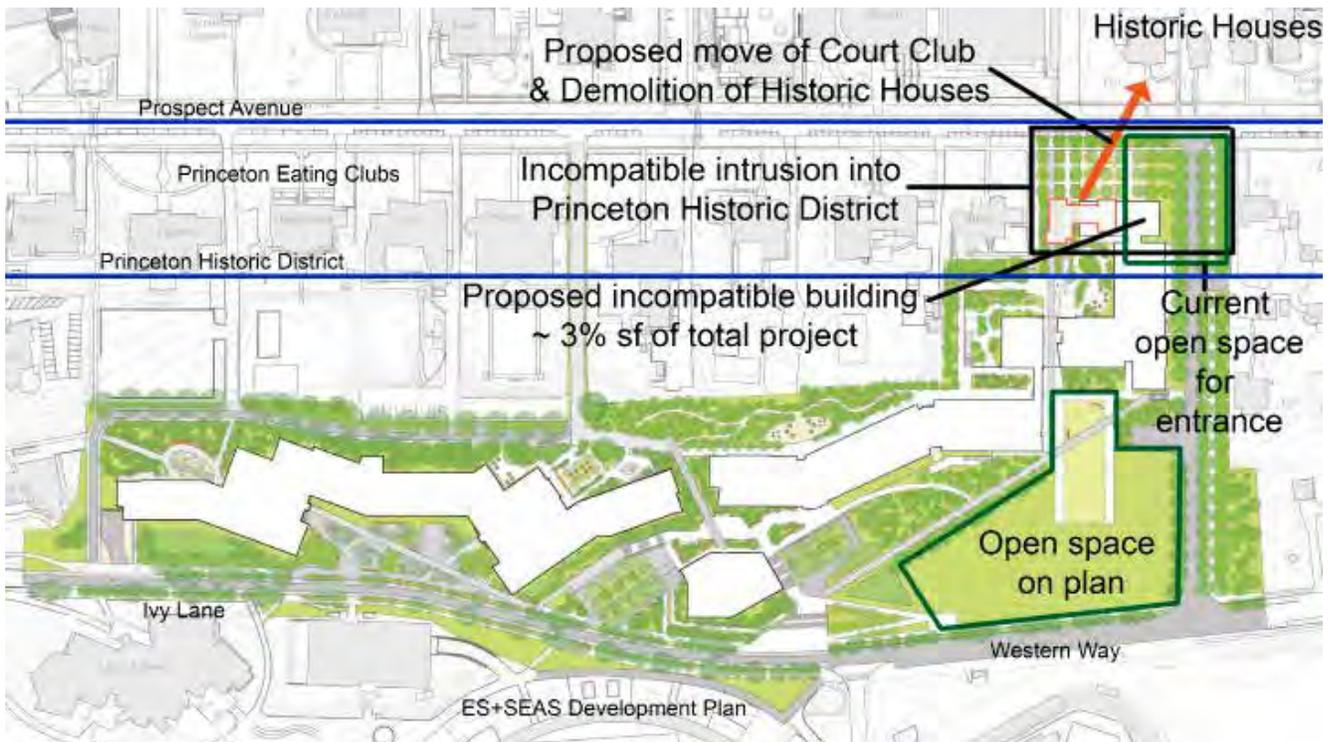
116 Prospect Ave

Three distinguished historic houses to be demolished?

### SAVE PROSPECT COALITION

Princeton Prospect Foundation  
Graduate Inter-Club Council  
Princeton Community Residents  
[www.change.org/saveprospect](http://www.change.org/saveprospect)  
July 26, 2021

# SAVE PROSPECT AVENUE FROM DAMAGING DEVELOPMENT



## INTRODUCTION

Princeton University is planning a 15-acre, 666,000 square feet development along its private Ivy Lane-Western Way street with a Prospect Avenue entrance that is a only ~ 3% of the total project square footage, but will cause unjustified harm to the Princeton Historic District and the historic streetscape. The design of the Prospect entrance will violate National Park Service Guidelines for Historic Districts, and the intent of the Princeton Community Master Plan by:

- Removing Court Clubhouse from the National Register Historic District, its anchor position at 91 Prospect Avenue, at the east end of Club Row
- Demolishing three historic houses that are “part of the District’s visual and institutional development.”
- Inserting an incompatible building and landscaping into Club Row in the Princeton Historic District.
- Setting a damaging precedent for removal and demolition on Prospect Avenue and in other historic districts in Princeton.

The University has not provided a compelling rationale for its damaging entrance design on Prospect Avenue – a public street. It simply could have chosen at the beginning of its design process to respect the integrity of the Princeton Historic District and the historic Prospect Avenue streetscape.

We are asking the University to keep Court Clubhouse, which is currently the Office of the Dean for Research, in place by designing a compatible entrance, following National Park Service Guidelines for New Construction in Historic Districts, on its vacant lot of open space on the east side of Court Club.



Court Clubhouse at No. 91 and the historic, residential appearance of Prospect Avenue

# SAVE HISTORIC PROSPECT AVENUE FROM DAMAGING DEVELOPMENT

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I. Save Prospect Petition with over 1,360 Signers and 447 Comments as of 7/26/21

# PRINCETON HISTORIC DISTRICT NATIONAL REGISTER OF HISTORIC PLACES, 1976

“The official list of the Nation’s historic places worthy of preservation.”

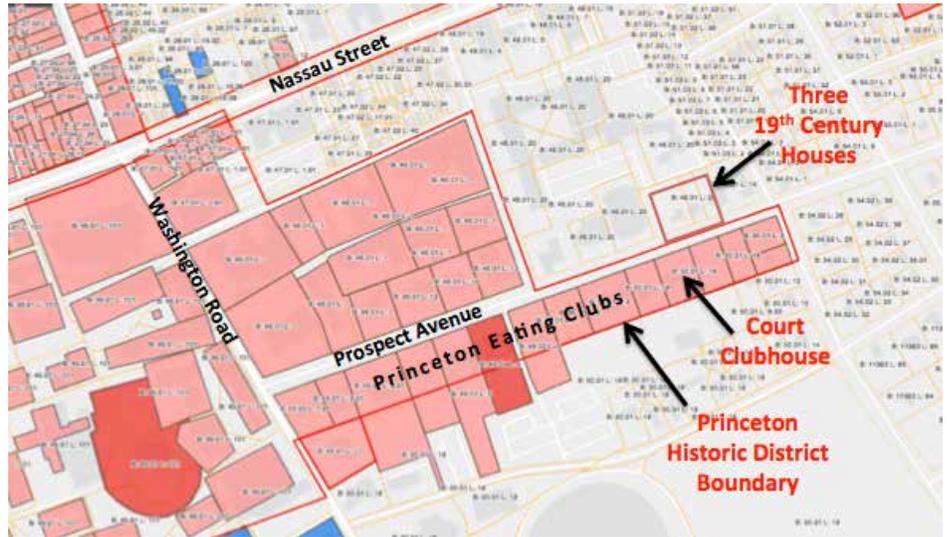
**DATA SHEET**  
NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

**1. NAME**  
Name: Princeton Historic District

**2. LOCATION**  
City: Princeton, New Jersey

**3. CLASSIFICATION**  
Type of Property: District

**4. OWNER OF PROPERTY**  
Name: Princeton University



The Princeton Historic District encompasses much of the campus, downtown Nassau Street, westward to Marquand Park, and eastward to include the iconic Princeton Eating Clubs on Prospect Avenue. As the nomination noted:

“Local and commuting personalities are drawn here by the pervasive attitude of respect for the accomplishments of those who, in the past, lived and worked in Princeton.”

## Princeton Historic District Boundary Adjustment and Additional Documentation National Register of Historic Places, 2017

To supplement the information on the Princeton Eating Clubs in the 1976 nomination, the Princeton Prospect Foundation sponsored a 138-page Boundary Adjustment and Additional Documentation that chronicles the origins and development of the Clubs and their Clubhouses from 1877. As stated in the Documentation:

“Overall the sixteen clubhouses exhibit a high level of stewardship that has kept their portion of the Prospect Avenue streetscape largely unchanged from the first quarter of the 20th Century...

The exteriors and the majority of the interiors 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.”

### *The Princeton Eating Clubs, 2017*

From the research compiled in the Additional Documentation, the Princeton Prospect Foundation sponsored a book on the history and architecture of the Clubs, with individual sections on each of the sixteen Clubhouses – fifteen on Prospect Avenue and one on Washington Road.

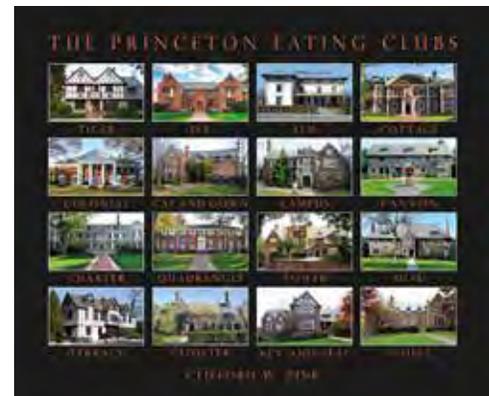
Eleven Eating Clubs are independent organizations; the University owns and operates the other five clubhouses for academic purposes.

**National Register of Historic Places  
Registration Form**

**1. Name of Property**  
Name: Princeton Historic District Boundary Adjustment and Additional Documentation  
Local Name: Princeton Eating Clubs

**2. Location**  
City: Princeton, New Jersey

**3. Brief Description**  
This is a boundary adjustment and additional documentation for the Princeton Eating Clubs, located on Prospect Avenue in Princeton, New Jersey. The document provides a detailed history and architectural description of the sixteen clubhouses, highlighting their significance to the Princeton Historic District.

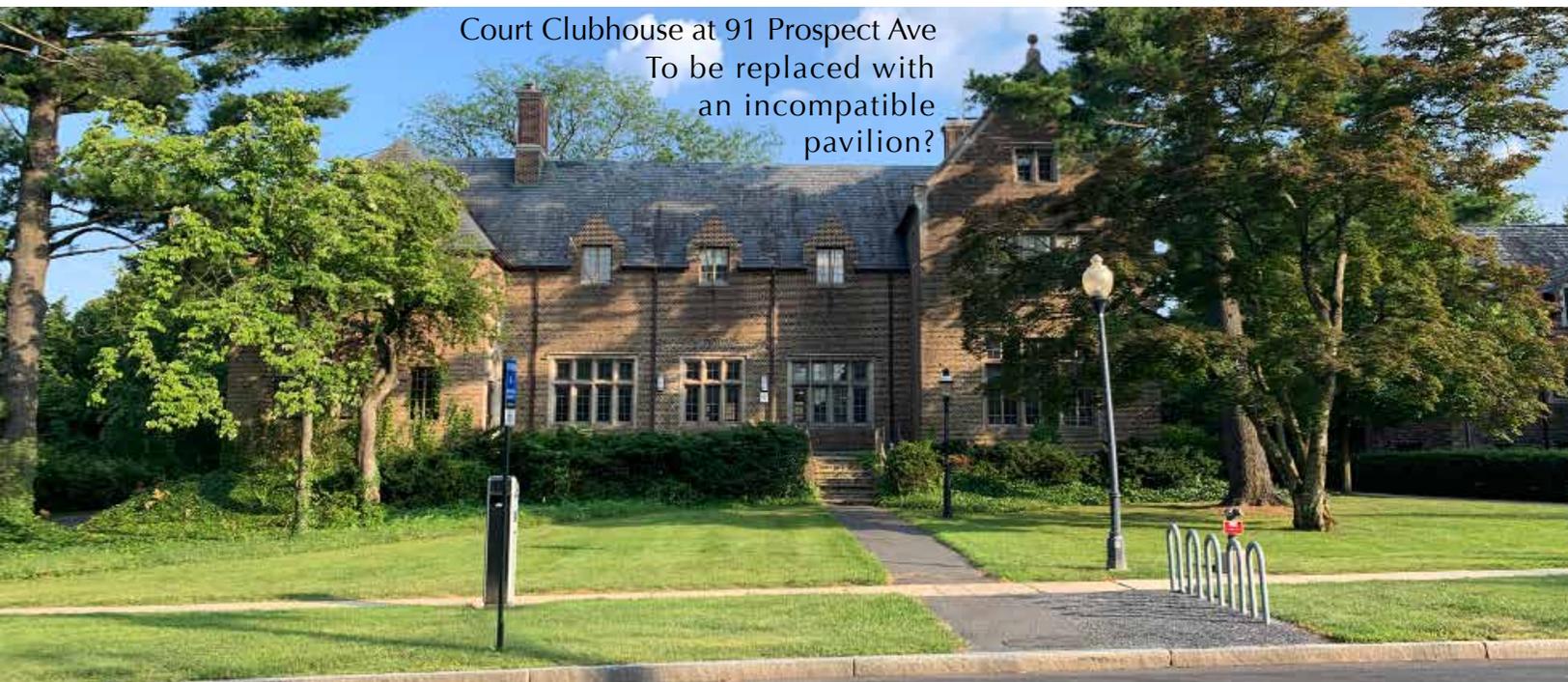


# THE UNIVERSITY'S DEVELOPMENT PLAN ON PROSPECT AVENUE VIOLATES MULTIPLE NATIONAL PARK SERVICE GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES

*Moving Historic Buildings, 1979; Bulletin No. 4 – National Register Historic Districts, 1984*

- 1) “The significance of properties is embodied in their **sites and settings** as well as in the structures themselves”
  - The University’s plan will diminish Court Club’s significance by destroying its original site and setting.
- 2) “Properties listed in the National Register should be moved **only when there is no feasible alternative** for preservation.”
  - Which the University has not demonstrated.
- 3) “**Moving** a historic structure unavoidably **destroys** some of the historic fabric and **lessens** the historic integrity of the building.”
  - Which the University’s plan will do to Court Club.
- 4) “Moving of historic structures can create **a false sense of historical development.**”
  - Which the University’s plan will do to Court Club.
- 5) A historic building should be moved only when “the proposed (relocation) site does not possess historical significance that would be adversely affected by the intrusion of the structure.”
  - The University’s plan will **demolishing the three historic houses that are “part of the District’s visual and institutional history.”**
- 6) “If a structure holds a prominent position in the middle of an historic district or a street that presents a unified appearance, **its removal might leave an awkward gap or destroy the rhythmic harmony of the street or neighborhood.**”
  - Which the University’s plan will do. Court Club anchors the east end of the 11 historic clubhouses of Club Row on the south side of Prospect Avenue, and it provides an important gradual transition, from the historic residential neighborhood to the east to the institutional west end of Prospect Avenue.
- 7) “When a property is moved, every effort should be made to **reestablish its historic orientation, immediate setting, and general environment.**”
  - Which the University’s plan cannot do with its 180-degree rotation of Court Club and isolation on the north side of Prospect from Club Row.
- 8.) “In the event that a structure is moved (without National Park Service approval), **deletion from the National Register will be automatic.**”
  - Which the University’s plan will cause to happen, with almost certain rejection by the National Park Service of relisting on the National Register. The removal of Court Club will also create an orphaned east end of the Princeton Historic District.

Court Clubhouse at 91 Prospect Ave  
To be replaced with  
an incompatible  
pavilion?



# THE UNIVERSITY'S DEVELOPMENT PLAN ON PROSPECT AVENUE VIOLATES MULTIPLE NATIONAL PARK SERVICE GUIDELINES FOR NEW CONSTRUCTION WITHIN THE BOUNDARIES OF HISTORIC PROPERTIES

1) “New construction needs to be built in a manner that **protects the integrity of the historic building(s) and the property’s setting.**”

– Which the University’s plan does not do.

3) “New construction should be placed away from or at the side or rear of historic buildings and **must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.**”

– Which the University’s plan does not do.

3) “Related new construction – including... landscape improvements and other new features

- **must not alter the historic character** of a property.”

– Which the University’s plan will do.

4) “In properties with multiple historic buildings, **the historic relationship between buildings must also be protected. Contributing historic buildings within an historic district must not be isolated from one another by the insertion of new construction.**”

– Which the University’s plan will do.



The University’s proposed building, above, in place of Court Clubhouse will be jarringly discordant in the historic, residential appearance of Prospect Avenue, below. The University has not shown what its building will look like in the historic streetscape, below, because that would illustrate its glaring intrusion.



Court Clubhouse, 1928

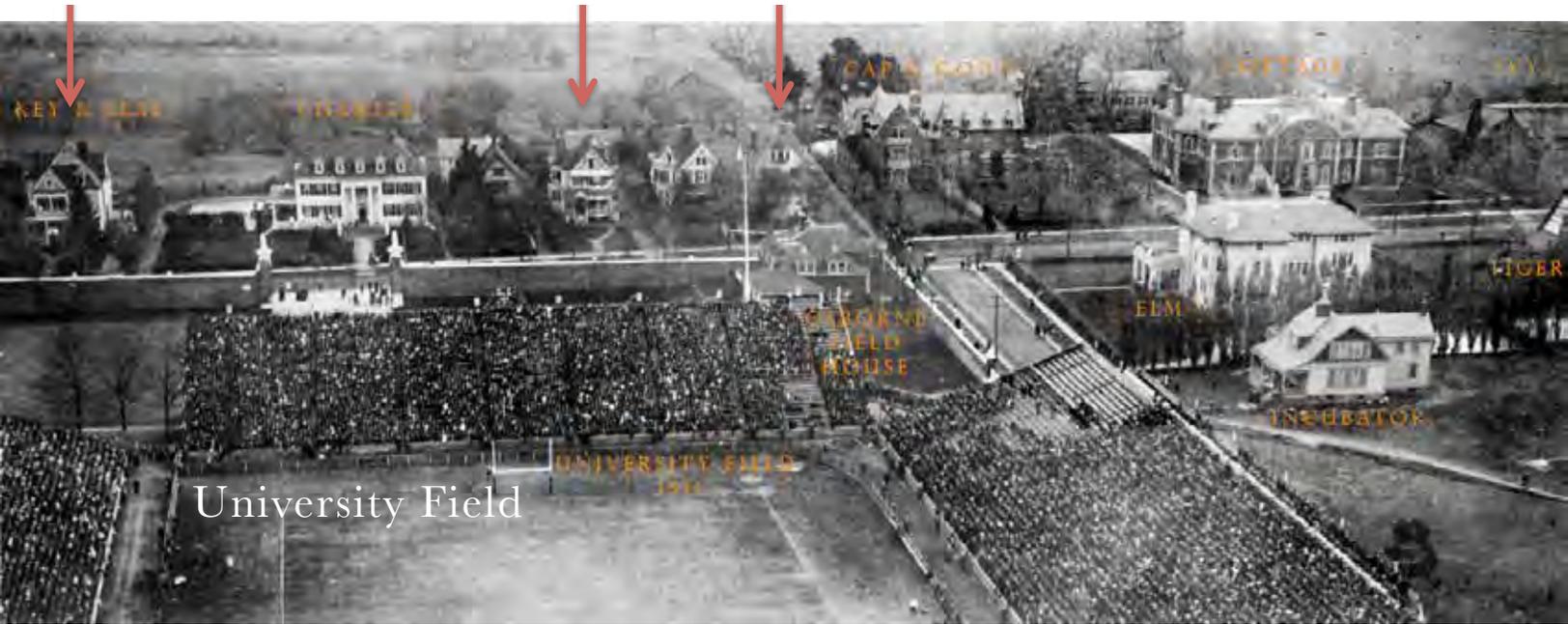
Key & Seal Clubhouse, 1925

Charter Club, 1913

PROSPECT AVENUE 1911  
 University Field at the northeast corner of  
 Prospect Avenue and Olden Street  
 With McKim Mead and White's  
 Ferris Thompson Wall Gate on Prospect and Olden

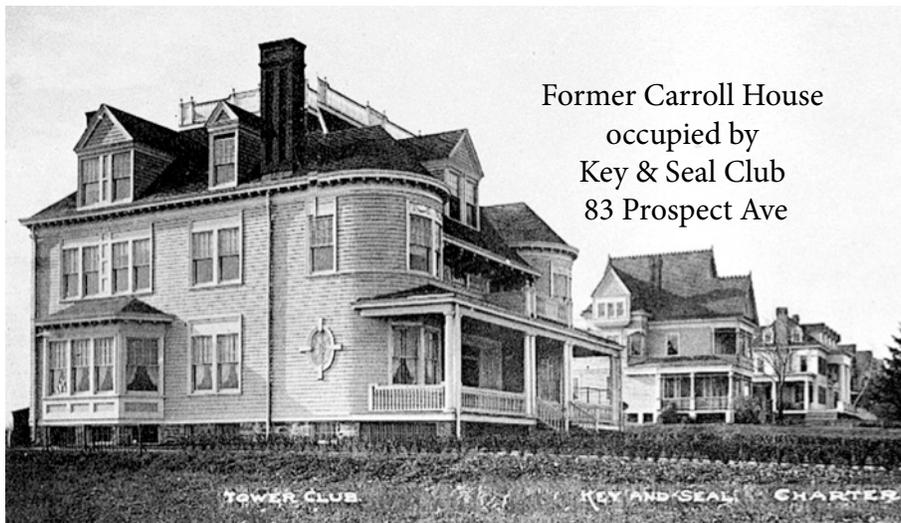
Carroll House at  
 83 Prospect Ave  
 Now at rear of  
 110 Prospect Ave

Fielder Beekman Queen Anne Houses  
 Now at  
 114 Prospect Ave      Now at  
 116 Prospect Ave



University Field

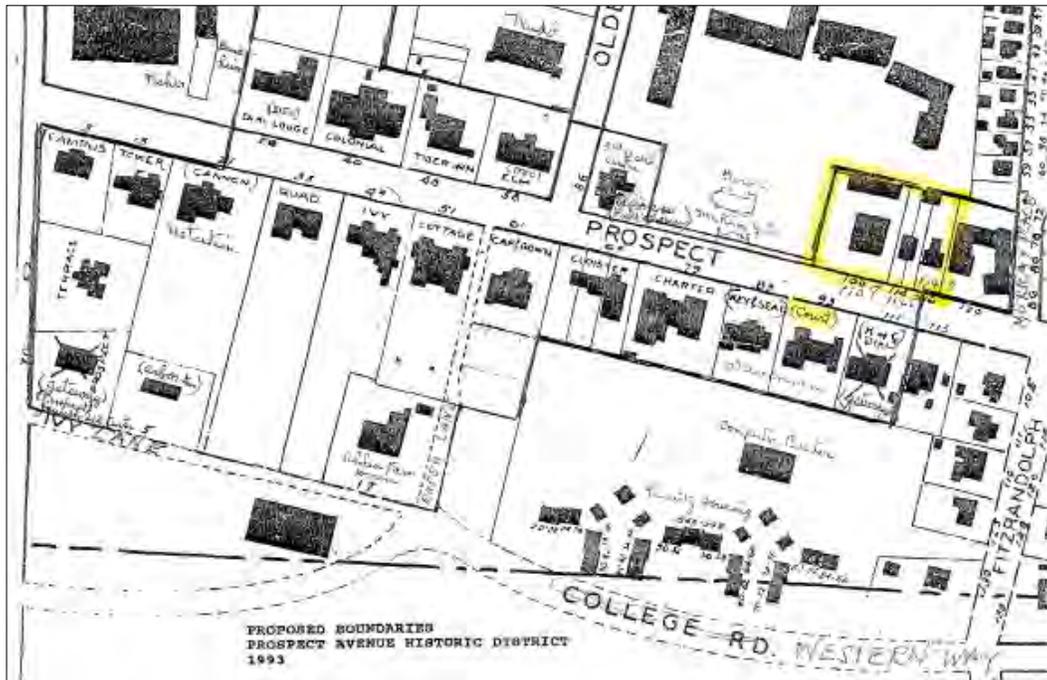
Prospect Avenue was first developed in the 1870s-1880s as Prospect Street with a line of houses that became known as Faculty Row for the prominent professors living there. As noted in the 1992-1995 Prospect Avenue Historic District Report (next page), “Smaller scale **Queen Anne Houses** represent a more modest, domestic period of Prospect Street’s existence.” The Report included the three houses above in the proposed Prospect Avenue Historic District, citing them as “**part of the District’s visual and institutional history.**”



Former Carroll House  
 occupied by  
 Key & Seal Club  
 83 Prospect Ave

POWER CLUB      KEY AND SEAL      CHARTER

# The University's Prospect Development Plan Disregards the Findings of the PRINCETON HISTORIC PRESERVATION COMMISSION Prospect Avenue Historic District Report, 1992 -1995



Proposed Boundaries, Prospect Avenue Historic District, 1993

(Court Clubhouse site and the three “smaller frame” historic houses highlighted in yellow)

The Historic Preservation Commission's Report recommended the municipal designation of the Prospect Avenue Historic District with findings critical to the University's proposed Prospect Avenue Development:

**“The development of Prospect represents the fully realized integration of that 19th and early 20th Century urban phenomena, self perpetuating clubs, with the undergraduate life of a university community.** Employing first student members and later major architects and their firms to plan club houses of significant design and scale, Princeton's eating clubs transformed a street which began as a mixed development of academic buildings, faculty residences and ordinary small pattern book houses into a statement of the wealth and taste of a century of undergraduates and their alumni mentors.”

– **The University's Prospect Development Plan will irreparably damage the continuity of Princeton's unique collection of undergraduate clubhouses.**

**“Today's clubhouses are characterized by front lawns and mature landscaping which emphasize the deep setbacks... These buildings are domestic in appearance but on a large scale.”**

– **The University's proposed pavilion and landscaping in place of Court Clubhouse will denigrate the historic, residential character of Prospect Avenue.**

**“The smaller frame structures (at 110, 114, & 116 Prospect Avenue) to the east of the Ferris Thompson wall and gate are included because they were moved to these sites after club use elsewhere and are part of the District's visual and institutional history.”**

– **The University's Prospect Development will destroy the three historic houses, erasing their visual history.**

# The University's Prospect Development Plan Violates the Intent of THE PRINCETON COMMUNITY MASTER PLAN 2012 IX. HISTORIC PRESERVATION ELEMENT "Protect and enhance historic properties."

"The historical importance of Princeton and the exceptional qualities of its historic architecture and setting have long been **recognized both in New Jersey and throughout the country**. This wealth of historic and cultural resources creates the unique character that is Princeton.

The Historic Preservation Element's purpose is to enable the community to identify, promote, and encourage the preservation and use of these historic sites, buildings, structures, bridges, roads, and districts for the benefit of future generations.

The policy expressed in the Historic Preservation Element is to promote and **encourage the**

**preservation and enhancement** of those buildings, structures and areas of **historic and aesthetic value that reflect the cultural, social, economic, and architectural history of Princeton**. Historic architecture is an essential element of Princeton's physical image today.

Historic preservation is undertaken in order to retain buildings and areas for the **education, pleasure and welfare** of the people of Princeton.

The protection and enhancement of historic sites and districts also **attracts visitors to Princeton providing an economic benefit** to the community."



## Princeton Community Master Plan Historic Preservation Element Suggested Historic Sites & Districts

### Number 1. Club Row Historic District

"Buildings and structures **on both sides of Prospect Avenue** and a portion of Washington Road. A collection of grand houses built as private dining clubs between the 1890s and the 1920s for upperclassmen at Princeton University."

The University's Prospect Development **violates the public policy of historic preservation in Princeton**, and it will irreparably harm the national significance of the iconic Club Row of historic eating clubs that is **unique in all of the U.S.**

110 PROSPECT AVENUE  
Former Key & Seal Club and Arbor Inn Club

**“part of the District’s visual and institutional history.”**

– Prospect Avenue Historic District Report, 1992-1995

Princeton Historic Preservation Commission



The Key and Seal Club building at 110 Prospect started out in the 1880s. as the Queen Anne style Carroll House at 83 Prospect, which Key and Seal took over in 1904. (see PROSPECT AVENUE 1911)

In 1914, Key & Seal Club commissioned the **Matthews Construction Company**, **builders of the Princeton University Chapel** and many other campus buildings and grand homes in Princeton, to erect a large Colonial Revival front addition at 83 Prospect. (left)

The combined structure was moved in 1924 to 110 Prospect Avenue (top), where Arbor Inn Club occupied it until 1928, after which the University acquired it and later renovated it into five apartments. Part of the former Carroll House is visible at the rear. (right)

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.



# 114 PROSPECT AVENUE

**“part of the District’s visual and institutional history.”**

– Prospect Avenue Historic District Report, 1992-1995

Princeton Historic Preservation Commission

This Queen Anne style house with many original features started out in the 1880s at or near 65 Prospect Avenue, (see PROSPECT AVENUE 1911) The house was moved here around 1923 and later acquired by the University.

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, 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.”**

Professor emeritus **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.



## 116 PROSPECT AVENUE

**“part of the District’s visual and institutional history.”**

– Prospect Avenue Historic District Report, 1992-1995  
Princeton Historic Preservation Commission

Like No. 114, this Queen Anne style house with many original features started out in the 1880s at or near 65 Prospect Avenue, (see PROSPECT AVENUE 1911) The house was moved here around 1923 and later acquired by the University and it became a faculty residence for several notable scholars.



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 agreements that opened up relations in the 1980s with East Block countries, starting through art history.

Other scholars who lived here 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.



# Princeton University's current hardline contrasts markedly with with prior examples of University-Town-Community Cooperation on controversial University development

## 1977 Proposed Demolition of Historic Houses for University Expansion

Town Topics, 10 February 1977

Issue Article

### Housing Group Protests University's Plans To Replace 6 Houses With Science Building

Text

Why may this text contain mistakes?

Housing Group Protests University's Plans To Replace 6 Houses with Science Building

The Princeton Housing Group charged this week that Princeton University's plan to construct a \$5 -million biochemical sciences building does not justify the destruction of six historical houses on William Street "Once again we are



**Housing Group Protests University's Plans To Replace 6 Houses with Science Building**

**DUE FOR DEMOLITION:** Princeton University has announced plans to raze these William Street houses and replace them with a science building. Princeton Housing Group opposes such action.

The Princeton Housing Borough Council the construction of 1500 units

In 1977, when the University's proposed demolishing a row six historic houses on William Street for an expansion of its Frick Chemistry Laboratory, community and town pushback, above, led to a compromise wherein the University agreed, below, to preserve four of the houses by moving them to the back portions of lots on Nassau Street, where the houses remain today as a cluster of valued residences.

Daily Princetonian, Volume 101, Number 25, 3 March 1977

Issue Article

### Municipality Approves Biochem Complex; University To Move William Street Houses

Text

Why may this text contain mistakes?

Municipality approves biochem complex; university to move William Street houses

By MARTIN F. MURPHY

The university received final municipal approval from Princeton's regional planning board Tuesday night to proceed with the construction of a \$5 million biochemical

### Municipality approves biochem complex; university to move William Street houses

By MARTIN F. MURPHY

The university received final municipal approval from Princeton's regional planning board Tuesday night to proceed with the construction of a \$5 million biochemical

Science developments—a micro-image of the originally proposed one—"Phase One."

"Phase Two" will be constructed "as soon as sufficient funds are available," according to Director of Physical Planning Ian D. Hefner '51.

The second building will be located south of "Phase One" and will be connected to the structure, Hefner told the board.

The university apparently has plans, which it did not reveal at the hearing, for a third science building in the William Street area.

asked by a planning board member at the meeting to discuss the region "Phase Two" will be left south of "Phase One," Hefner, Vice President for Facilities John P. Moore '53 and an attorney present in behalf of the Princeton budget to discuss the possibility of constructing a "Phase Two" to the board, but declined to do so.

Hefner said yesterday that

in the part of the university that another 100 students will be built in that area "20, 30 or 40 years from now."

**Two expenses**

Lewis B. Coker '34, chairman of the historical society's Preservation Fund, said the costs of moving telephones and public service wires, coupled with the price of building a foundation on the new site, had made the relocation project "too expensive."

The society planned to move two of the houses to property on Ropes Road owned by Assistant Professor of Architecture and Urban Planning Peter D. Waldman '65.

The society would have given Waldman one of the houses, which he would have had moved to the Ropes Road site at his own expense, Coker said.

In return, Waldman had agreed to sell half of the land to the university, where it would relocate the house, removing it and two other

The university has agreed

# Princeton University's current hardline contrasts markedly with with prior examples of University-Town-Community Cooperation on controversial University development

## 2005 Proposed E-Quad Expansion and Demolition

In 1977, when the University's proposed 100,000 square foot expansion of its Engineering Quad threatened to encroach on Murray Place properties, pushback from residents led the University to a compromise wherein it agreed to preserve its Von Neumann Lab, a one-story building that provided a low rise transition to the proposed taller buildings, and to provide jitney transportation to the E-Quad instead of the large parking area the University originally proposed.



In a November 2005 letter (right) from its Vice President, the University thanked the neighbors for their input, and acknowledged that the compromise included “many provisions proposed by the neighbors.”

The letter also included a commitment that there would be “no new construction of any new building or buildings within the existing ordinance’s 250-foot setback,” which is precisely the buffer zone into which the University now wants a variance to move Court Clubhouse there, and demolish the three historic houses grandfathered in the buffer zone.

**PRINCETON UNIVERSITY**  
Vice President and Secretary

November 4, 2005

To: E-Quad Neighbors  
From: Bob Durkee  
Subject: Commitments Supplementing the Proposed Revised E-3 Ordinance

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I want to begin by thanking all of you who have participated in discussions over these past six months about the University's request to amend the zoning ordinance for the E-Quad to permit an additional 100,000 square feet of construction on the E-Quad site. These discussions have taken place in two meetings to which all neighbors of the E-Quad were invited; in meetings with a group of neighborhood-selected representatives; at meetings of the Borough Council and Planning Board; and in a number of individual

One outcome of these discussions is a proposed ordinance that now includes many provisions proposed by the neighbors, in addition to the provisions developed in earlier negotiations between the University and officials representing the Borough Council and the Planning Board. These additional provisions incorporate into the ordinance a number of understandings about the long-term future of the E-Quad site that we fully support and endorse, including the following:

- There is to be no construction of any new building or buildings within the existing ordinance's 250-foot setback from the property lines behind the residences on Murray Place. (This does not preclude the renovation or reconstruction of the existing Von Neumann building at some point in the future.)

# PRESERVING THE INTEGRITY OF THE PRINCETON HISTORIC DISTRICT AND THE HISTORIC PROSPECT AVENUE STREETSCAPE



- Prospect Avenue is a public street.
- The siting of Court Club on the south side of Prospect Avenue is a key component of its historic significance that would be lost in a move with a 180-degree rotation.
- Inserting an incompatible building and landscape at 91 Prospect will bifurcate the Historic District, isolating its east end, and irreparably harming its significance. The University has other land to use.
- Moving Court Club and destroying three historic houses will set a precedent for more encroachment on Prospect and in other historic districts and neighborhoods.
- The best sustainable action is preserving existing buildings in situ with their embodied carbon.
- The University has no compelling reason to justify the damage to the Princeton Historic District and the Prospect Avenue Streetscape.

## Save Prospect Coalition Request to Princeton University:

**Develop a design that follows National Park Service Policy by  
Keeping Court Clubhouse within the National Register Princeton Historic District  
And preserving the three historic houses to maintain  
The Unique Character and Historical Significance of Prospect Avenue  
For the Benefit of Present and Future Generations.**

PROSPECT AVENUE HISTORIC DISTRICT  
PRINCETON BOROUGH

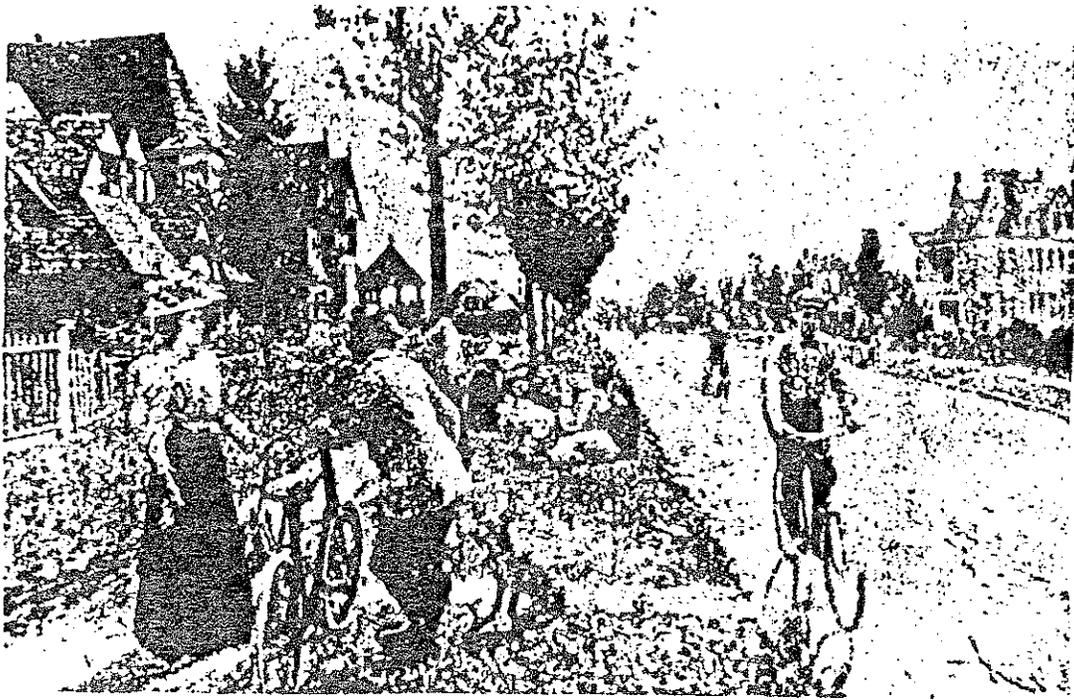
Prepared for the  
Historic Preservation Review Committee  
Princeton Borough

November 1992

1995

Notes and corrections from <sup>Hugh Wynne</sup>  
G. Ernest Dale 1995

~~DRAFT~~



AN ARTIST'S VIEW OF PROSPECT AVENUE IN THE LATE 1890'S. AN EARLIER COTTAGE BUILDING IS SEEN ON THE RIGHT AND AN EARLIER IVY CLUB ON THE LEFT. TIGER INN APPEARS IN ITS MODERN FORM ALTHOUGH THE ROUNDED PAVILION ATTACHED TO THE PORCH HAS VANISHED.



## PROSPECT AVENUE HISTORIC DISTRICT

### Description:

24 The Prospect Avenue Historic District is near the southern boundary of the central portion of Princeton Borough. It lies along both sides of Prospect Avenue and extends from Washington Road on the west to Murray Place (northern side) and the entrance road to the Computer Center (southern side) on the east. The District continues along the eastern side of Washington Road to Ivy Lane. It consists of (23) buildings and a monumental wall and gateway. All of these structures, with two exceptions, date from the period of significance (1890 -1935) and are classified as contributing.

The western end of Prospect Street terminates on the north side in two large academic buildings belonging to Princeton University, Robertson Hall designed by Minoru Yamasaki (1966) and Fisher - Bendheim designed by Robert Venturi (1991). More closely related to the Prospect Street structures is 1879 Hall designed by Benjamin W. Morris in 1904. The central arched passageway is aligned with the vista down Prospect Street and creates a ceremonial closure to this aspect.

The eastern end of Prospect Street as it approaches Murray Place and FitzRandolph is bordered on the north by a monumental wall and gateway which once enclosed the University Athletic Field. Beyond this a few smaller scale Queen Anne houses represent a more modest, domestic period of Prospect Street's existence. A large brick apartment block built in 1924 and now owned by the University gives emphasis to the northwestern corner of Murray Place and Prospect. On the southern side a vacant lot marks a demolished structure. The streetscape changes at the start of the Tudor revival style development of faculty residences along FitzRandolph and Broadmead. The uniformity of these structures designed by Walter B. Harris and Francis G. Stewart with stark half timber and stucco exteriors (1907) contrasts strongly with the more eclectic revival styles of the District.

Along Washington Road, the high retaining wall for the Palmer Laboratory parking area, designed by H.J. Hardenbergh in 1908, has the effect of isolating the structures on the eastern (District) side of the street. The setback for the Isabella McCosh Infirmary (Day and Klauder, 1925) furthers this isolation. On the District side, Terrace Club has a spacious setback but the Center for Jewish Life currently under construction at the corner of Ivy Lane and Washington Road has a minimal setback. This building in style and material echoes the first of the Ivy Lane buildings, a former club converted to office use. Further along Ivy Lane the frame Greek revival structure known as "Spring Valley" is set well back on a gentle slope and is almost hidden among the sports areas and walled

or hedged rear yards of the clubs which surround it. The sole remaining structure from the original farm out of which the District and much of the University east of Washington Road were carved, " Spring Valley" may very well incorporate part of the earliest structure in the District. Visually it is dwarfed by the presence of Palmer Stadium ( H.J. Hardenbergh, 1914) and the nearby parking areas and roadway intersections.

The District consists for the most part of structures designed for and originally owned by the eating clubs associated with Princeton University. These structures represent the second or third generation of club houses built by these organizations. Earlier clubhouses were moved, sold and resold, and sheltered a number of organizations before outliving their usefulness. Today's clubhouses are characterized by lawns and mature landscaping which emphasize the deep setbacks. Property lines are marked by walls, hedges or iron fencing. Constructed of brick, stone and stucco most of these buildings are domestic in appearance but on a large scale. The eclectic revival styles, especially Tudor, Norman, Elizabethan, Georgian, Classical and other favorites of the beginning of this century, were the choice of club members, their alumni backers and their architects.

The Osborn~~e~~ Field House and the Ferris Thompson gateway and wall at the corner of Olden Street and Prospect have been included because of their strong relationship to the district. In spite of the shift of University athletic facilities to the south, the presence of these two structures underscores the relationship between the clubs and sports. 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 ties in visually with the district and makes a very strong transition at the eastern end. Therefore 120 Prospect forms the northeastern corner of the district.

STEVENSON HALL [COURT CLUB] c. 1927 with addition added in 1955  
Block 50.01 Lot 6  
93 Prospect Street  
Architect Grosvenor S. Wright  
Style Tudor Revival

Description This is a two and a half story, five bay building with regular fenestration; most windows are leaded casements. The exterior wall treatment is brick laid in flemish bond with limestone trim. The slate roof is hipped and there are two interior brick chimneys. The entrance is to the left of center and has a porch. The wall dormers of the central bay have limestone copings. There are two projecting end pavilions. Limestone is used for the lintels, sills and muntins as well as the water table.

The architect Grosvenor S. Wright, worked for a number of years for McKim, Mead and White and assisted in the design of Radio City Music Hall. He spent part of his life as superintendent of the Ten Mile Run Boy Scout Summer Camping Reservation in upstate New York. Wright died in 1944 at the age of 60. Court Club was sold to Princeton University in 1964, and subsequently used as a non-selective club.



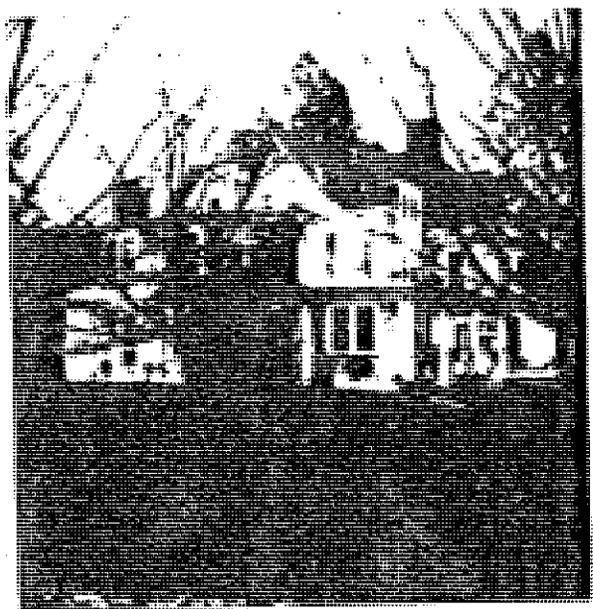
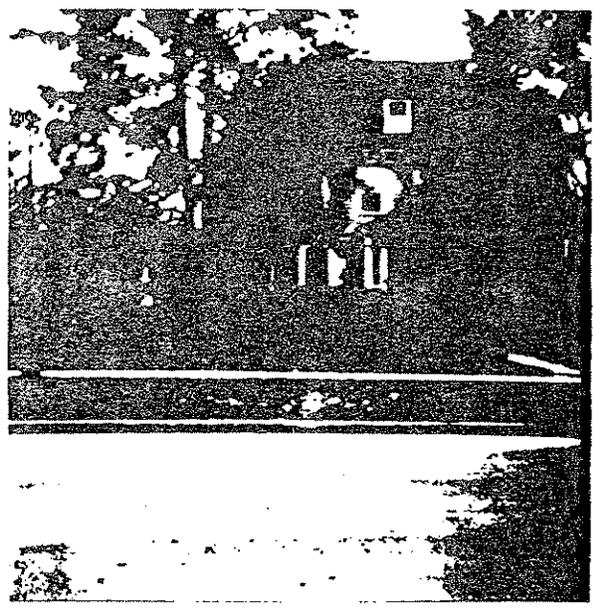
*map indicates 100*

**110 PROSPECT** [ARBOR INN, CARROLL HOUSE] *X*. 1900, moved to site <sup>*Dry Lane 1924*</sup> 4924 ~~in 1928~~

Block 48.01 Lot 15  
110 Prospect Avenue

Architect unknown  
Style Georgian Revival

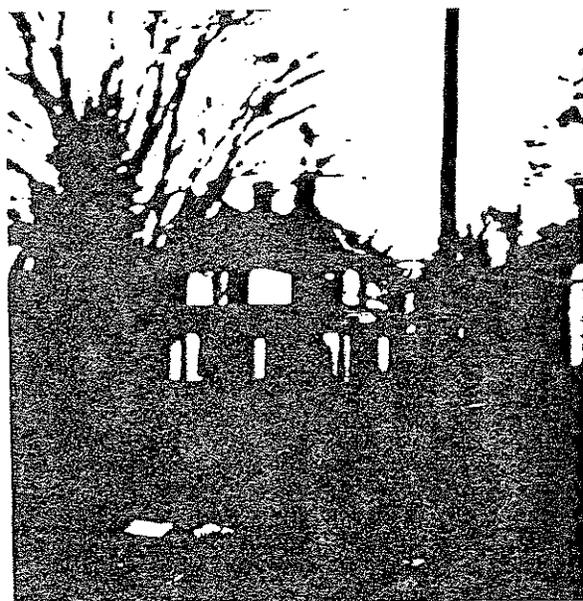
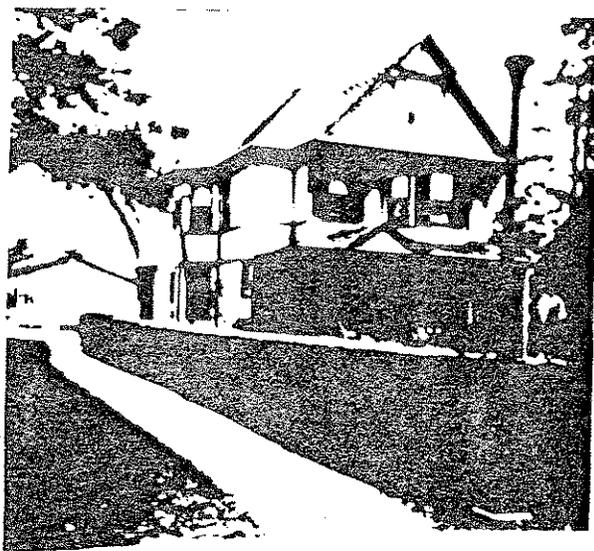
**Description** This structure first appears in the Princeton Borough tax records in its former location, 83 Prospect Avenue (south side), as belonging to J. Eugene Carroll. In 1904 Key and Seal rented and then later (1911) purchased the property where they remained until 1923. Club records indicate that Matthews Construction Company rebuilt the front of the structure about 1913 to club specification without architectural drawings. At the beginning of 1924 the building was purchased by Elwood Frost and moved to a vacant lot on the North side of Prospect Avenue. The rear part of the structure has been altered haphazardly. The exterior surface is frame and shingle with a shingle roof. An earlier roof parapet has been removed. Currently the building has five apartments. Princeton University purchased the property in 1928. Arbor Inn ended club use of this building earlier the same year *when it moved to 5 Dry Lane.*



? map indicates 114

**112 PROSPECT** c. 1890-1900  
Block 48.01 Lots 10 and 12  
112 Prospect Avenue  
Architect unknown  
Style Queen Anne

**Description** This structure and its companion at 114 Prospect were moved to this site in 1923 or 1924. 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 cross gabled roof appears to be asphalt shingle. Princeton University purchased this property in 1928. The building is currently a single family dwelling.



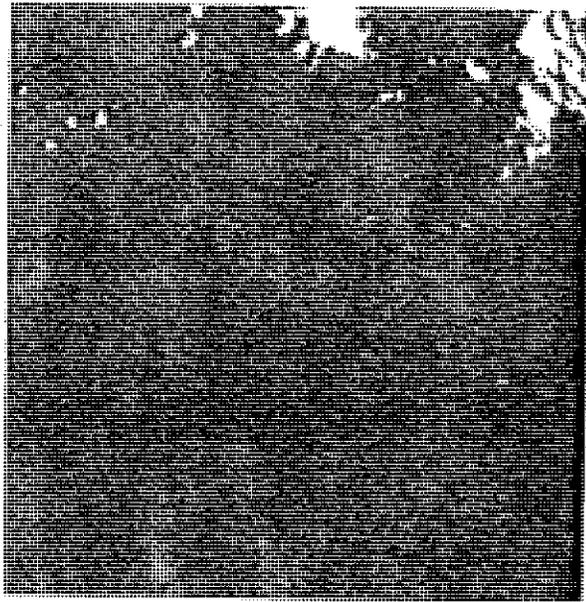
*map indicates 116*

**114 PROSPECT** c. 1890-1900  
Block 48.01 Lot 13  
114 Prospect Avenue  
Architect unknown  
Style Queen Anne

*Map indicates 114*

**Description** This structure and its companion at 112 Prospect were moved to this site in 1923 or 1924. Acquired by Princeton University in 1928 this structure now houses the Office of Computing and Information Technology. The structure has a curiously stripped down appearance. The siding is shingle and clapboard and was replaced in 1990. The roof is slate.

A note in the Princeton Herald of February 12, 1915 indicates that 112 and 114 Prospect Avenue were briefly used as a private hospital under the direction of Dr. Donald B. Sinclair and Dr. Inglis F. Frost. A wing to join the two structures was proposed but does not appear on fire insurance maps.



## Significance:

The development of the Prospect Avenue area between Washington Road and Murray Place including Roper Road and Ivy Lane represents the fully realized integration of that nineteenth and early twentieth century urban phenomena, self-perpetuating clubs, with the undergraduate life of a university community. Employing first student members and later major architects and their firms to plan club houses of significant design and scale, Princeton's eating clubs transformed a street which began as a mixed development of academic buildings, faculty residences and ordinary small pattern book houses into a statement of the wealth and taste of a century of undergraduates and their alumni mentors.

Celebrated in fiction by F. Scott Fitzgerald <sup>and Geoffrey Wolff,\*\*</sup> and ~~Tom Wolfe~~, condemned for their selectivity by Woodrow Wilson, the clubs and their system have survived most attempts by the University administration and students to alter, replace, or eliminate the life style that has flourished on Prospect Avenue for the last century and a little more.

The eating clubs grew out of the expansion of the College in the third quarter of the nineteenth century. Although fraternities and ~~Greek letter societies~~ had been banned in 1855, student dining groups flourished at the boarding houses which provided both room and board for Princeton's undergraduates. Most of these dining groups were transient associations but improved transportation, increased college athletic competitions and the gradual secularization of the College's Board of Trustees all combined to encourage the development of more permanent clubs modelled on those of New York and other large cities. The increased size and diversity of the student body fostered the selectivity so deplored by Wilson and others. Alumni and trustees helped with mortgages and suggested architects and the eclectic revival architectural styles which they themselves preferred for both townhouses and country retreats.

Although the Prospect Avenue streetscape of the last sixty years is one of large two and a half story masonry structures with deep setbacks on relatively narrow but deep lots, the clubs themselves began in more modest rented structures. Ivy was formed in 1879 by a group of juniors and seniors who rented the former law school building at the intersection of Mercer and Alexander and hired their own steward. In 1882 the College granted the group permission to incorporate, enabling Ivy to purchase land on Prospect Avenue and erect its own modest building. Other clubs such as the University Cottage Club, Colonial, Tiger Inn, Elm, Cannon, and Tower began at other Princeton Borough locations and later purchased land and buildings on Prospect Avenue and the adjacent streets.

The choice of Prospect Avenue was probably reenforced initially by the success and prestige of Ivy Club. Ivy purchased a lot from a parcel of land which was undergoing major subdivision for the first

\* This side of Paradise, F. Scott Fitzgerald

\*\* The Final Club, Geoffrey Wolff

time in nearly a century of ownership by the same family. Another factor was the proximity of athletic facilities, first University Field and later Palmer Stadium. This meant alumni returned often to the clubhouses and took a direct interest in their stability and growth. The ability of the eating clubs to displace earlier residents, utilize existing structures and move, expand or demolish these buildings produced a kaleidoscope of institutional, building and site histories that the Olden family who developed Prospect Avenue as a residential street in the decade following the Civil War did not anticipate.

The Prospect Avenue neighborhood was once part of the late seventeenth century homestead farm of John Horner which was sold by his heirs to Jonathan Sergeant in 1770. Bought by John and Joseph Olden in 1777, the property became the home of Joseph Olden who purchased his brother's share in 1779. The farm descended to Joseph's son Benjamin and his son, Joseph. The property which stretched from Stony Brook to Nassau Street had most of the frontage on the main street developed as house lots by the first quarter of the nineteenth century. About 1800, the western border of the property became Washington Road. Members of the Olden family and others built a few houses along the eastern side of this new street. A series of maps indicates that the Olden farmhouse occupied the site of 17 Ivy Lane in 1852 and subsequent years but the relationship of the original Horner homestead and the various Olden houses to the current structure is unclear. The first Joseph Olden named his estate "Spring Valley".

In 1876-77 the Princeton Athletic Association laid out University Field to the east of what had once been a narrow lane to Joseph Olden's tenant house. The Athletic Association was largely the same group of alumni and other citizens who had developed a large hotel for the town at the corner of University Place and Nassau Streets. Joseph Olden took advantage of the sudden surge of interest in land adjacent to the new playing field by laying out a street through his land on the course of what is now Prospect Avenue and Olden Street. Confusingly all of the roads in the area were called interchangeably "Prospect Avenue", "Golden Gate Avenue" and "the road by the ball ground". In 1878 Prospect Avenue was extended to Harrison Street and officially named Golden Gate Avenue. In 1882 it became Prospect Avenue. In 1900 Olden Street was at last given its own name.

Surprisingly the first structures erected on Prospect Street were a large faculty dwelling at the northeast corner of Washington Road and an equally large observatory with another attached faculty dwelling for the resident astronomer, both on the present site of Robertson Hall (the Woodrow Wilson School). All of these structures were built by a generous donor and presented to the College of New Jersey (as it was then called). In 1879, a large private dwelling adjacent to the academic structures was begun.

In 1882 the <sup>H. F.</sup> first private house on the south side of Prospect was built (the Osborn house). The same year Ivy Club commissioned an

*which was occupied by Cannon Club until  
it was razed in 1975 to make way for new  
stone clubhouse.*

undergraduate, Frederick White, to design a modest building for the group which had outgrown the former law school building on Mercer Street. In 1887 the street was given added cachet by the erection of a large and stately house designed by A. Page Brown for the retirement of the former president of the College, James McCosh. The following year, Henry B. Fine, a future Dean of the University, built a small shingle house while Ivy Club made a substantial addition to their club house.

1890 saw the erection of a handsome colonial revival house at the southeast corner of Prospect and Washington Road by Professor Andrew Fleming West. Meanwhile the firm of Fielder and Beekman began the building of what became a row of Queen Anne cottages on a more modest scale further east on the south side of the street, nearly opposite the Athletic Association field. By 1891 Woodrow Wilson had purchased the land intending to erect a house where Terrace Club now stands. Ivy Club and the residents of Prospect Avenue seem to have co-existed harmoniously up to this point but when it suddenly became apparent that a recent purchase of land was intended to be the site of a future University Cottage Club structure members of the Olden family initiated a lawsuit to block the building of a clubhouse.

The settlement of this suit cleared the way for Cottage and other eating clubs to join Ivy on Prospect Avenue. By 1900 there were eight eating clubs on Prospect Avenue or adjacent to it on Olden Street. Ivy had built its present clubhouse designed by Cope and Stewardson in 1899. Tiger Inn's current clubhouse is an enlargement of Chamberlain's 1895 structure. Campus occupied the former Cap and Gown building (nicknamed "the incubator" and moved to Olden Street). Cannon was in the Osborne house. Elm's current building was under construction but the appearance which has been substantially altered was curiously Italianate. Cottage had built a shingled colonial revival structure. Colonial had purchased the former Ivy Club and added a large portico. Cap and Gown were in their second Prospect Avenue building, a large stucco and stone structure by Emerson. About a quarter of the upperclassmen belonged to clubs.

In the first two decades of the twentieth century, Princeton University moved to a program of expanded dormitories and eating facilities, effectively ending the attempts of the freshmen and sophomores to create their own eating clubs. In spite of Woodrow Wilson's "quad plan" which was modelled on the Oxford-Cambridge system of student faculty interaction and designed to eliminate or radically alter the upper class eating clubs, new and larger club facilities were built on Prospect Avenue. Between 1901 and 1923 ten more clubs were formed.

The construction of the Osborne fieldhouse in 1892 at the corner of Prospect and Olden brought a sense of permanent presence to the athletic facilities by anchoring them to the streetscape. Additional land had been purchased to acquire a Prospect Avenue frontage. In 1910 the Ferris Thompson wall and Gateway, designed

1904  
by McKim, Mead and White who also designed Cottage Club's current building in 1905, struck a new and urban-ceremonial note where wooden fences and grass lots had edged the street. This change came shortly after the development of the FitzRandolph-Broadmead faculty houses in 1907. Large vaguely Tudor revival structures, nicknamed "White City" because of their gleaming sand plasterwork with half-timbering, these senior faculty residences effectively halted the gradual extension of the clubhouses to the east on Prospect. In 1905 the rest of the Olden (or Bayles) farm land passed to University control with the exception of the unsold lots fronting on Prospect. To the west across Washington Road, 1879 Hall was built in 1903-4, and further down the hill to the south Palmer and Guyot Hall were erected in 1909. The stables for Prospect Houses were demolished and the stone used to build the retaining wall opposite Terrace Club.

Hemmed in by expanding University facilities, the clubhouses essentially reached their final stage in 1928-9 when Arbor Inn built 5 Ivy Lane. The eastern end of the club area was never fully developed. On the south, the Fielder Beekman cottages were gradually bought out by clubs until in the winter of 1923-4 the last two, together with a larger frame house that had been expanded by Court Club (the Carroll house), were moved to the north side of the street east of the Ferris Thompson wall. Here they were joined by the Prospect Apartments, Princeton Borough's first large multi-unit complex, designed by Larremore V.V. Swezey for a group of private investors. Described as "designed to conform to and [be] consistent with the general type of architecture of the University", this u-shaped structure was acquired by the University four years later in 1928.

On Washington Road, the short-lived Arch Club remodelled one of the Olden family houses opposite the end of McCosh walk in 1914. By 1918 the University owned the building and the club had disbanded. South of Prospect on the lot where Woodrow Wilson nearly built a house adjacent to Dean West, the successor owner John G. Hibben built a large half-timber house after 1901 and sold it to Terrace Club in 1906. The similar house just south of the Hibben house built for the Pulitzer prize winning playwright and author Jesse Lynch Williams became a clubhouse in 1927.

*Land was occupied by Gateway*

In 1926, the trustees of the University bowed to increasing pressure for a student activities building and selected Aymar Embury to draw up plans. The site chosen was that corner of Washington Road and Prospect Avenue where the observatory and two faculty houses stood. Embury's large complex was perhaps more tudor or Elizabethan than collegiate Gothic in overall design. The buildings were never constructed but the marking of the observatory lot as buildable space was noted. In 1951, the faculty house at the corner of Washington and Prospect was torn down in order to build Corwin Hall. In 1963 Corwin Hall was moved and the observatory, the astronomer's house and the remaining Olden family house were razed in order to build Robertson Hall (the Woodrow Wilson School). In 1990 the construction of Fisher Bendheim as a linear addition to

Corwin completed the conversion of this corner to large academic scale structures which related more closely to the main campus architecture and building scale on the west side of Washington Road.

Although many changes in campus development have 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 gateway and wall. In the years 1988 through 1992 the construction of a large parking garage and anew materials science building immediately behind the wall have been less than harmonious additions to the streetscape in this block of Prospect Avenue. Perhaps more important for the district are the 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 Emerson in 1896 and moved to this site in 1908 where it house Dial Lodge from 1909-1917 and Gateway Club 1921 to 1927. Purchased by the Knights of Columbus in 1930, the structure was acquired by Princeton University in 1978. Currently the site is vacant and somewhat veiled by the remaining mature trees.

The other club structure lost in the last few years is 70 Washington Road. Originally designed for Jesse Lynch Williams by Raleigh Gildersleeve, this structure was acquired by the Gateway Club in 1927. In 1937 Princeton University acquired the property 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 which is currently under construction on the site.

Of the eighteen eating clubs which actually built major structures, thirteen remain in some organizational form or the other. In addition four of the club house buildings of clubs which have closed remain but are owned by Princeton University. Social activities have changed surprisingly little with the advent of co-education in 1969 although all of the clubs now admit women.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

Princeton Historic District  
Princeton  
New Jersey 34  
Mercer County 021

10. Geographical Data (Continued)

Beginning at a point 200 feet NW of intersect of Lovers Lane and Stockton Street proceed SE through middle of Lovers Lane to a point 200 feet south of Mercer Street. Thence proceed parallel to Mercer Street to Springdale Road. Thence proceed SE along Springdale to intersect of College Road. Thence proceed along College Road to the Graduate College and thence around the Graduate College returning to College Road. Thence proceed NE along College Road to Alexander Road. Cross Alexander Road and University Place to a line projecting College Road to Washington Road. Thence proceed NW 200 feet. Thence proceed NE across Roper Lane to center of Murray Place. Thence proceed NW to Prospect Avenue. Thence proceed along Prospect to Olden Street. Thence proceed N along Olden Street to Williams Street. Thence proceed SW to a point midway between Charlton Street and Washington Road. Thence proceed NW to Nassau Street. Thence proceed E along Nassau Street to a point 100 feet E of Vandeventer. Thence proceed parallel to Vandeventer across Wiggins Street and continue to a point 300 feet N of Wiggins. Thence proceed SW parallel to Wiggins and then parallel to Avalon crossing Bayard Lane and Lilac Lane to Library Place. Thence proceed to a point 200 feet W of Library Place. Thence proceed parallel to Library Place to a point 200 feet NW of Stockton Street. Thence proceed parallel to Stockton Street to point of beginning.

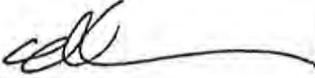


**Municipality of Princeton**  
Municipal Building  
400 Witherspoon Street  
Princeton, NJ 08540-3496

Office of Historic Preservation  
Telephone: (609) 285-4151  
Fax: (609) 688-2026

*Elizabeth H. Kim, P.L.A.*  
*Historic Preservation Officer*  
[ekim@princetonnj.gov](mailto:ekim@princetonnj.gov)

**Historic Preservation Officer's Report**

FROM: Elizabeth H. Kim, P.L.A.   
Historic Preservation Officer

TO: Princeton Historic Preservation Commission

RE: **Applications of Trustees of Princeton University**

- **Ivy Lane and Prospect Avenue**  
Preliminary/Final Major Site Plan w/Signage Variance  
Environmental Studies-School of Engineering & Applied Science (ES/SEAS)  
Block 50.01, Lot 18; Zone E2 (Borough),  
Portion of Block 49.01, Lot 5; Zone E-1 (Township)  
File No. P2020-872P; Project No. 15HP-2021
- **91 and 110, 114 & 116 Prospect Avenue**  
Minor Site Plan w/Variance  
Relocate Building from 91 Prospect Avenue (aka Court Club)  
To 110, 114, & 116 Prospect Avenue  
Block 50.01, Lot 18 C17, Zone E2 (Borough) and Block 48.01, Lot 20 C16, C17,  
and C18 respectively, Zone E3  
File No. P2121-012PM; Project No. 39HP-2021

**Historic Preservation Element, Princeton Community Master Plan,  
Former Princeton Borough Suggested Historic Sites and Districts  
"Club Row Historic District"  
NJ/NRHP Princeton Historic District**

DATE: **June 4, 2021 Revised**

The applicant, **Trustees of Princeton University** has filed two applications with the Princeton Planning Board which are directly related to each other. The development of a new Environmental Studies-School of Engineering and Applied Science (ES/SEAS) complex is proposed between Ivy Lane and Prospect Avenue on Block 50.01, Lot 18 and on portion of Block 49.01, Lot 5. The design layout is predicated on relocating the structure from 91 Prospect Avenue (aka Club Court) (Block 50.01, Lot 18 C17), to the north side of Prospect Avenue on to lands of 110, 114, and 116 Prospect Avenue (Block 48.01, Lot 20 C16, C17, and C18). Demolition of the three existing historic buildings on these properties will be required for Court Club's relocation. The majority of the project lies within the former Borough with a small portion in the former Township, all within the education zones.

The ES/SEAS application is filed as a Major Site Plan with a sign variance requesting permission to install six signs and to exceed the maximum allowable sign sq. ft. The demolition and relocation of buildings along Prospect Avenue is filed as a Minor Site Application with variance relief from the required 250-ft. zone setback.

The subject properties along Prospect Avenue lie within the Princeton Community Master Plan's suggested "Club Row Historic District". 91 Prospect Avenue (Court Club) also falls within the New Jersey and National Register of Historic Places (NJ/NRHP) Princeton Historic District. Court Club is a contributing building in the Princeton Historic District.

#### A. Procedure

1. The applicant is not required to submit a Preservation Plan for approval. However, the HPC is empowered by the Municipal Land Use Law to review the application. The Municipal Land Use Law under 40:55D-110 states:

**40:55D-110. Application for development referred to historic preservation commission.**

The planning board and board of adjustment shall refer to the historic preservation commission every application for development submitted to either broad for development in historic zoning districts or on historic sites designated on the zoning or official map or **identified in any component element of the master plan**. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application as required shall not invalidate any hearing or proceeding. **The historic preservation commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.**

#### A. Description of the Project and Its Relation to the Historic District

##### Evolution of the Eating Clubs

Much of the conflicts between students and trustees stemmed from the constant and insoluble gastronomic differences. Students craved a substantial meal with substance and flavor, and the lack thereof resulted with frequent tavern visits and eating houses in the village which the College disapproved. Attempts to improve the food in the Commons by the stewards were rejected by the Trustees firmly believed that plain living fosters higher thinking.

The lack of palatable meals and the need to create opportunity for peer bonding was a common thread among students of other colleges as well. By the 1820s, the fraternity movement spread, reaching Princeton. A group of student formed Beta Theta Pi, followed by a slew of other fraternity chapters. With the growth of the fraternities and the temporary closing of Nassau Hall, reluctantly, students were permitted to board outside of the College with restrictions. Most fraternities functioned as secret societies with private rituals similar to Freemasonry or ancient Greek mysteries. Threatened by the secrecy, outside influences, and social rather than intellectual focus, the College President John Maclean, invoked that each student declare a solemn oath to have no connection with any unsanctioned society and had all fraternities disbanded by 1855. Unapproved eating groups continued to gather in boarding houses along Railroad Avenue (University Place), and other streets near campus. By the mid-1860s, dozens of informal eating clubs had formed.

Premise of an organized eating club germinated in the fall of 1877 by some sophomore friend that attended, what was then named, College of New Jersey. Their interest was to afford social opportunities, friendship and to share a good meal. Lacking viable options on and off campus they pooled their resources to rent rooms in Ivy Hall, a former law school building. The owner of the modest but elegant John Notman brownstone, window of an alumnus, enthusiastically championed the student's initiative. A kitchen was erected, stewards hired, and a billiard table secured for light recreation.... this was the start of the first eating club.

The popularity of the eating club attracted more students. The undergraduates established the first permanent eating club (Ivy Hall Eating Club) in 1879. Space to serve the eating clubs constantly changed. Students rented rooms; utilized existing buildings; moved, expanded onto, and built new buildings until they found their permanent location east of Washington Road. Over the next five decades the Princeton undergraduates incorporated eighteen additional eating clubs.

With its continued popularity, social benefits and increase of support and encouragement from parents and alumni, the vision of the undergraduates and alumni was able to be transformed. Prominent and rising architects were selected to design substantial clubhouses through superior architectural style that represented prestige and permanence by building in stone, brick or other masonry. Sixteen clubhouses were erected between 1895 and 1928 along Washington Road and Prospect Avenue. Eighteen eating clubs built major structures.

The Princeton Eating Clubs are institutions that are not officially affiliated with Princeton University. Today, there are eleven operating eating clubs and five clubhouse owned by Princeton University for academic use. The majority of the clubhouses remain original and in exceptional condition.

With the co-education enrollment in 1969, all clubs now admit women. The operating eating clubs' social activities remain fairly unchanged.

### **Eating Clubs, Prospect Avenue**

The preferred siting of an eating club was on the south side of Prospect Avenue. Behind the clubhouses, the livable space of rear patios, terraces, balconies, lawn and gardens were oriented to the south to take full advantage of the sunlight and distance southern country views to Carnegie Lake and fields in West Windsor, thus the name "Prospect". There are several references to the intention and view of the southern rear building orientation:

On a clear day, views extended all the way to the Atlantic Highlands. This site layout design was implemented by Charles Follen McKim of McKim, Mead, and White, prominent American architect and leading authority on club architecture at that time. His Cottage Club design orientation the building and developed a U-shaped Italian villa plan that extended the wings on the south side to create an open court with a south loggia *"taking full advantage of the southern view."*<sup>1</sup>

Architect, Arthur Meigs', Georgian Revival design for Charter Club oriented the south façade to take full advantage of the *"fine sweep of country towards Carnegie Lake and the Coast."*<sup>2</sup>

Another reference to the southern view of the Stony Brook Valley is found in F. Scott Fitzgerald's novel, This Side of Paradise (1920), *"June came and the days grew so hot and lazy that they could not worry even about exams, but spent dreamy evenings on the court of Cottage, talking of long subjects until the sweep of country toward Stony Brook became a blue haze and the lilacs were white around tennis-courts, and words gave way to silent cigarettes..."*<sup>3</sup>

Clubhouses were setback from the street with a large open front lawn, many landscaped with mature trees, with some trees dating back to the original construction. Low masonry walls or hedges often line the front of the property.

1 Clifford Zink, *The Princeton Eating Clubs* (Princeton: Princeton Landmark Publications, 2018), 89.

2 Zink, *Princeton Eating Club*, 131.

3 Zink, *Princeton Eating Clubs*, 91.

### **Evolution of Prospect Avenue**

In the late 17<sup>th</sup> century, the Prospect Avenue neighborhood was part of the John Horner's homestead farm which was purchased by Joseph Olden in 1777, making it his home with lands that stretch from Stony Brook to Nassau Street. By the first quarter of the 19<sup>th</sup> century, residential lots developed along the main street and Washington Road was established on the western property boundary. By 1842, new houses were built for the Olden family along this street and the Olden farmhouse was situated at 17 Ivy Lane.

Between 1876 and 1877, the Princeton Athletic Association developed University Field. In response to the interest in adjacent lands to the playing field, Joseph laid out Prospect Avenue and Olden Street. By 1878, Prospect Avenue was extended to Harrison Street.

The first construction on Prospect Avenue was a large faculty housing structure on the northeast corner of Washington Road and next to it a comparable size observatory with attached faculty housing for the astronomers (site of Robertson Hall). By 1879, the first large private home began construction adjacent to the academic buildings where the Cannon Club operated until it was razed in 1910 for a new masonry club building. Development continued with new residences for the academic families along Prospect and Washington. Simultaneously, the firm Fielder and Beekman began constructing a row of modest Queen Anne cottages farther east and on the south side of Prospect, across the Athletic Association field. Outgrowing their space at Ivy Hall, the College granted permission in 1882, allowing Ivy Club to purchase land and construct a modest building on Prospect Avenue.

Around 1891, the Olden family initiated a lawsuit to prevent the construction of an Eating Club on Washington Road. The settlement motivated the eating clubs to follow Ivy Club and settle along Prospect Avenue which proved favorable from its proximity to University Field. Several other eating clubs started at other locations later purchasing land and buildings on Prospect and adjacent streets. By 1900 there were eight eating clubs and a quarter of the upperclassmen belonged to the clubs. Despite University's attempts to eradicate the upperclass eating clubs, ten more clubs were operating on Prospect Avenue between 1901 and 1923. Fearing the lower classmen would attempt to create their own eating clubs, the University expanded their campus housing and eating facilities early in the 20<sup>th</sup> century.

The construction of the Osborn Fieldhouse at the corner of Prospect and Olden anchored the athletic facilities to the streetscape. Additional land was purchased for Prospect Avenue frontage. The Ferris Thompson wall and gateway, designed by McKim, Mead and White (also designed Cottage Club's current building) incorporated wooden fences and grass lots along the edge of the street which became the common clubhouse design theme. The 1907 FitzRandolph-Broadmead faculty houses developed large Tudor Revival style buildings (aka "White City") in half-timber and plaster. The placement of these lots hemmed the extension of the clubhouses to the east on Prospect Avenue.

In 1905, the remainder of the Olden farmland was controlled by the University except for unsold lots fronting on Prospect. On Washington Road the Arch Club remodeled one of the Olden family houses located opposite the end of McCosh walk in 1914. The club was disbanded after the University acquired the building. Restricted by the University's expanding facilities, the clubhouse reached their final stage of construction by 1929 when Arbor Inn built 5 Ivy Lane; the east section was never completed.

The clubs gradually bought out the Fielder Beekman cottages. In the winter of 1923-1924, the last two, in addition to a larger frame house that was expanded by Court Club (the Carroll house), were moved to the north side of Prospect Avenue, east of Ferris Thompson wall. The adjacent property east of 116 Prospect Avenue is Prospect Apartments, Princeton Borough's first large multi-unit complex, designed by Swezey. It is currently owned by Princeton University.

Changes in campus development have impacted Prospect Avenue and the historic district.

1. Construction of the Engineering Quadrangle on the former University field was less impactful because of the presence of the Ferris Thompson gateway and wall. However, the large parking garage and Material Science Building immediately behind the wall is less harmonious to the streetscape within this block.
2. Razing the former Knights of Columbus building at 111 Prospect Avenue in 1990 was more impactful to the streetscape. This building was east of Court Club. Designed by William Ralph Emerson in 1896, it served as the second Cap and Gown house, and moved to this site in 1908 where it also housed Dial Lodge from 1909 to 1917 and Gateway Club from 1921 to 1927. Knights of Columbus purchased the property in 1930 and by 1978 was acquired by Princeton University. Since its demolition, the site remains vacant.
3. In 1951, the faculty house at the corner of Washington and Prospect was torn down in order to build Corwin Hall. In 1963 Corwin Hall was moved; the observatory, the astronomer's house and the remaining Olden family house were razed in order to build Robertson Hall (Woodrow Wilson School). In 1990 Fisher Benheim was constructed. The large scale academic structures at this corner relate closer to the main campus on the west side of Washington Road.
4. 70 Washington Road. Originally designed for Jesse Lynch Williams by Raleigh Gildersleeve. Acquired by the Gateway Club in 1927. Acquired by Princeton University in 1937 at a sheriff's sale. 1941-1957 used as a co-operative club for the Prospect Club, then for faculty offices. In 1991, razed to construct Robert A.M. Stern's Center for Jewish Life.

Prospect Avenue, which began as a mix of academic buildings, faculty residences, and modest pattern book houses, was transformed by the Princeton Eating Clubs. The club properties have deep front lawns, low walls and hedges fronting the property, and 2-1/2 story grand residential-style buildings that represent strength, permanence, style and perseverance.

#### **91, 110, 114, and 116 Prospect Avenue**

1. **91 Prospect Avenue, Court Club.** (Founded in 1921)  
Contributing structure to the NJ/NRHP Princeton Historic District.

Court Club was designed by Grosvenor S. White who worked many years for McKim, Mead and White and assisted in the design of Radio City Music Hall.

The building was built in 1927 in a Tudor Revival style. It is brick, 2-1/2 story with two interior chimneys and a slate hipped roof. It is five bay with two projecting end pavilions. Fenestrations are regular and most windows are leaded casements. The entrance is offset to the left from a centered terrace. Collective windows are on the first floor with paired windows in inset dormers. Walls are laid in flemish bond with limestone used on trim, lintels, sills, muntins, water table, and coping on the inset dormers. The central section of the building and west pavilion was built in 1927. The original east pavilion design was not constructed until 1955 when funding was available. The 1955 construction includes a hipped roof with collective windows on the first and second floor. A west side entrance off the east pavilion opens to the terrace.

Court Club closed operation in 1964. The University acquired the property and converted it to Stevenson Hall, an undergraduate dining facility. Its current use is Office of the Dean for Research.

2. **110 Prospect Avenue.** Built in 1900, the building was moved from 83 Prospect Avenue (south side) to its current location in 1924 (north side). In 1904 Key and Seal Club rented the building and by 1911 they purchased the property and modified the front of the building to club specifications. The club continued to function here until 1923. The following year the building was purchased by Elwood Frost and relocated to its current location. The structure is a 2-1/2 story Georgian Revival with a frame and shingle exterior, and a shingled roof. Windows on the front building elevation are symmetrically positioned with 8/1 windows on all floors with paired windows on the first floor. Arbor Inn used this building for club use until 1928, when Princeton University purchased the property. Currently, the building contains five apartments. Rear alternations have been made and an earlier roof parapet removed.
3. **114 Prospect Avenue.** The 2-1/2-story Queen Anne style house was construction c. 1890-1900. Once part of the Fielder Beekman row of Queen Anne cottages on the south side of Prospect Avenue, this structure and the one at 116 Prospect, were moved together to its present location between 1923 and 1924. Of the two, this structure is the least altered. Exterior walls are clapboard and shingle and most windows appear to be 2/1. Classic Queen Anne details are represented with the covered front porch, bay windows, decorative fishscale surface pattern on gables and walls, triangular gable extensions, and decorative porch spindlework. The property was purchased by Princeton University in 1928. The porch was reconstructed in 1988, retaining its original details.
4. **116 Prospect Avenue.** Queen Anne style 2-12-story house built c. 1890-1900. It has been altered, simplifying the building period details and exterior surfaces although certain Queen Anne features still remain such as the steep roofline, the cantilevered wall extensions, overhang brackets, tower, and west building elevation bump-out. Windows are 25/1 on the first two floors of the projecting front façade. First floor windows on the recessed front facade are 12/1 with varying fenestrations on other building elevations. The east elevation may have been an addition or altered. The exterior is clad in shingle and clapboard. At one time the roof was slate however, unknown it that has since been replaced. Also purchased in 1928 by Princeton University, and housed the Office of Computing and Information Technology.

### **Proposed Applications.**

The applications propose the construction of a new Environmental Studies and School of Applied Science (ES/SEAS) complex. The project site is situated north of Ivy Lane/Western Way, south of the Eating Clubs and clubhouses off Prospect Avenue. It is bound to its east by residential homes off Fitzrandolph Road, and the Terrace Eating Club and Center for Jewish Life to its west off Washington Road. The new complex will be developed on sites with existing parking lots and existing buildings including the Ferris Thompson Apartments, 5 Ivy Lane, and 91 Prospect Avenue. Court Club at 91 Prospect Avenue is proposed to be relocated to the north side of Prospect Avenue where three existing buildings will be demolished for its move.

Two distinct linear buildings and a centrally located "Commons" will be constructed. The ES building will be on the west and the SEAS on the east. Both buildings will link to the Commons through a continuous first floor. The combined building gross floor area will be 660,000 sq. ft. 70-ft. is the average height of the new facility with a maximum height of 85'-8". Extensive landscape is incorporation to the site design, in addition to sustainability building features and green infrastructures. Two new roadways are proposed. The north-south connector road will provide vehicular access for loading to the SEAS building through Western Way and Prospect Avenue. The second roadway (Leafy Lane) will connect Ivy Lane and Roper Lane (between Cottage and Cap, and Gown) for access to the eating clubs and Prospect Avenue.

## B. Review Criteria for Preservation Plan

Section 10B-386 states, it is not the intent of the ordinance to discourage contemporary architectural expression or to encourage new construction that emulates existing buildings of historic or architectural interest or of a certain period or architectural style, but to preserve the integrity and authenticity of the historic preservation districts and to insure the compatibility of new structures therein.

The Commission must decide on supporting or not supporting the applications according to the following review criteria:

### 1. Criteria Applicable to All Preservation Plan Applications [Sec. 10B-386 (1)]

It is not the intent of this ordinance to discourage contemporary architectural expression or to encourage new construction that emulates existing buildings of historic or architectural interest or of a certain period or architectural style, but to preserve the integrity and authenticity of the historic preservation district and to insure the compatibility of new structures therein.

Review Criteria impose that the improvement shall:

- (a) Is appropriate to and compatible with the existing structures of the historic preservation district;
- (b) Would not adversely affect the ambiance, character, and appearance of the historic preservation district and the relationships among structures and between structures and public ways in the district;
- (c) Would not adversely affect the exterior architectural features and setting of the structure and its historical and architectural character; and
- (d) Is consistent with the additional criteria of Sec. 10B-386.

### 2. Additional Criterial Applicable to New Structures, Additions, and Alterations to Structures Not Considered Historic Structures. [Sec. 10-386 (2)]

A preservation plan for the construction of new structures, additions to existing structures, or alterations of structures not considered historic structures shall be granted only if the proposed action, as may be modified by the viewing municipal agency, is visually compatible with the structures and places within the district to which it is visually related, and acts as a backdrop to and does not visually intrude upon such structures and places.

- (a) The height of the proposed structure shall be visually compatible with structures within the district;
- (b) The relationship of the width of the structure to the height of the front elevation shall be visually compatible with the structures within the district to which it is visually related;
- (c) The relationship of the width of windows to the height of windows in a structure shall be visually compatible with the structures within the district to which it is visually related.
- (d) The relationship of the solids to voids in the front façade of a structure shall be visually compatible with the structures within the district to which it is visually related;
- (e) The relationship of the structure to the open space between it and adjoining structure shall be visually compatible with the structures and places within the district to which it is visually related;
- (f) The relationship of entrance and porch projections shall be visually compatible with the structures and places within the district to which it is visually related;
- (g) The relationship of materials, textures, and color of the façade and roof of a structure shall be visually compatible with the predominant materials used in the structures within the district to which it is visually related, and such materials, texture, and color shall act as a backdrop to

**and shall not intrude visually upon the structure and places within the district to which the structure is related.**

- (h) The roof shape of a structure shall be visually compatible with structures within the district to which it is visually related;**
  - (i) Appurtenances such as walls and fencing shall be visually compatible with the historic walls and fencing within the district to which they are visually related;
  - (j) The size of the structure, the mass of a structure in relation to open spaces, and the windows, door openings, porches, and balconies shall be visually compatible with the structures and places within the district to which they are visually related;**
  - (k) A structures shall be visually compatible with structures and places within the district to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character;**
  - (l) The pattern and variety of plantings shall be visually compatible with the historic landscape and streetscape within the district to which they are visually related;**
  - (m) Parking areas shall be screened from the view from the public right-of-way and from the structures within the district; and
  - (n) To the extent possible, view from structures or places within the district shall not be blocked or impeded.**
3. **Additional Criteria Applicable to Historic Structures. [Sec. 10-386 (3)].**  
A preservation plan for the alteration of or additions to historic structures shall be granted only if the proposed action, as may be modified by the reviewing municipality agency:
- (a) Preserves or enhances the historical or architectural value and character of the structures; and**
  - (b) Seeks to restore the structure, or the part covered by the application, to the known or reasonably conceived appearance (including design elements, architectural details, and textures) it had when it was first constructed or when it was remodeled, except that modifications necessary or beneficial to contemporary living, including improvements for accessibility, consistent with the architectural design and character of the structure may be considered. In determining whether the applicant is proposing work which will restore the authenticity of the structure, as hereby required, the following principles, among other appropriate factors, shall when feasible be followed:
    - (i) Existing materials, if they are the original materials of the original structure or remodeling which is being restored, should be maintained and repaired rather than replaced.
    - (ii) Architectural details of the original construction or remodeling which is being restored or altered should be retained. This includes, but is not limited to, cornices and their brackets, window trim such as molded lintels, porch elements such as posts, balustrades, and spindles, shutters, and windows, particularly the number and size of the individual panes.
    - (iii) If an element must be replaced rather than repaired, a copy of the original is preferable to a similar or conjectural piece.
    - (iv) If a copy of a missing piece cannot be obtained, similar items are preferable to none at all.
    - (v) The original siding and roofing material should be maintained or repaired, and, if replacement is needed, it should be of the same material and size. If the same material is not available, a substitute material should be of the same shape and size.

- (vi) Storm windows and doors are not prohibited, but should be as unobtrusive as possible.

4. **Landscape, fencing, and Wall Criteria [10B-386 (4)].**

(Only criteria applicable to this application are listed below.)

- (a) Plant materials shall not be installed in yards fronting on public rights-of-way when such materials at maturity would change the open character of the streetscape or obstruct the view of structures. **Recreation of historic landscapes is permitted and encouraged.**
- (b) Fencing and walls that diminish the open streetscape or obstruct the view of structures shall not be permitted. Any fencing that is permitted shall be appropriate for the historic preservation district and principal structure on the lot.
- (c) No human-made or natural objects of any other kind shall change the open streetscape or obstruct the view of structures.
- (d) **The historic and natural character of the landscape shall be preserved**, insofar as practicable and environmentally desirable, by minimizing tree and soil removal. If development of the site necessitates the removal of established trees, special attention shall be given to the planting of replacements or to other landscape treatment. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. **In historic preservation districts and historic preservation buffer districts, landscaping shall be in keeping with the historic character of the district.**
- (e) Landscaping, including trees, may be modified to restore the landscape to its known or reasonably conceived appearance, when it was originally installed or modified as part of a building remodeling or to protect the structure.

(vii) **Sustainability [Sec. 10-386 (7)].**

All improvements shall address sustainability best practices and shall address the principles set forth in the Green Practices Checklist retained on file with the Office of Planning.

C. **General Comments and Recommendations**

1. Princeton University is steep in rich history which is woven within the history of Princeton. This historic is told through the presence of historic buildings, streetscapes, and spaces that continues to represent a sense of place in the past that is shared and appreciated in the present. The presence of the eating clubhouses tells the unique story of the inception of the eating clubs, how they persevered and, to this day, continues to function and provide a lifetime experience to those Princeton University undergraduate students that participate as a member of one of the eating clubs.
2. The proposed height of the new complex averages 70-ft. high with a maximum height of 85'-8". The applicant should address how the height will impact to the eating clubs and clubhouses. A site-section would be helpful to illustrate if views from the adjacent properties will be restricted or blocked.
3. As seen in historic photographs, Prospect Avenue was lined with street trees. Street trees should be reestablished where they are missing in accordance to Sec. 10B-386 (4). It is further recommended the existing gravel in the planting strip be replaced with turf.
4. A bosque planting design and gravel surface treatment for the Prospect Avenue front lawn is proposed. This landscape treatment is not historically appropriate or compatible to the streetscape and open lawn areas in the front yards of properties, which is characteristic for the eating clubhouses and other residential properties within this section of Prospect Avenue.

5. The applicant wishes to create a new gateway to the ES/SEAS campus from Prospect Avenue. To achieve this by extracting an iconic historic building from its original setting is of great concern and considered inappropriate treatment for a historic building, that is a contributing to the NJ/NRHP Princeton Historic District and to the suggested Club Row Historic District. It is recommended the applicant investigate options for a different gateway location.
6. Sustainability.
  - HPC's position is always that the most sustainable building is the one standing. Razing three historic houses to relocate Court Clubhouse is viewed as not sustainable.
  - a. Three viable housing buildings will be removed.
  - b. The three historic houses located on 110-116 Prospect Avenue are c. 1920s and collectively contribute to the Princeton Master Plan "Club Row Historic District".
  - c. Not every building has to, nor should, look like Nassau Hall to warrant preservation attention.
7. Relocating Court Club between an apartment building and a parking deck will isolate the building with no immediate connect to other clubhouses.
8. It is recommended that the applicant prepare and submit to HPC and to the Planning Board a preservation area plan as outlined in Sec. 10B-387. *Preservation Areas, a preservation plan should be delineated so that improvements respect the historic pattern of use of the historic property; respect the interrelationship of historic features of the property; and provide for an adequate visual buffer for the principal structure or structures and, where appropriate, for an adequate visual buffer for the other historic features of the site by use of open areas and appropriate plantings and, in implementation of these standards, create protection areas around the historic features on the property. Proposed preservation areas shall be specified in any approved development application. The area shall include the principal structures and all of the other historic features on the property. The area shall also be of a size and configuration sufficient to maintain the historic setting and historic character of the property.*

*Preservation areas shown on the approved plans shall be included in one or more lots that do not include any proposed improvements other than those accessory to the principal use or uses to the preservation area.*

9. At SPRAB's May 17, 2021 meeting, the applicant presented 91 and 110-116 Prospect Avenue Minor Site application and indicated they will be requesting the NJ/NRHP Princeton Historic District boundary be extended to include the relocated site of Court Clubhouse on the north side of Prospect Avenue. The following is offered to the applicant for information purposes.

The National Park Service Guidelines for moving a historic structure states, "Properties listed in the National Register should be moved only when there is no feasible alternative for preservation."

  - a. In the National Technical Report, National Register of Historic Places Bulletin No. 4. National Register Historic District (1984), "Properties listed in the National Register should be moved only when there is no feasible alternative for preservation. The National Register discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Like individually listed structures, buildings in historic districts also derive part of their significance from their location and setting. Moving of structures into and within historic districts can create a false sense of historical development. Even a building moved within its lot loses some integrity, though the overall impact on the district may be minimal. Also, any move involves some unavoidable loss of historic fabric, frequently foundation and chimneys."
  - b. "When it comes to evaluating the National Register –eligibility of a newly identified historic resource that was moved from its original location at some time in the past, the resource will be subject to greater scrutiny. According to the National Register Bulletin

15, ... significance is embedded in locations and settings as well as in the resources themselves. Moving a resource, whether it is a building, structure, or object, destroys the relationships between the resource and its surroundings and destroys association with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, and the loss of the potential for associated archaeological deposits. An important exception to this circumstance is resources that were moved prior to their period of significance."<sup>3</sup>

10. The Commission is asked to consider the consequences from the relocation of Court Club. The original southern orientation for the back of the building will be lost. Court Club will be sandwich between a housing complex and parking garage, leaving it disconnected from the other clubhouses. The relocation will shorten the consecutive row of eating-houses on the south side which has already occurred from past demolition. Demolishing the cluster of the three historic buildings will remove residential components of the neighborhood that will weaken the historic streetscape.
11. The applicant is asked if any alternate site layout or site location was considered for the ES/SEAS complex.
12. The applicant is asked to address if the application design follows the University Campus Masterplan.

<sup>3</sup> Lena Sweeten McDonald, *Technical Guidance and FAQ for Preparing National Register Nominations* (2014), 14-15.

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Documents Reviewed:

1. 91 Prospects and 110-116 Prospect Avenue-Minor Site w/Variations:
  - a. Application for Minor Site Plan Development Review, including Rider for Minor Site Plan Application;
  - b. 91 Prospect Avenue Relocation Project Description, February 8, 2021;
  - c. Minor Site Plan Checklist
  - b. Zoning Appeal/Development Application, including Variance Application Rider;
  - c. Engineering Report, prepared by van note-Harvey Associates, PC, February 8, 2021;
  - d. (EIS) Environmental Information Statement, prepared by van note-Harvey Associates, PC, February 8, 2021;
  - e. Plan Set for Minor Site Plan of Prospect Avenue Relocation to 110-116 Prospect Avenue: Sheets CVR (2/8/2021); CE-1 and CE-1A (dated February 8, 2021); CE-2 (dated December 22, 2020, revised 12/22/20); CE-3 through CE-12 (dated February 8, 2021); Sheet No. 1 Plan Survey (dated November 17, 2020); FFP-1 (dated February 8, 2021); A-010, A-100 through A-104, A-300, A-600, and A-601 (dated 2/8/2021); L-130, L-170, L-180, L-190, L-191, L-500, L-501, L-600, L-900, L-910, and L-920 (dated 2/8/2021).
2. ES/SEAS:
  - a. Concept Review
    - 1) Ennead Architects, Project Description, June 30, 2020;
    - 2) BFJ Planning, Traffic and Parking Impacts, dated June 30, 2020;
    - 3) Concept Design Drawings
    - 4) Planning Director, Concept Review Memorandum of September 23, 2020;
    - 5) Oct. 15, 2020 Regular Meeting, Princeton Planning Board Minutes, pgs.2-4;
  - b. Major Site w/Variations Application
    - 1) Application for Preliminary/Final Major Site Plan Development Review, including Rider to Application;
    - 2) Major Site Plan Checklist;
    - 3) Notice of Appeal and Application for Development, including Variance Application Rider;
    - 4) Stormwater Report, prepared by Nitsch Engineering, dated November 9, 2020;
    - 5) Stormwater O & M Plan, prepared by Nitsch Engineering; dated November 9, 2020;
    - 6) Traffic and Parking Impact Analysis, prepared by BFJ, dated June 30, 2020;
    - 7) Fire Protection Plan, prepared by Robert J. Allen, dated November 9, 2020;
    - 8) Plan Set for Major Site Plan Submission for PU ES & SEAS:
      - a) Vol. 1 of 5: Sheets G0.00 (11/09/2020); Sheet No. 1 (Overall Existing Conditions Survey) (November 23, 2018, last rev. 11/1/20); C000, C001 through C003, C100 through C106, C200 through C206, C300 through C306, C400 through C406 1(1/09/2020);
      - b) Vol. 3 of 5: Sheets G0.00 (11/09/2020), C700 through C709, C800 through C806, C900, L-100, L-130A, L-130B through L-135, L-140 through L-145 (11/09/2020);
      - c) Vol. 4 of 5: sheets G0.00, L-160, L-160A, L-161 through L-164, L-170, L-170A, L-171 through L-175, L-190, L-190A, L-191 through L0195, L-201, and SG.01 (11/09/2020);

To: Princeton Historic Preservation Commission  
From: E. Kim, PLA, HPO  
Re: PU-Major Site w/Variations -Ivy Lane & Prospect Ave. ES/SEAS  
PU-Minor Site w/Variance -91 & 110-116 Prospect Ave.-Demo & Relocate Buildings  
Date: June 4, 2021 Revised  
Page 12 of 12

- d) Vol. 5 of 5: sheets G0.00, A0.00, A1.00, A1.01 through A1.13, A2.00, A2.01, A3.00, A3.01, A4.00, A4.01, A5.01 through A5.14 (11/09/2020).
- 9) Municipal Staff, Commission, and Consultant Reports:
  - a) Princeton Shade Tree Commission Report of March 1, 2021;
  - b) Princeton Environmental Commission Report of March 24, 2021;
  - c) McMahon Associates, Inc., Transportation Engineers & Planners, Report of April 1, 2021;
  - d) Daniel Dobromilsky & Associates Memorandum of April 5, 2021;
  - e) Planning Composite of April 6, 2021;
  - f) Engineering/Zoning Report for SPRAB, dated April 13, 2021;
  - g) SPRAB Memorandum of April 29, 2021;
  - h) Engineering/Zoning Report of May 14, 2021.

Resources

1. NJ/NRHP Princeton Historic District, 1973/1975.
2. 1981 Princeton Architectural Survey
3. Prospect Avenue Historic District, Princeton Borough, November 1992, revised 1995 (Draft).
4. Clifford W. Zink, The Princeton Eating Clubs, 2017.
5. NJ/NRHP Princeton Historic District (Boundary Increase and Additional Documentation) 2017,
6. National Park Service Management Policies 2006
7. Lena Sweeten McDonald, Technical Guidance and Frequently Asked Questions for Preparing National Register Nominations, September 2014.

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Attachments: Proposed Boundaries, Prospect Avenue Historic District, 1993  
NJ Office of Historic Preservation Historic Sites Inventory #1109-12-146, Individual Structure Survey Form, Court Club, 91 Prospect Avenue, sheets 1 and 2 of 2;  
NJ Office of Historic Preservation Historic Sites Inventory #1109-12-S16, Streetscape Survey Form, Prospect Ave. (both sides), Cross Streets: Washington Rd, Olden St., Murray;  
NJ Office of Cultural and Environmental Services, Historic Preservation Section, Individual Structural Survey Form, Historic Sites Inventory #1109-12-17, Individual Structure Survey Form, Arbor Inn, 5 Ivy Lane, sheets 1 and 2 of 2.

cc: David Cohen, Liaison to Princeton Council  
James Purcell, PE/PMP, Land Use Engineer  
Derek Bridger, Zoning Officer  
Michael La Place, AICP/PP, Director of Planning  
Christopher H. DeGrazia, Esq. Drinker Biddle Reath LLP  
Edwin Schmierer, HPC Attorney  
Kerry Phillips, Admin. Coord.  
File

# PRINCETON HISTORIC PRESERVATION COMMITTEE MEETING

June 7, 2021

## PUBLIC TESTIMONY AND COMMISSIONERS' COMMENTS

In chronological order of presentation. (Transcript adjusted for typos and repetitious words, 6/20/2021)

### **Sandy Harrison '74**

**I'm an alumnus of the university and Board Chair of Princeton Prospect Foundation.** A major role of this Charitable Foundation is to educate the public about the history and architecture of Princeton's iconic eating clubs, including the landscape along Prospect Avenue, and to support their preservation. To this end, Princeton Prospect Charitable Foundation is to educate the public about the history and architecture of Princeton's iconic eating clubs, including the landscape along Prospect Avenue, and to support their preservation. To this end, Princeton Prospect Foundation is profoundly concerned about the proposed moving of the former Court Clubhouse across Prospect Avenue and out of the Princeton historic district, and demolishing three historic houses, including a former eating club to make room for it. In our view **such a move would substantially diminish the aesthetic and historic continuity of Prospect Avenue, and it would set a disturbing precedent for the future moving and or demolition of other historic eating clubhouses.** Moreover, in our opinion, **the University can achieve its functional objectives for a new engineering and science building complex, without uprooting this portion of Prospect Avenue,** because there is adjacent University owned land that can be used instead for what amounts to be a fairly small, 3% portion of this project.

**Princeton Prospect Foundation's concerns are supported by the alumni leadership of the 11 active eating clubs.** In addition, over the past week and a half, during which the public first became aware of the University's proposal to significantly disrupt the area of Prospect Avenue in question, there has been **enormous concern expressed among town residents** and others, as evidenced by at latest Count 618 and counting signatures of a **town resident petition** in opposition to the proposed moving of the Court Clubhouse. **Lead stories** on this issue also **have been published** in Planet Princeton and Town Topics, along with **letters to the editor** and other comments from concerned citizens.

In 2017, Princeton Prospect Foundation engaged Clifford Zink, who is a historic preservation consultant, author and longtime town resident, to document the history of the eating clubs for the National Register of Historic Places, and to prepare a groundbreaking book on them with a special emphasis on their distinguished architecture and on the architects who designed them. This book also has spawned numerous talks, as well as public tours and open houses of the eating clubs. I, along with Clifford and Karl Pettit, who is an alumnus architect

and a native of Princeton, **have worked since late last fall in an attempt to convince the University to develop a plan that will not denigrate the Princeton Historic District and Prospect Avenue.** After Clifford and Karl speak next, we know there are many town residents who would also like to express their own views on this vital issue. So thank you, historic preservation committee and staff for your thoughtful consideration of this very important, historic preservation matter.

### **Clifford Zink**

The Princeton Historic District (was) established in 1975. A very large district in that time; the details were not very extensive. On the right hand you can see the submission that we made in 2017, 138 pages of extensive details and photographic documentation of the evolution of the (eating) clubs. (University representatives) seemed to imply that the three houses were not worthy of inclusion, and that's why we didn't include them in the expanded district. But that is not the case. This additional documentation was meant to specifically address the major clubhouses that operated as eating clubs for a very long period of time. The building at 110, which was an eating Club, quickly went out of use, and so we included photographs of it, but it was not a feature of the documentation or book.

The Princeton Historic District, you can see the boundary where Court clubhouse is. The National Register district is only on the south side of Prospect. **This is about National Park Service guidelines for an historic district,** two different documents. "The significance of properties is embodied in their sites and settings as well as in the buildings; **properties in the National Register should be moved only when there's no feasible alternative,** and with evidence that the proposed site does not possess historical significance, that would be adversely affected by the intrusion of the structure." That's not what exists in this case. There is historical significance where the University is proposing to move 91.

**"If a structure holds a prominent position in the middle of an historic district or a street that presents a unified appearance, its removal might leave an awkward gap or destroy the rhythmic harmony of the street or neighborhood."** And that is certainly what is being proposed here. "Moving an historic building, destroying some of its historic fabric lessens its integrity," it's coming off its original site. **"Moving of historic structures can create a false sense of historical development,"** which will happen when 91 is on the

# PRINCETON HISTORIC PRESERVATION COMMITTEE MEETING

June 7, 2021

## PUBLIC TESTIMONY AND COMMISSIONERS' COMMENTS

other side of Prospect. It won't be sandwiched between the parking garage in the apartment building, but it will be isolated there, isolated from the 10 other clubs on the south side of the street. "When a property is moved, every effort should be made to reestablish its historic orientation, setting and general environment," that of course is not proposed here because it cannot happen. But what will happen is **Court Club will be deleted from the National Register** as well as their lot where a Court Club now exists.

National Park Service guidelines for new construction within the boundaries of historic properties. **"New Construction needs to be built in a manner that protects the integrity of the historic buildings and the property setting."** This language is directly from the National Park Service, and it is being ignored in this application. **"New construction should be placed away from or at the side or rear of historic buildings and must not obscure, damage or destroy character defining features of the building or the site. New construction, including landscaping, must not alter the historic character of a property.** In properties with multiple historic buildings, the historic relationship between buildings must also be protected. **Contributing historic buildings within a historic district must not be isolated from one another by the insertion of new construction,"** which is exactly what is being proposed here.

Here is an area of the site which you've seen before. All of us in town are really in favor of the University succeeding as well as possible. Ron talks about connectivity, you can see there's space between Court Clubhouse and the building to its left, which is the former Key and Seal Club. There is 37, 39 feet in between those two buildings, it could certainly have a pedestrian pathway in there. And there's vacant land to the east of Court Clubhouse, where the University wants to have a driveway to get to the main buildings. There's plenty of room for a driveway plus more common activity, including potentially a smaller pavilion, which if designed to fit into the historic district would be perfectly acceptable.

**If the University had said to its architects, "We want to have connectivity onto Prospect Avenue, but we're going to respect the Historic District and the Court Clubhouse and the three historic houses across the street, the architects of Ennead would have said, "Fine," and they would have come up with a plan to accommodate that.**

Here is what the University is proposing. You can see how the bosc of trees does not fit into the historic district. On the right hand slide, it says "Section of

Princeton Historic District that will be orphaned." This is going to do **exactly what the National Park Service says is inappropriate, which is to orphan buildings in an historic district.**

**This proposal does not fit the University's project objective "to blend seamlessly into the current campus fabric. Instead, it will demolish houses that are part of campus history.** And it will split and damage the Historic District with incompatible buildings and landscaping. All of this is contrary to National Park Service policy for historic buildings and historic districts.

Here is what the university is proposing. This is an earlier view of the Court Clubhouse site with the vehicular entrance off of Prospect Avenue. We've seen much more attractive, prettier pictures of what this building will look like. What **we have not seen**, what the University has not submitted, is showing **how this building sits within the historic streetscape**, showing its relationship to the historic buildings to east and west of it. **We've not seen that, because it would show that it is incompatible and discordant with the street, the historic streetscape.**

The Historic Preservation Commission in 1995 issued a report that has been referred to already. At the time it was considering declaring Prospect Avenue, a local Historic District. The report stated that the development of Prospect represents "the fully realized integration of the 19th and early 20th century urban phenomenon – self-perpetuating clubs." There is **no campus in the United States that has what Princeton has**, which is individual private eating clubs all lined up on one street. This is unique in the entire country. **"The club houses are characterized," this is language from the report, "by front lawns and mature landscaping, which emphasize the deep setbacks,"** and very specifically, "The smaller frame structures," referring to 110 114 and 116 Prospect to the east of Ferris Thompson Wall and Gate," are included in the proposed district because they were moved to the sites after club use elsewhere and are part of the district's visual and institutional history."

In 2012, the Historic Preservation Element (of the Princeton Community Master Plan) reiterated the desire to declare an historic district on Prospect Avenue. Instead of calling it the Prospect Avenue historic district, in the Master Plan it was called the Club Row Historic District. It specifically states, **"buildings and structures on both sides of Prospect Avenue and a portion of Washington Road."** We've heard testimony before that it did not include the three houses, but clearly it does on both sides of Prospect Avenue.

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Here we are in 1911. Elizabeth's very excellent report referred to the Fielder Beekman cottages, and here are the Fielder Beekman cottages. Here's Prospect Avenue, here's the University Field, here's the Ferris Thompson Wall and Gate. Here's the former Charter Clubhouse replaced by the current one. Here's the current Cap and Gown, current Cottage, current Elm, and this is Olden Street. Here we have these four houses, and over here we have Key and Seal occupying what was called the Carroll House, which was another one of these Queen Anne cottages. This was moved to 110 Prospect (for the new Key and Seal). These four buildings were moved to make way for Cloister Inn and for a larger Charter Clubhouse. This building is now at 114 Prospect and this one is now at 116 Prospect. They are "part of the district's visual and institutional history," as the HPC's 1995 Report stated.

Here is the Carroll house occupied by Key and Seal when this postcard was issued. Here's the former Charter Club, same site as the new one. This Tower Club is a former Cottage Clubhouse that Tower (Club) took over, this is now the site of 91 Prospect. This building was added onto in 1914. And here you see the addition in the front of it. A Georgian Revival addition, you can just barely see there's a little the Carroll house peeking out from the back of the building. **This is clearly "part of the district's visual and institutional history."** Here is 110 prospect virtually the same, losing a few details on the outside, but virtually the same as it was up the street. Here is the back of the building, and here is the Queen Anne house that was originally called the Carroll House. It was mentioned that these buildings have some additions. Naturally over a period of time as these buildings were adapted to use, they had some additions put on the outside. And you can see that these additions were done very carefully to blend in with the historic character of the buildings.

Here is 114 Prospect. This is possibly a new porch. But a lot of the building, the scrolled shingles, the overhang, even the windows, shutters, might all be original, the front doors. And here again, part of the back may be an addition but look how carefully it was designed to blend in with the original architecture. And here, all three of the houses have stone foundations (from) when they were moved here.

**Now, besides the architectural history, and besides the fact that this is part of the district's visual history, it's also part of the institutional history.** These three buildings are also part of the history of Princeton University. It turns out that a number of very important faculty members lived in these buildings. It's easy to think that because of their proximity to the campus, that they were very desirable residences for faculty. They're closer than the White City buildings a

little further to the east, and they're very prominent. **And you can see here, this building was the residence of Erwin Panofsky. He has been called the most influential art historian of the 20th century.=**

Other important faculty members that we have been able to identify so far as occupants of these buildings include art historian (and Marquand Professor) Thomas Kaufmann, (and) Froma Zeitlin, a very prominent classic scholar who lived in one of these houses for a number of years. And the architecture Professor Anthony Vidler, who was prominent teacher (Head of History and Theory of Architecture) at the (Princeton) Architecture School for a very long time. There's a history to these houses that has not really been fully investigated, and I think it would reveal that after these houses were moved here, they became part of the University's provision of faculty housing, and in fact they were residences of a very important people.

**There's an article about Erwin Panofsky living in this house (114 Prospect) that notes that Albert Einstein visited him there.** There is a great deal of history here that I think could lend itself as additional evidence of, the eligibility of these buildings.

Here is 116 Prospect. Professor Kaufmann spent a number of years here. You can see on the photograph, on the upper right, it has what's called a sleeping porch, looks like it's been enclosed. And this may have some other changes. Look at all those windows with the small divided lights on the facade, they appear to be original windows. We have not received any documentation of these houses, none that I am aware of has been submitted to the public, on the inside or outside of these houses, documenting them as not significant. Nothing has been submitted showing what's on the inside of these buildings.

I made a request through Kristen (Appleget) to take a walk through these buildings. **I've been an historic preservation consultant since 1985, and an architectural historian.** I've been in many historic buildings, even in very poor shape. I said I would like to see how much original material remains in these houses. And she said that access was not possible. In any case, even if the interior of these buildings has been altered, so that some of the original fabric has been removed, Historic Preservation Commission and National Register designation normally does not include the interior of historic properties. It includes the exterior, and you can see that these three houses maintain a very high level of integrity from their original construction and their adaptive reuse here for faculty housing. Are they individually eligible for the National Register? As we heard, the answer is probably not, but **are they collectively eligible as contributing buildings to the historic district? Absolutely.** And they should not be unnecessarily demolished.

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Preserving the integrity of the Princeton Historic District and the historic Prospect streetscape. We all need to keep in mind that **Prospect Avenue is a public street**. It's not Ivy Lane and Western way where everybody is perfectly comfortable with the University building what it would like on its private streets. **The University promotes sustainability, and we're very happy that it does. The best possible action is (retaining) the existing building with its embodied carbon.**

The siting of Court Club on the south side of Prospect is a key component of **its historic significance that would be lost in a move and a 180 degree rotation. Inserting an incompatible building will bifurcate the (Historic) District, isolating these (houses at the east end), and irreparably harming its significance.**

**Moving Court Club and (demolishing) three historic houses will set a precedent for more encroachment on Prospect.** I know that we heard testimony that this is not the case. But this absolutely sets a precedent, once 91 Prospect is moved across the street, and the three historic houses are destroyed, it's very easy to think that in the future, 5, 10, 15 years from now, or more, the University will come along and say that it has good reason to demolish another, or remove one, of the (five) other club houses that it owns. So this is a very dangerous precedent for this and other historic districts in town.

**And what it really comes down to, is the University has not identified a compelling reason to justify this damage.** The most that we've heard is that the University wants strong connectivity on to Prospect Avenue. Everyone recognizes that **the University has adequate space on both sides of Court Club to have its conductivity.** The area (in its plan) around there that comes up to Prospect Avenue was not identified (by the University) as one of its major nodes. When you get out there, what do you confront? You confront the parking garage. So, this is not a major node, at the intersection of connectivity to Prospect Avenue.

**If the University had instructed its architects from the beginning to preserve Court club and still have a distinguished gateway or connectivity, (with) pedestrian and truck access on the open land that it owns, on either side of Court, then certainly the architects would have followed that instruction.**

We ask the HPC members to reject the University's application. I know that Julie said this is a courtesy review, but we ask the members to write that the

university's application is not appropriate for the Historic District.

**As Sandy said, he and I and Karl Pettit have been reaching out to the University since last October,** to try and encourage the University to develop a design that follows National Park Service policy by keeping port clubhouse in place and maintains the character and significance of the streetscape, and of the Princeton Historic District.

Thank you very much for your concern and attention to these very important issues, which will set a major precedent for not only this Historic District, but other historic districts and sites in Princeton. Thank you.

**Karl Pettit, '67**

**I'm a member of the class of 1967, and a board member of the Princeton Prospect Foundation. I'm an architect, and my primary clients as an architect are higher education institutions** for whom I provided master plans and design services for individual buildings. I want to underscore that Sandy, Clifford, and I have been really collaborating together to try to influence the University, in conversations that we've had with Ron McCoy and Kristin Appleget on a couple of issues presented in the design for the new campus. I certainly would argue that **the proposed dense planting of trees and the gravel in front of the theorists building really is out of character with the streetscape, as indicated by all the other club houses. In fact along the sidewalks, you will find either a hedgerow or a masonry wall that is the threshold into that front lawn, which really is a special feature. And I see that really as a problem.**

Second of all, some building facades indicated in the renderings and perspectives that Ron presented have a masonry aspect to them, and that's great. **The material proposed in the theorist building, the ISIS material which is white, really fights against the materiality of the other clubs. In his arsenal, he certainly has a masonry facade, that would be much more appropriate.** Again, I support Sandy's and Clifford's presentation. Thank you.

**Christine Lewandoski**

**I am a licensed professional planner in the State of New Jersey, and a member of the American Institute of Certified Planners.** I served 33 years in the employ of three municipalities, including **the last 26 years as the Princeton Township, and then the municipality of Princeton, Deputy development Officer, Deputy Zoning Officer, and its first historic preservation officer.** I have read the current

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staff reports and reviewed the plans, and I have the following comments. **I do not support the intrusion** of the Princeton University project into the Historic District and streetscape. I do not support the demolition of three historic homes, and the moving of the Court eating club building. I do not support the proposed landscaping and building of the proposed new building in the Historic District.

**These proposed actions upon a residential street in Princeton are without precedent.** I heartily support the report of the Princeton Prospect Foundation and its conclusions and recommendations that were outlined by Clifford Zink. I also support the recommendation in the report of Elizabeth Kim, the Princeton Historic Preservation Officer. The University should be praised for starting an engineering and environmental engineering school, but **it is quite ironic that the proposed project will bring great environmental damage** to an existing developed historic streetscape. It will **take away the stored energy in the buildings** the university proposes to demolish and it will use much additional energy in the demolition of these houses, and the moving and reconstruction of the large Court masonry building.

The former eating club **should be incorporated into the design of the new complex.** This will keep the existing streetscape and provide an old world design juxtaposed with the modern structure. The modern structure would be behind the eating clubs, and it would be in keeping with the University's 2016 Master Plan.

**Princeton may have a history of moving buildings, but this is a radical departure of demolition, and an introduction of changes in the streetscape.** The moving of buildings was mostly done in Princeton at a time when there were no ordinances, or guidelines. **We now have the tools of ordinances and guidelines in the present.**

The former Court eating club should be incorporated into the design of the new complex. The demolition of the three historic houses and the moving of Court **changes the mental maps and images we have of the Prospect streetscape, and it creates a negative visceral response.** When I first heard of the University's proposal, I couldn't believe it. Kevin White, in his landmark planning book, *The Image of the City*, reflects on the way people create mental maps and images of the city where they live and work. His book studies different characteristics of cities that help people create personal mental images to help them navigate towns and cities.

**The municipal land use law requires positive reasons to be proven for the need of the variance the applicant has requested. It has to include that the benefits of the proposed deviation**

**outweigh its detriments, and that the proposal is better for the community than the zoning requirement.** If the deviation does not outweigh its detriments, then the proposal is not better for the community. The university cites in its variance application that it is improving the current conditions, and that a detrimental impact on the neighboring Prospect Apartment site is not a concern. They say it is not a concern because they own the Princeton Apartments. This project is in their own self interest.

**The municipal land use law uses the word community,** and it requires the applicant to notify property owners within 200 feet of the variance request. This list of owners within 200 feet is on the third page of the applicant's minor site plan for 91 Prospect. I counted the properties, they are 64 and the University owns 21 of them. The community, though, is very, very much more than the adjacent University property. **The community is of the people who work and live there.** The university is altering the perception of the streetscape, by the demolition of these three houses and the moving of a National Register building, and they're introducing landscaping and a structure at the Court site that has no relatability to the streetscape.

This variance should be denied, as it does not have the benefits, that the proposed deviation outweigh its detriments and **the proposal is not better for the community than the zoning requirement.** Thank you for this opportunity to speak.

**Eva Martin**

Thank you so much for letting me speak. I really appreciate it. **AS a Princeton alumna** and a scholar of intellectual and aesthetic history, I would like to speak a little bit more about the **historical and cultural legacy of the three Victorians on Prospect Avenue.**

As I've walked or written past these homes on my way to campus, I've often reflected on the luminaries that have lived there over the years, and the tremendous contributions to scholarship that has taken place behind their windows.

As detailed in the 2012 article by Thomas Kaufman, **these unassuming turn-of-the-century dwellings have been the spaces where the some of the most celebrated minds of the last century lived, gathered, exchanged ideas, and wrote.**

In the 1930s, the center of this **vibrant intellectual life was at 114 prospect in the home of Erwin Panofsky. A giant in art history,** Panofsky wrote some of his most important texts at 114 Prospect, including *Studies in Iconology*, a work which shook art history in its era, and has **a lasting impact today.**

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Another great art historian, **W. S. Heckscher**, followed Panofsky to Princeton and spent his first night in the United States at 114 Prospect. The famous scholar of English and art history professor Rensselaer W. Lee, author of *Ut Pictora Poesis*, met Panofsky in his living room at 114, and there they discussed Spenser's *Three Graces*, the connections between word and image, in conversations that helped found interdisciplinary studies in the 20th century. In the 1940s, **Oliver Strunk**, arguably the most influential musicologist of his time, lived at 110 Prospect and there conceptualized and wrote *Source Readings in Music History*.

Some of the great minds who found inspiration in the Prospect Victorians are still living. Professor emeritus **Froma Zeitlin**, Princeton's leading scholar of ancient Greek literature and philosophy until 2010, author of *Playing the other*, and recipient of a 2016 honorary doctorate from Princeton University, lived and wrote for a long time at 114 Prospect. **Thomas D. Kaufmann**, a legend in Renaissance and Early Modern art history, Marquand Professor of Art and Archaeology, whose global and collaborative approach to the history of art profoundly impacted my own graduate work, lived at 116 Prospect for ten years in the eighties and nineties.

**I understand why University architects wish to build a "Theorists Pavilion" for the 21st century. They have not presented a convincing case for tearing down the actual and historic Theorists Pavilion in the Queen Annes on Prospect Avenue.**

### Lewis Hamilton

**I'm a historian at another university.** I live around the corner from these buildings on Murray Place, and I want to underscore the point that's been made by Mr. Zink that given the University's property holdings on Murray Place and in the area, **this is a very dangerous precedent for the historic homes of the area.** Mr. McCoy said the University has respect for the principles of historic preservation, but in the 11 years I've lived here, I have seen two late 19th Century buildings torn down on Olden Street, the destruction of the early 20th century Ogden Field House at Olden and Prospect. **In slow motion, the destruction of the area further isolates and orphans buildings and gives credence to the idea that the buildings are not significant or isolated and can be destroyed in the future.**

In addition, in the community as a whole, the University's incredibly generous subsidies of mortgages for faculty members exerts an enormous pressure of gentrification on in the community, and further promotes the destruction of smaller traditional homes in the area. **I would propose the buildings are preserved, in**

**support of Mr. Zink's point, but more so, I propose that they be restored and returned to residential use, either as affordable housing or given as reparations to the descendants of Princeton's enslaved peoples** from the 18th century, the 19th century, and that would not only restore and preserve a piece of history in the community, but **it would restore in a bigger sense part of Princeton's historic character.** Thank you.

### Adrian Trevisan

**I'm an architectural historian** I live by the high school in a Queen Anne Victorian, and I want to say briefly that I thought Clifford Zink's presentation ticked all the important boxes, mentioned all the important points, particularly the concept of the streetscape and the embodied energy. One thing that he mentioned that I want to underline is, is **my concern is about precedent.**

As was mentioned, the university owns the Prospect Apartments, and I guess the step after this, given that the University has a long term view, could be the Prospect Apartments coming down. In the White City (Broadmead and Fitzrandolph Streets) I think we all know, the University has for some of the houses if not for all of them an option to take the buildings back on a three-year advance notice. So in 25 or 50 or 100 years, we could see modern buildings pushing, well not all of us, but **the town could see modern buildings pushing over to Harrison Street, and losing the historic fabric of the town**, so I just want to mention that everyone. Thank you very much.

### Kip Cherry

There's no question about the importance of this applied science complex and I think it's a really exciting opportunity for the University and for the community. **And I look forward to a lot of really fantastic iconic modernistic design along Ivy Lane.** And I think that (the proposed Prospect Avenue) building represents **a major opportunity for the University and for the town to have a transition building that pulls together essentially Ivy lane and Prospect Avenue.**

Prospect Avenue has obviously been discussed quite a bit about its historic value. I think the fact that it is an evolutionary history is something that we need to keep in mind, because we are now taking another step in that evolution. I think that **preserving the Prospect corridor's character is very important to that evolution.** I think that making the new building, the modernistic building work is very important, and I think maintaining the Court Club is an important part of that thinking.

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There are many **star architects, around the world** and I've had a lot of experience with them, who **have incorporated historic buildings into their designs**. Sometimes it's a little bit odd because on three sides is a modernist design and on the fourth side is an historical design, and that happens because of the importance of the building and the context, and it's easy to do. **It's not a big issue for any good architect.**

I'm very concerned that we are ignoring the importance of preserving the Prospect corridor, and that we are talking **about demolishing three houses that have obvious value. I want to discuss the topographic issue that was raised, because again, any good architect can handle a topographic change**, and that should not be an issue. Besides that, the topography affects the new building regardless so having a historic building as an appendage to it shouldn't be an issue at all, when you talk about ramps and steps. That's just a natural way to handle any topographic tissue, both exterior and interior. There's no reason why you can't have very, very convenient space with that kind of setup, and I would hope that students can easily traverse any steps or ramps that might be involved.

We also have talked about sustainability, and quite frankly, **the most sustainable thing you can do is to maintain an historic building and not tear it down or move it. I think that if the University wants to be consistent in trying to be the most sustainable possible**, consistency means retaining the Court Club and retaining the three Queen Anne buildings across the street.

I also want to talk about the variance, very quickly because it hasn't really been brought up much. Christine Lewandowski brought it up, but of course that's the elephant in the room, because in order to move the building, there's a variance involved. **In order to get a variance you have to have what they call in the MLUL (Municipal Land Use Law), the state statute, a peculiar condition. I do not see a peculiar condition in this situation.** I don't think that topography is a peculiar condition. I don't think that the lots are narrow, or any of that sort of thing, none of those are peculiar conditions.

The MLUL instructs a planning board to look at the public good and whether the variances would create a detriment to the public good. I would argue that **there is a detriment to the public good in that we'll relocate one historic structure out of its location and diminish its value and lose three other historical structures.** I think that really is not the way to go, and I would hope that the University reconsider because I think great design means tying together the context and the environment. The environment is a

physical place, and I think that **the University's strengths is in its ability to tie together the historical and future environment of that campus and to send that message to the students**, because that is a part of considering Applied Science and Engineering, to consider how to how to draw together, the historical world, and the and the future world. I think that creates a really great message for the kids, and **I would hope that the University would put more emphasis on that message.**

I think that there could **easily be a glassy entrance tucked in behind the Court Club that would provide a so called presence on Prospect Avenue without violating the character of Prospect.** I think that would be a compromise that's well worthwhile as far as the programmatic requirements of the building. I don't know any buildings that don't require classroom space, office space conference space. Those are the kinds of spaces that would work very well in the Court Club as an appendage to the (new) building.

So I really think that just **widening our imaginations a little bit would make a lot of sense.** I do think the fact that **Prospect is a public road**, is something that needs to be considered, that the town does have a vested interest in this road, and in the life of the community as affected by the eating clubs over the years, and I don't want to diminish that history. Some of it hasn't been great, such as the confrontation with Sally Frank, for instance, when she wanted entry into an eating club, but that's part of history and the beauty of it is how the University community moves beyond that history. **It all goes back now to the American Revolution, and so history is part of our blood and part of our context, and we need to elaborate on it, we need to be excited by, it and we need to preserve it.** Thank you very much.

### Martha Rinehart

I'm talking, briefly, in support of both Clifford Zink and Christine Lewandowski, who I think made the case really beautifully for the point that I was going to make, which is that **historic preservation is not just the building's historic preservation, it is (also) the context and the streetscape.** I've been involved in historic preservation through my own house, since I moved here. **When I think about alumni going back and finding their eating club across the street, they'd feel dizzy.** That's part of what historic preservation needs to hold on to.

As to Kip's point about transition, I do feel as though the eating clubs provide a really **lovely natural transition into Princeton residential area**, the Riverside district, that is lovely. **The fact that there**

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**are other options, good options I would imagine, they don't require any of this, would seem to me to be reason enough to say, then, Why?** I don't understand why they have to do something, to destroy historic preservation, when they have other options.

### Thomas Kaufmann

I want to talk about one further aspect, about **the historic person, namely Erwin Panofsky, who lived in 114 Prospect**. I should add that **I'm Marquand Professor of Art and Archaeology and I've lived in Princeton for 45 years**, and I'm a beneficiary of many aspects of the University's use of these (three historic) houses, and I'm currently in a Gray Farm (a University housing program) house, which also had been moved.

I want to address the significance of Panofsky and his presence there (in 114) in 1934 to 38. Panofsky, just for those who are not in that field, as most of you aren't, does have the importance that Jeffrey Smith assigned to him as being, **perhaps the most important art historian of the 20th century, and the person who, in fact, was important for the rise in our field**, and who also taught at the University as well as being a member of the Institute for Advanced Study from 33 or so on to his death in 1968, and was **responsible for the formation of many people, both directly and indirectly**. His widow, I should add, is still a resident of Princeton.

The point I would like to make that hasn't been made so far is that the existence of **114 Prospect**, and **the fact that that house was made available to him**, and the fact that he had people (of like texture) visit him there, stay with him there, **underscores a positive aspect of Princeton's history, which should not be forgotten, namely its reception of refugees here from the Nazis** and people of like texture who were anti-Nazi. **That needs to be stated when we're talking about Princeton history**.

I would also just ask, and I suppose that the University and colleagues were not aware that he had lived there, because **I can't imagine that the Institute for Advanced Study, or the University, would tear down Einstein's house**. That's all I would say.

### Jim Bash

I've lived here in Princeton for 21 years. **I love the University; I'm a big booster and it brings so much to our town**. And I have supported almost all of their projects over the decades of being a homeowner here. Being **an engineer myself**, I am in favor of the new Engineering complex to replace the aging E-Quad facilities. And what we've seen is that most residents and

alumni attending today here are similarly supportive, and **do not take issue with the project generally and the benefits it will bring** to the University and to our community.

But **the University already has nearly 15 acres for this** site – their single largest expansion in modern history. The complex is almost entirely along Ivy Lane and Western Way, with all the space they need there – even an unused two-acre area that is currently labeled, “Future Development.” **The sprawl up to Prospect is unnecessary** and encroaches on a residential neighborhood, destroying three beautiful Victorian-era homes which are rich in history and were actually on that street first, while moving the contributing Court Clubhouse out of the Princeton Historic District, **gaining only ½ acre in the process** and causing it to lose its National Register listing.

For some years now, while walking or biking along Prospect as I so often do, I've noticed **the three Victorians have not been well taken care of, and I haven't understood why**... I almost wrote Kristin Appelget about it on a couple of occasions. But just like any other building they own, the University has the responsibility for their proper upkeep – so it's **puzzling to see the caretaker make a claim here of any lost perceived integrity**.

Each of the Victorians supports the others, in a cohesive historical group. By contrast, Court would be isolated where it doesn't belong, and cut off from Eating Club Row. It is damaging to the history and legacy of this grand avenue – and to most people's sensibilities, it is avoidable sprawl. There is no academic, educational, or research imperative for it to happen. In fact, there is a vacant lot immediately adjacent to 91 Prospect with plenty of frontage to provide a 3rd northern access point to the new buildings, similar to the other two entrances that Mr. McCoy highlighted further west on the street.

Princeton has been the #1 or #2 university in the country every year since 1993. So, **there seems little risk that everything's going to go down the tubes if this edifice is not constructed in that precise location**, but elsewhere on the vast site, while maintaining campus connectivity on both sides of the Court Clubhouse plus all the other access points referenced. The current plan also continues a pattern of encroachment and demolition in residential neighborhoods in recent years, as departmental buildings creep ever-closer to where residents live.

I really admire the University's recent efforts and leadership on the climate. Half of this complex is for the Environmental Sciences. But people are saying that this part of the proposal is not sustainable, and not Earth-friendly. However, **even good institutions can make flawed proposals** sometimes. In which case,

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**integrating input and feedback** from neighborhood residents and community stakeholders **is essential to achieve a better solution** for everyone.

Mr. McCoy calls it “a preservation story,” but we wouldn’t have **such a large public outcry** – over 600 signatures in a week – if that were the reality... **A true preservation story would entail protecting and preserving our town’s history and architectural treasures – not displacing or destroying them.**

Would a real preservation story propose replacing a stately 1929 manor within an Historic District with a 2024 edifice that is out of place and incompatible with the surrounding neighborhood and streetscape? Most here are saying no.

I’ve talked to a lot of my neighbors about this over the past week, since learning of it myself... Like me, most people simply weren’t aware of this aspect of the plan, and most were distressed to hear of it. Understandably, perhaps, that the architects haven’t wanted to draw great attention to it, or have it make front-page news.

But disappointingly, many residents I talked to were flat-out cynical. They’d tell me, “*it doesn’t matter, they don’t listen, and nobody will stop them.*” Is this really true in our town? Are there no checks and balances? Should our community not bother safeguarding the Historic District neighborhood from unchecked expansion? There must another way. **Can we find a workable solution, and restore faith that the University will listen... and respond? That the town will draw the line at a bridge too far?**

Per municipal ordinance, the Historic Preservation Commission is charged to “preserve the integrity and authenticity of the historic preservation districts and to insure the compatibility of new structures therein.” So we’re all waiting here today, for your decision. And that’s why all these fine folks are present. Thank you.

**David Kinsey**

**I'm a licensed professional planner** in New Jersey.

I'm a **fellow of the College of Fellows of the American Institute of Certified Planners.** I was born in Princeton, and I've lived here since 1985 and I'm a **double graduate alumnus of the University** and I've been teaching planning at Princeton since 1998. My day job is as a professional planner, working throughout New Jersey and Connecticut.

You've heard many eloquent, important statements today. I support wholeheartedly the overall project of the University, to build spectacular new complexes for great research and teaching, but **it's the entrance on Prospect Avenue that is problematic**, as we learned today.

The proposal is to have a theorists pavilion, a smaller structure on Prospect Avenue. That can happen

somewhere in this complex, by preserving the Court (Club) building. In fact, maybe even the Court club is appropriate and has spaces where people might be able to gather, think individual offices, that’s what theorists would do. There's certainly plenty of room for connectivity with the portion of lawn on the existing vacant lot, connectivity for a road for people to walk, for pathways.

**The current scheme is simply just not appropriate, and simply doesn't comply with all the standards** that you've heard so eloquently and clearly expressed, particularly in Clifford Zinks presentation. The planning issue before the Planning Board, the critical one, is the variance. This commission gives advice to the Planning Board, and the key advice that I suggest you offer is to accept wholeheartedly, your staff member’s review and excellent report by Miss Kim, but with the additional point out that, **the benefits must outweigh the detriments.** She made the point that the benefits need to be outlined. **What are the benefits from this destruction** of a (National Register) registered site, disrupting a building in a registered district and demolishing the three houses, **compared to the obvious detriment of all of that, anti-preservation activity?**

**The planning rationale has simply not been provided** to you, to support a recommendation, favoring the variance that has been requested. So, in conclusion, I urge you to advise the planning board to reject the variance application. Thank you.

**Thomas Kaufmann**

**I certainly agree with Mr. Kinsey.**

**Paul Suozzo**

Thank you to all the presenters. While I appreciate the last comments, and I think the plans are really fabulous and there'll be bringing a lot of things to University, but it just seems that **somebody made a choice to push the project, this little bit, up Prospect Avenue.** And instead of trying to work around that, it's **just been forced on everything else** in the plan. The building would be a great improvement, but **it just seems real blind eye to the site, and unnecessary.**

To reiterate, I don't see **any convincing reason that we should forget the historic issue of it**, and allow for a variance. I also think it would be great if there were more opportunity if things are opening up that people come in and look at the plans, physical plans, so we get more of a review, but I know with the time, that may not be a possibility, but I would also encourage the commission to reject (the) application. Thank you for your efforts.

## PRINCETON HISTORIC PRESERVATION COMMITTEE MEETING

June 7, 2021

### PUBLIC TESTIMONY AND COMMISSIONERS' COMMENTS

#### **Julie Capozzoli, HPC Chair**

I'm opening this up to the commission members, starting with Elric, any comments.

#### **Elric Endersby, HPC**

No need to reiterate what I will say is the first of all, I'm not overly impressed with the odd compilation of different and very busy design for this whole thing. I find a lot of it to be politically correct but pretty aesthetically wanting. Aside from all that, it's obvious that that **some of the best architecture is that which faces an adverse condition** and actually makes it into a prominent design feature. And the opportunity is here for just that. I just think it needs to be revisited. I think the University can call upon professionals who can look at this, and scrutinize a better way of presenting this very different compilation of buildings, drawn through the Prospect Avenue experience.

I agree with those who think that this is just going to lead to more, to further expansion. just in the 25 years I've been on this commission we've sat through the removal, particularly, of the community along Alexander, and I think partially in response to that, we have worked diligently to try to preserve as much as possible, the character of the Witherspoon Jackson area.

As someone said, **the club houses are a wonderful transition from the university campus to the residential area.** One final point, and that is when we considered the 20 Nassau project over the last year, one of the most telling parts of that was a study that had been made of the impact of those new structures on the community along Bank Street.

Prospect Avenue got that name because it was a prospect. It was told to me that that was favored over places like University Place, Library Place and whatever, because of the helpful breezes that would come up from the Millstone Stony Brook Valley and the long views. My sense is that **the height of those buildings is going to be particularly intrusive** on the experience of those buildings on the south side of Prospect, the rear, southern facing elevations, and I would urge that at the very least, some similar study be made to the one that we looked at on 20 Nassau. I'm interested to hear from everyone else. I particularly appreciate the people who have taken on this effort. The neighbors, and members of the community who have voiced their concerns. Thank you.

#### **Julie Capozzoli, HPC Chair**

Shirley, I want to ask you, because you know a lot about the clubs, what you think of this project.

#### **Shirley Satterfield, HPC**

I had the privilege of having lunch with Mr. Zink at Robert (Von Zumbush's) house about two years ago, and he talked about his book and he gave me an autographed copy and I said there's something missing in this book. I said there's a lot of architectural buildings and it's beautiful, but you don't have anything about the people who sustained these buildings, who sustained the inside, who were the cooks who were the cleaners.

Our family, if you talk to **any member of a family who's been here at least 20 years, they can tell you that their mother or their father or an uncle worked on the Avenue.** When I give a tour and I stop in front of the Robeson House, there's a little part of the Robeson house where, because it used to be a rooming house, after Paul Robeson was no longer in that house, and at the bottom there was a place where the men who worked on the Avenue would come to play cards or to rest, and people would ask me what is the Avenue. Well the Avenue was Prospect.

**I remember my mother ironing her little white apron and saying she's going to work on the Avenue,** or my uncle who worked on the Avenue, which was wonderful for us, because you know, when you open up a refrigerator you can get ice cream anytime you want. While living on old Clay Street we had ice boxes. And when my mother came home with ice cream that was a big thing.

There were a lot of people who sustained all of those clubs, and one person in particular was Mr. George Reeves, and anybody who knows Jim Floyd, he was Jim Floyd's father in law, who sustained not only the clubs but also was the cook for Blairstown. **So there was a lot of connection between our community and those eating clubs.**

**As an historian of this community, I like to keep things historical,** and even though I know this is something that the University would like to do, **I don't see destroying three noted houses and moving a building that can be fixed up where it is,** and not destroy the houses. So that's my connection with the Prospect (club) house, and all of our families who sustained and worked on the Avenue.

#### **Thomas Pyle, HPC**

It's interesting discussion. I really appreciate all the perspectives being offered.

#### **Roger Shatzkin, HPC**

I came into this thinking it was not a particularly great idea. Listening to the University and was swayed a bit in their direction but both of them came out with, maybe my colleagues are coming out with: **It's got to be a better way to do this than to uproot the Club and**

# PRINCETON HISTORIC PRESERVATION COMMITTEE MEETING

June 7, 2021

## PUBLIC TESTIMONY AND COMMISSIONERS' COMMENTS

**move it across the street, it just seems like almost like a gimmick to me.**

**In favor of university, they've come before our commission many times,** and I've always respected the work they've done, we disagreed with them on occasion, but then they've come up with workable solutions. **They are interested in being good stewards of their historic legacy.** There's no question about that. I just don't see the solutions to connectivity of buildings to the upper campus is one way to do it, **this solution doesn't seem to be workable.** Okay, thanks.

### **Frieda Howard, HPC**

I kind of agree with most of the comments. But there's something Roger said that that occurred to me when I read all of the texts, and that was, **it seems like sort of a gimmick,** because why would you move an eating house to the whole other area of Prospect. I think somewhere that, please correct me if I'm wrong, there was a text that said, the University will then recommend that entire area of Prospect including the moved eating house, the University would recommend that it would be included in a historic district. I think I read something that.

**It seems like a roundabout way to achieve Historic District status,** so I don't understand it. It's quite confusing to me, considering the University owns so much land in town, and I agree with others who said that it should really be reconsidered and rethought out. I think that's where it needs to go, because **it doesn't sound logical to me.**

### **David Shure, HPC**

In rereading the ordinance that establishes the Historic Preservation Commission, I read where, indeed, it talks about properties within a district, and, what it really talks about is our working hard to utilize our historic resources. When I hear a lot of members of the public come forward today, who don't even know the distinction perhaps, of local historic district, National Register District, or things that are noted to be on the Master Plan, is important to the community. What I hear is that a lot of people have faith in the Commission, trying to protect the qualities of either neighborhood or history, or the design context that makes Princeton special. I think that's a very rewarding thing to hear. I think that the university probably is hearing that loud and clear also, and I would think is saying, gee, what can we do with this design, **what input do we give back to our designers to come up with something that's better?**

A second thought is **the three houses, their history,** the small ones that could be easily discarded.

**They actually have quite a lot of history, and I'm sorry that the consultant, discussing those houses, missed this.** Those houses have such connection to the event of Prospect Avenue, that those houses were moved in order for Prospect Avenue to become what it became, and that **they are indeed significant to the whole story there. They aren't just throwaway buildings.** So those are my comments. I feel strongly that we're hearing a lot from the community, and going back to what I was talking about earlier, what our charge is, I think we have a pretty clear direction of what we're supposed to be doing in terms of our recommendation. That's what I have to say for right now.

### **Julie Capozzoli, HPC Chair**

Well, I agree, I feel like we have unity here. Full disclosure, I studied with someone who studied with someone who studied with Panofsky. But that said, I think that **the entrance to the SEAS is building, the way it's conceived, seems very problematic.** And I don't think we can recommend the University, moving forward without reconsidering the available land nearby, and leaving the Club, where it is and just reexamining how the circulation would work. I definitely think we're in unity here. Do you need anything else? (To Ed Schmierer, HPC attorney) We can kind of go over the memo points but as far as a vote or something goes, do we need to proceed that way?

### **Thomas Pyle**

Please forgive me, I'm naïve as to what is the land that people think the University has they should use instead of the access to Prospect Street. Is there some adjacent land behind or across the street that they're thinking of?

### **Julie Capozzoli, HPC Chair**

**Next to the (Court) club, there's a vacant lot.**

David Cohen

One of the commenters referred to a spot behind the building on Ivy lane that's reserved for future construction, so somebody had suggested that, as well, as an alternate location.

### **Ed Schmierer, Municipal Attorney for HPC**

Well, Madam Chair, I think from the hearing that you just conducted, and the comments made by members of the public, **there's a strong consensus by HPC,** to endorse the application as currently proposed, and **not to encourage the demolition of the three houses, nor the relocation of Court Club.** I think that would be the basis for the memorandum that we would send to the Planning Board, which will have to decide the site

**PRINCETON HISTORIC PRESERVATION COMMITTEE MEETING**

**June 7, 2021**

**PUBLIC TESTIMONY AND COMMISSIONERS' COMMENTS**

plan, and also have to decide the variance application. You don't do that, but you can comment about that, but I think for five or six pages of notes that I have, I think it's pretty clear the consensus of the commission.

**Ron McCoy**

There's nothing particular regarding the historic preservation standards, for a building being tied to its site...

This is not like this is Mount Vernon, that we would be moving it (Court Club, from) a very, very site specific with a particular vista, and moving it (Court Club) to another part of the site is really no, no damage...

Right now almost all of the clubs have put trees in their backyards for privacy and exclusivity, and some of this that comes with the name Prospect, has been voluntarily enclosed, and so (the clubs) really don't have those kinds of distance (views). Right now 91 Prospect looks out onto one of our ugliest buildings, the computing building, which nobody here is defending by the way, what about that building?

**Elizabeth Kim, HPC Officer**

I just want to address Mr. McCoy's comment **about the three houses** that are not in the Historic District. During my research of the (1995) **Prospect Avenue (Historic District) Report**, which was in draft form, actually was the report in which the former Borough had recommended for it to be (an Historic District). With that they had a map that shows it, and it was attached to my report, which **actually delineates the properties (three houses) within** there, which actually includes on the north side, to go all the way to Murray Place.

**If you read the recommended district within the Master Plan it does talk about on both sides of Prospect** and along portions of Washington, which would actually follow what that map says on there. When there's a district that's recommended in the Master Plan, there is a vetting required, where it has to be approved by the Planning Board, in addition to the council. There's a process. I believe that this is the map (in the report) that was used for (the suggested historic district outline), because it was generated around the same time that the Master Plan was approved.

**Julie Capozzoli, HPC Chair**

I want to point out to the **almost 80 people participating** that the next step after this is the planning board meeting on June 17th. That's when there will be another public hearing and a chance to comment. We will obviously create a memo, but there are other steps to this process. Are there any further comments, otherwise I think we're done.

**Roger Shatzkin, HPC**

I want to add, I think that will be in our memo, but I want to make sure that the University gets kudos for the project itself, not particularly the historic aspect of it, but as many people have said, this is a very exciting project and keeps the University in the forefront of educational institutions in this country. I would like to make sure that we include that. Thank you.

**Julie Capozzoli, HPC Chair**

Thank you everyone for coming. Thank you for all the presentations, all the commentary, all the participation. We really appreciate it, and perhaps we'll see many of you, on the 17th. Thank you, Members.

OFFICE OF HISTORIC PRESERVATION

MEMORANDUM

To: The Princeton Planning Board

From: Julie Capozzoli, Chairperson  
Princeton Historic Preservation Commission



Date: June 14, 2021 Revised

Re: Applications of Trustees of Princeton University

- Ivy Lane and Prospect Avenue  
Preliminary/Final Major Site Plan w/Signage Variance  
Environmental Studies-School of Engineering & Applied Science (ES/SEAS)  
Block 50.01, Lot 18; Zone E2 (Borough),  
Portion of Block 49.01, Lot 5; Zone E-1 (Township)  
File No. P2020-872P; Project No. 15HP-2021
- 91 and 110, 114 & 116 Prospect Avenue  
Minor Site Plan w/Variance  
Relocate Building from 91 Prospect Avenue (aka Court Club)  
to 110, 114, & 116 Prospect Avenue  
Block 50.01, Lot 18 C17, Zone E2 (Borough) and Block 48.01, Lot 20 C16, C17,  
and C18 respectively, Zone E3  
File No. P2121-012PM; Project No. 39HP-2021  
Historic Preservation Element, Princeton Community Master Plan,  
Former Princeton Borough Suggested Historic Sites and Districts  
"Club Row Historic District"  
NJ/NRHP Princeton Historic District

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The Trustees of Princeton University have filed the above-referenced applications with the Princeton Planning Board seeking Preliminary/Final Major Site Plan and variance approval to facilitate the construction of a new Environmental Studies-School of Engineering and Applied Science (ES/SEAS) complex between Ivy Lane and Prospect Avenue. In order to construct the ES/SEAS complex, the University proposes demolishing three houses on Prospect Avenue (110, 114 and 116) and moving the Court Club building (91 Prospect Avenue), a former Princeton Eating Club, from the south side to the north side of Prospect Avenue on the lands previously

occupied by the three houses. The University seeks Minor Site Plan and variance approval for the proposed relocation of 91 Prospect Avenue. The property where the three houses proposed for demolition on Prospect Avenue and 91 Prospect Avenue (Court Club) are within the Princeton Community Master Plan's suggested "Club Row Historic District". The Court Club property also falls within the New Jersey and National Register of Historic Places (NJ/NRHP) Princeton Historic District. The Court Club is a contributing building in the Princeton Historic District.

Pursuant to *N.J.S.A.* 40:55D-110, these applications have been forwarded to the Princeton Historic Preservation Commission (HPC) for review and recommendation to the Planning Board.

HPC held a special meeting on June 7, 2021, to consider both applications. The University reviewed with HPC the applications involving the ES/SEAS complex and the demolition of the three single-family houses located on Prospect Avenue and moving the Court clubhouse onto these properties. HPC also considered a number of comments shared with the Commission by numerous community members during the three-and a-half hour session.

Following the HPC meeting, it was the unanimous consensus of HPC to strongly recommend to the Planning Board that the Major Site Plan application involving a variance to facilitate the construction of the ES/SEAS and the Minor Site Plan and variance application to demolish the single-family houses referenced above on Prospect Avenue to facilitate the relocation of the Club Court building be denied by the Planning Board.

At the outset, HPC, during the course of its hearing, made it clear that they are supportive of the University's proposal to develop a new ES/SEAS complex. The construction of this new facility will allow the University to create a state-of-the-art complex for both environmental studies as well as engineering and applied science studies on the campus. HPC strongly felt,

however, that the proposed plans for the ES/SEAS complex which requires demolition of the three Prospect Avenue houses and relocating the Court clubhouse is disruptive and inappropriate to the Prospect Avenue historic character and streetscape, and further violates the integrity of the row of eating clubhouses and their relationship to each other.

HPC heard a great deal of testimony concerning the historic significance of the three single-family houses on Prospect Avenue which the University intends to demolish to facilitate the relocation of the Court Club building. These single-family houses were constructed between 1890 and 1900 and have been utilized until recently for faculty housing. A number of distinguished scholars lived in these buildings and the Georgian Revival and Queen Anne style of these three houses represent architecture worth saving for the Princeton community. They also allow an appropriate residential transition to the remainder of Prospect Avenue to the east, and other single-family houses located along Prospect Avenue.

The proposed relocation of the Court Club building from one side of Prospect Avenue to the other will disrupt the rhythm with the other eating clubhouses along Prospect Avenue. The Court Club building will no longer be located adjacent to the other eating clubhouses along the southerly side of Prospect Avenue, but rather moved and isolated between a university parking garage to the west and the Prospect apartments to the east. HPC felt that notwithstanding the University's intention to renovate the Court clubhouse, the proposed relocation of the building is simply inappropriate. HPC members expressed other concerns such as an inappropriate landscape treatment of the front lawn which is not in keeping with the historic open front lawn and street trees that are prominent along Prospect Avenue; the height of the new construction and its impact especially on the rear yard views of the southern located clubhouses and the visual impact from Prospect Avenue; and the problematic entrance from Prospect Avenue. The

University should be encouraged to reevaluate the availability of land nearby, revisit integrating adaptable use of the Court clubhouse as part of the ES/SEAS complex; or select a better siting to meet their program needs to prevent detriment to the historic buildings and streetscape along Prospect Avenue.

HPC appreciates the opportunity to provide their comment on these applications to your Board.

cc: *(via Electronic Mail):*

Elizabeth H. Kim, P.L.A., Historic Preservation Officer  
Michael La Place, AICP/PP, Princeton Planning Director  
Christopher DeGrezia, Esq., Applicant's Attorney  
File

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## Excerpts From Municipality of Princeton Staff Reports

### DEPARTMENT OF PLANNING MEMORANDUM, June 14, 2021

To: Planning Board of Princeton

From: Michael LaPlace AICP, PP, Director of Planning

Subject: 91 and 110-116 Prospect Avenue, Minor Site Plan with Variance

#### **PROPOSED DEVELOPMENT**

“The application calls for the demolition of 5 Ivy Lane, 87 Prospect Ave. and three large residential structures at 110-116 Prospect Ave. It also calls for the relocation of the Court Club from 91 Prospect Ave. across the street to the site of the three razed houses. The University intends to construct a contemporary style “theorists pavilion” at the current site of the Court Club as part of the larger ES-SEAS complex.”

#### **HISTORIC AND ENVIRONMENTAL CONSIDERATIONS**

“According to the Princeton Community Master Plan, the project site is located within an eligible “Club Row” local historic district, encompassing architecturally significant eating club buildings along Prospect Avenue. Prospect Avenue is also within the Princeton Historic District on the National and New Jersey Register of Historic Places. Considering historic preservation as well as sustainable development and the need for housing in Princeton, staff is concerned that three large viable residential structures are being destroyed in order to move a contributing element of the Prospect Avenue row of eating club buildings from its current and original location at 91 Prospect Avenue.”

#### **STAFF RECOMMENDATION**

“The University should seriously consider amending the application to preserve and adaptively re-use the former Court Club building at 91 Prospect Avenue in its current location. This historic structure can become an updated and fully accessible center for the theorists to use and enjoy. The preservation of the Court Club building in its original location would make possible the restoration and productive use of the three existing structures across the street at 110-116 Prospect Avenue. Preserving the buildings at 91 and 110-116 Prospect Avenue in their current locations is consistent with Princeton’s Master Plan in terms of protecting the historic architectural legacy of our community and maintaining existing neighborhoods. The variance from Section 17A-354(d), involving placement of the Court Club on a new site and the required setbacks is a self-created hardship proposed by the applicant.”

### ENGINEERING & ZONING REPORT, May 17, 2021

To: Site Plan Review Advisory Board, Princeton Planning Board

From: James J. Purcell, P.E., P.M.P.; Derek Bridger, Zoning Officer

#### **4.0 REVIEW IN ACCORDANCE WITH CRITERIA SET FORTH IN SECTION 108-226,**

(a) through (p) of the Princeton Land Use Ordinance

##### “(d) Scenic, Historical, Archaeological, and Landmark Sites

91 Prospect Avenue is listed on the New Jersey and National Registers of Historic Places. Formerly The Court Club, this building is owned by the university and is proposed to be relocated in order to preserve the building. While, “Scenic, historical, archaeological and landmark sites and features that are located on or adjacent to the proposed development shall be preserved and protected insofar as practical,” the applicant is proposing to relocate this building instead of preserving or protecting it by incorporating it into the ES+SEAS project. The applicant should provide testimony as to how the relocation of the building is preferable to adapting it for reuse. Similarly, the row of eating clubs along Prospect Avenue are eligible for historic designation and will be impacted by the development. The applicant should describe how the historical context of the Prospect Avenue streetscape is impacted by relocation of this historic structure.”

Testimony before the Princeton Planning Board  
on the Princeton University ES + SEAS and 91 and 110-116 Prospective Avenue Projects  
June 17, 2021

Good evening Madame Chair and members of the Planning Board. My name is David Kinsey. I have lived on Aiken Avenue for the past 35 years. I am a graduate alumnus of Princeton University.

As a neighbor to the Engineering Quadrangle, I participated in 1990 in the advocacy that led to the adoption that year of the E3 Zone District applicable to the applicant's pending minor site plan application. Importantly, this zone requires a 250 feet buffer between the R2 residential zone on the west side of Murray Place, with its 16 residential structures, and any new building construction in the E3 zone.

I am a licensed professional planner and have 35 years of experience as a planning consultant. I have been accepted as an expert in planning by trial courts and local boards throughout NJ. I am a Fellow of the American Institute of Certified Planners. And, I have taught planning and public policy at the University as a visiting lecturer since 1998.

My comments focus on the variance requested by the applicant to violate the 250-foot buffer required in the E3 zone.

Overall, I support the ES + SEAS Project, but the integrity of historic Prospect Avenue is threatened by a very small component of this massive project. The University seeks to demolish three remaining Victorian, Queen Anne houses on the north side of Prospect Avenue – 110, 114, & 116 Prospect Avenue -- and in their place relocate the former Court Club building, a contributing structure to the State and National Registers Princeton Historic District that is now used by the University for offices. The purpose of this activity is permit creation of a vehicular, bicycle, and pedestrian "gateway" to the new complex and a "Theorist Pavilion."

However, all three buildings proposed for demolition "...were moved to these sites after club use elsewhere on the street and are part of the District's visual and institutional history,"<sup>1</sup> according to an analysis prepared for the former Borough Historic Preservation Review Committee. As Historic Preservation Commission Vice Chair David Schure commented last week, "The houses have a lot of history, and I'm sorry that the University consultant missed that history. Those houses are indeed significant. They aren't just throwaway buildings."<sup>2</sup>

The proposed site for relocating the Court Club building is squarely within the 250-foot buffer where the E3 Zone District since 1990 has prohibited "...uses other than parks, playgrounds, and open parking..."<sup>3</sup> Accordingly, the applicant seeks a so-called "c.(2)" variance as part of minor site plan approval under the Municipal Land Use Law.<sup>4</sup>

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<sup>1</sup> Prospect Avenue Historic District, Princeton Borough. Prepared for Historic Preservation Review Committee, 1995. Cited by Elizabeth H. Kim, Historic Preservation Officer, Municipality of Princeton, Memorandum to Princeton Historic Preservation Commission, June 4, 2021, on the pending applications.

<sup>2</sup> Donald Gilpin. "Commission Advises Planners to Reject University Application." *Town Topics*, June 9, 2021

<sup>3</sup> Princeton Code §B17A-354.7(d)(2).

<sup>4</sup> N.J.S.A. 40:55d-70.c.(2).

To approve this variance, the Planning Board must find make five findings under the law. In my opinion, the applicant is not entitled to the requested relief as the Board cannot make four of the five the required findings, as I will now detail, finding by required finding.

**First, the application must relate "to a specific piece property."<sup>5</sup>**

This finding can be made, as the application relates specifically to Block 48.01, Lot 20, the ±14.13-acre parcel dominated by the E-Quad.

**Second, the Board must find that the "purposes of this act [Municipal Land Use Law] would be advanced by a deviation from the zoning requirements ... ."<sup>6</sup>**

The MLUL has 17 "purposes." In my opinion, one critical purpose is not advanced by the proposed Court Club relocation: "To promote the conservation of historic sites and districts... ."<sup>7</sup>

The proposed demolition of three historic buildings is the antithesis of "conservation of historic sites and districts." The proposed removal of the historic Court Club structure out of its original site and context is explicitly discouraged by federal historic preservation policy. According to the National Park Service, properties on the National Register of Historic Places should be moved only where there is no feasible alternative for preservation. The applicant has not demonstrated that preservation of Court Club is not feasible.

In my opinion, the Board cannot find that moving Court Club promotes "...conservation of historic sites and districts..." and advances this purpose of the MLUL.

**Third, the Board must find that the "benefits of the deviation would substantially outweigh any detriment... ."<sup>8</sup>**

The applicant does not identify specifically any benefits associated with the requested variance in its barely two-page "Variance Application Rider."<sup>9</sup> Instead, the applicant claims it is "improving the current conditions and the existing non-conformity." I disagree. Demolishing three historic structures is not "improving the current conditions."

The applicant speculates that the intent of the 250-foot buffer requirement "...was to reduce the impact of more intense uses on neighboring sites." I disagree.

The intent was more than reducing impacts; it was to separate physically any new non-residential buildings in the E3 zone by the substantial distance of 250 feet from any zoning district not separated from the E3 zone district by a public street. In establishing this buffer requirement, Borough Council was well aware that some uses other than permitted parks, playgrounds, and open parking were then located in this buffer, specifically the three houses at 110, 114, & 116

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<sup>5</sup> N.J.S.A. 40:55D-70.c.(2).

<sup>6</sup> N.J.S.A. 40:55D-70.c.(2).

<sup>7</sup> N.J.S.A. 40:55D-2.j.

<sup>8</sup> N.J.S.A. 40:55D-70.c.(2).

<sup>9</sup> The rider is date-stamped received by the Princeton Planning Board on February 9, 2021 and accessible at: <http://www.princetonnj.gov/DocumentCenter/View/7300/91-Prospect-Avenue---Variance-Appeal-PDF>

Prospect Avenue, Von Neuman Hall, and part of the E-Quad -- and they were implicitly grandparented as non-conforming uses.

The applicant notes that the existing building at 116 Prospect Avenue is only 11 feet from the neighboring R3 Zoning District, and that the relocated Court Club building would be 105' from the R3 zone, which the applicant touts as "improving the current conditions." I disagree. Demolishing these three historic structures is not an improvement.

The applicant notes that it currently owns the adjacent residential building, but that is irrelevant under the MLUL, which governs the use of land, regardless of its ownership. The applicant claims any detrimental impact on its neighboring Prospect Apartments "...is not a concern...", claiming the intensity of Prospect Apartments "...far overshadows the intensity of the relocated building...", but the comparison is irrelevant to the requirements of the E3 buffer zone.

The applicant also does not identify any possible "detriment" associated with the application. *Black's Law Dictionary* defines "detriment" as "Any loss or harm suffered in person or property."<sup>10</sup> Demolishing three historic houses and in their place relocating the former Court Club, is obviously a loss or harm that would be suffered by the historic district and these historic properties, as well as an irreparable loss to the historic character of Prospect Avenue.

The applicant asserts in its application, without any evidence, analysis, facts, or rationale, that "The benefits associated with the grant of the variances substantially outweigh any detriment associated therewith." The applicant offers only a net opinion, a conclusion without any supporting proofs. The applicant offers no expert report by a licensed professional planner concurring with its assertions and claimed entitlement to a variance. It is the applicant's responsibility to provide evidence to support the requested variance; this applicant has not done so.

Finally on this point, the law requires that the Board find that the benefits "...substantially outweigh any detriment..." [emphasis added]. The applicant has not identified any benefits, let alone any that outweigh at all and certainly not substantially the detriments I have identified.

The applicant will unquestionably benefit from the requested variance, but there is no evidence that the community will benefit, as required by law, if the variance is granted.<sup>11</sup>

**Fourth, the Board must find that the variance "...can be granted without substantial detriment to the public good."<sup>12</sup>**

Here, too, the applicant has provided only a net opinion, asserting, without evidence, analysis, facts, or rationale, that "[t]he benefits associated with the grant of the variances outweigh any determinant associated therewith."

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<sup>10</sup> *The Law Dictionary*. <https://thelawdictionary.org/detriment/> <accessed June 16, 2021>

<sup>11</sup> In *Kaufmann v. Planning Board for Warren Tp.*, 110 N.J. 551, 542 A. 2d 457 (1988), the New Jersey Supreme Court ruled that a grant of a "C.(2)" variance must "...benefit the community [because] it represents a better zoning alternative for the property."

<sup>12</sup> N.J.S.A. 40:55D-70.d.

The public good in the context of this application includes the visual experience of the historic Prospect Avenue streetscape provided, without a fee or cost, to all members of society along this public street, including the Princeton community and visitors to the campus and community, and links with the past, as exemplified by its recognition and listing on the State and National Registers of Historic Places. The proposed demolition of three historic buildings, removal from the historic district of a contributing historic building, and ensuing construction of a modernist campus gateway and academic building would damage the architectural, landscape and streetscape character of the neighborhood and would, in my opinion, unquestionably be a substantial detriment to the public good.

**Fifth, the Board must find that the variance “...will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.”<sup>13</sup>**

Here, too, the applicant has provided only a net opinion, asserting, without evidence, analysis, facts, or rationale, that “... the granting of the variances will not substantially impair the intent and purpose of the zone plan and zoning ordinance.”

In the context of variances, the New Jersey Supreme Court has interpreted the “zone plan” to mean the municipal master plan.<sup>14</sup> The Princeton Community Master Plan is replete with provisions on land use and historic preservation applicable to the requested variance.

Two of the Master’s Plan’s adopted Land Use Goals are on point:

- “IX. Encourage historic preservation through land use policies which support the preservation of historic buildings and sites
- X. Preserve and protect the character of established neighborhoods.”<sup>15</sup>

The Historic Preservation Element of the Master Plan specifically recommends designation of the “Club Row Historic District” as a local historic district.<sup>16</sup> In my opinion, whether a recommended local historic district has been locally adopted and designated is immaterial to discerning the intent and purpose of the Master Plan for the purpose of a variance analysis.

The intent of the Master Plan is clear; the historic architecture of Prospect Avenue and the character of the neighborhood should be preserved and protected. The applicant’s proposal would impair substantially this clear intent of the Master Plan.

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<sup>13</sup> N.J.S.A. 40:55D-70.d.

<sup>14</sup> Medici v. BPR Co., 107 N.J. 1,4,21 (1987).

<sup>15</sup> 1996 Princeton Community Master Plan, Goals, Amendment adopted – May 15, 1997, adopted 5/5/05, page 11.

<sup>16</sup> “Club Row Historic District - Buildings and structures on both sides of Prospect Avenue and a portion of Washington Road. A collection of grand houses built as private dining clubs between the 1890s and 1920s for upperclassmen at Princeton University. The clubs are considered to be private organizations, not part of the University. About half of the buildings are still dining clubs while the remaining buildings are owned by the University.” 1996 Princeton Community Master Plan, Historic Preservation Element Goals, Amendment adopted – May 15, 1997, adopted 6/1/12, page 110.

The purpose section of the zoning ordinance applicable in the former Borough provides ten specific policies to be implemented through zoning.<sup>17</sup> Two of the policies are directly applicable to the present application:

“(a) To protect and preserve the character of the borough as primarily a residential and college town and to provide for reasonable and necessary adjustments to present day social and economic trends.

...

(j) To preserve and enhance the historic architecture of the community”

Adoption of the E3 zone with its required buffer is an example of “reasonable and necessary adjustments” that contributed to protecting and preserving the character of the former Borough “as primarily a residential and college town ...” The applicant’s requested variance from this long-established buffer would, in my opinion, impair substantially this purpose of the zone plan. It is self-evident that the applicant’s proposed demolition of three historic buildings and removal of the historic Court Club from its historic district impairs substantially the zoning ordinance’s purpose “To preserve and enhance the historic architecture of the community.”

Consequently, in my opinion, the applicant has not provided evidence of its entitlement to the requested variance and the Board cannot make four of the five findings required by law to grant the variance. I recommend that the Board deny the variance application this evening.

One final note. It is neither my responsibility or that of the Board to advise the applicant how to revise its plans to conform to the zoning ordinance and intent of the Master Plan. However, as several members of the public commented at last week’s Historic Preservation Commission meeting, and as Planning Director Michael La Place’s Memorandum of June 14, 2021 recommends, the University could have directed, and could still direct its architects to design this “gateway” area in a manner that preserves the former Court Club building at its century-old location with an adaptive reuse and perhaps expansion to support the program for the ES + SEAS project.

From my own personal experience, I can vouch that the University knows how to transform former eating clubs into excellent research facilities. In the 1970s I wrote my Princeton dissertation in the former dining room of the former Elm Club at Prospect Avenue and Olden Street that was then used by the School of Public and International Affairs. The building has since been successfully transformed by renovation and addition into the University’s Carl A. Fields Center for Equality and Cultural Understanding. The same preservation and transformation can take place at 91 Prospect Avenue with the historic former Court Club building.

Thank you.

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<sup>17</sup> Princeton Code §B17A-200.

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In chronological order of presentation.

**John Heilner '63**

I'm a 1963 Princeton University Engineering School alumnus, so I feel a special attachment to this proposal. I've carefully weighed the pros and cons, and I'll cut right to the chase of the variance that is being requested. For me the public detriments far outweigh any public benefits. This is exactly the opposite of what the municipal land use law requires. The applicant has provided only an opinion asserting without any evidence or facts, that "the benefits associated with the variance outweigh any detriments." Again this is just an assertion. In fact, only one party, the University, benefits, and they can derive that same benefit with any number of alternative plans as will be discussed, but maybe not tonight.

As of today almost 1,300 residents and alumni have clearly stated that they believe that the detriments far outweigh any public benefits. It's been 58 years since I graduated from Princeton, and in those 58 years I have never seen such an outpouring of public and community anger and frustration over this.

I'll be more specific. The three Queen Anne Victorian houses are an integral part of Prospect Avenue's beautiful streetscape. Tearing them down is a clear public detriment. Moreover, at a time when Princeton as the town is way short of affordable house, and house that's affordable, tearing down the three Victorians would be a huge public detriment. I understand that the largest house has five units, and the other two could easily be duplexes, providing another two units each. This make a total of nine lower priced housing units. That's a lot for a town that is way under resourced when it comes to low and mid-priced housing.

The next point that I make, and tough I'm not an expert, I understand from all that I've read that moving a structure of this size and mass releases a good deal of embedded carbon into the environment. And for what purpose, to move this big building across the street? Another public detriment affects older alumni who graduated prior to 1965, when the Court Club still functioned as an eating club. Since I'm one of those older alumni that I have friends in that club. I can only images their horror when returning to Princeton, for reunions and for any other purpose, trying to find their own club and seeing that

it had been orphaned and set apart from all the other clubs.

And finally, this is a detriment to all Princeton alumni who make donations to the University and have stated their opposition to this proposal. So I'm really incensed that my annual donation might be used in such a wasteful and community insensitive manner. Thanks you.

**Louis Hamilton**

This past April, Princeton University's Environmental Studies Department hosted a thoughtful discussion entitled, Environmental Justice Symposium: Meaningful Engagement between Communities and Institutions of Higher Education. Anyone committed to sustainability knows that community engagement and support is essential to create positive environmental change. Meaningful engagement with the community is not a model that Princeton University is interested in following in Princeton, as they destroy three historic homes and impose their 666,000 square foot engineering and environmental studies complex on the neighbors of Fitzrandolph, Murray, and Prospect. They have not heard the community's plea to save the homes by modifying a tiny fraction of a proposed complex that dwarfs most projects on Route 1.

At the June 17th meeting of the Princeton Planning Board, the University's representatives alleged that they had done everything right, and that, at the last hour, the rules were being changed on them. This is false and disingenuous. From the outset, the University chose to design and plan without regard for the town's zoning and master plan. That is why the University needs a variance from the town. Rather than follow the zoning, or engaging the community, the University preferred to lawyer up and force their will on their neighbors. They are only shocked that someone dares to say, "no."

The University's position is clear: they allege that there is "no controlling authority" to stop them from destroying all four historic buildings, and the community is powerless to prevent their destruction. The University is offering a stark choice. Either the town can uphold its zoning and master plan, in which case the University will destroy the historic Eating Club, and leave the three historic Victorians (for now); or the town can let the University violate

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the zoning and master plan, and the University will save (for now) but displace the historic Eating Club and destroy the three Victorians. It is a horrible choice, reflecting a gross disregard for the community's desires and the town's master plan. All so that a "theorists' pavilion" can have more "natural light," and, I suppose, host conferences on justice and meaningful community engagement in 666,000 square feet of splendor, and not an inch less.

Given this Hobson's choice, where the only option offered is submission to the will of the University and destruction of the community's history, the town must defend its master plan and its governing authority to zone and plan. The only hope the town has of convincing the University to meaningfully engage its zoning and master plan, is to deny this variance. Given the University's position, it is clear that all four of those historic buildings are doomed to destruction sooner or later.

The question is only whether the town's zoning authority will be destroyed along with them. If the town compromises its zoning for a compromised district, the precedent is set, and the gates opened for the University to disregard the community and master plan again and again. The town must deny this variance.

**Dr. Thomas DaCosta Kaufmann**

I would like to address some of the art historical issues, which pertain to my own experiences. I regret, as I've said before, as the Marquand Professor of Art and Archaeology at the University, to have to speak up against what are normally the well-designed and thoughtful projects of the University.

I have for a long time taught a class on the history of art history, relating it to other academic disciplines, in which I always emphasize that the turning point was the arrival of Irwin Panofsky in Princeton, when he moved into what we now say is 114 Prospect Avenue. In the excellent article by Craig Hugh Smyth, a 1930's graduate of Princeton, he describes how he met Panofsky as an undergraduate, and studied with him as a graduate student at Princeton. Smyth then went on to be one of the monuments men to have established a collecting point for works of art lost in Germany, and then to be head of the Institute of Fine Arts (NYU) in New York.

I have also written in an article, in what now seems somewhat ironical, in Common Knowledge,

on the history of these two houses and the visitors to them, that is to say 114, 116, and the issues that are involved there. So the house (114) itself is part of the historiography, as well as an inhabitant, Irwin Panofsky. After Irwin Panofsky, as has been said before, to whom the University decided to give an honorary degree, which is very rare, but it does give to its own professors, for her accomplishments in classics and in comparative literature, and I know since I lived in 116, and I want to emphasize that as well, I knew Froma (Zeitlin) while she was in 114, and she lived there for a very long time and that's where she accomplished her work.

During the 1930s, Panofsky wrote some of his important works that helped to revitalize art history in the United States and to steer it in new directions. He made connections with the University and he taught at the University for 34 or 35 years until his death. So it (114) is associated with a famous person, since I was asked.

I don't think that I need to contradict many of the points raised at the previous meetings. The question was raised, was there a Nobel Prize winner there? And I can say, because it happens that I'm a member of the Swedish Academy of Sciences. I'm one of the ten, or 20, people who are in not what you would call hard sciences or hard social sciences, who are members of this Academy, and one of the ten non-Swedish ones, and unfortunately, to my point of view, there is no Nobel Prize offered for any of the humanities. The closest one gets is the Literature Prize, but that is not offered by the Academy of Sciences, but by the Academy of Arts and Letters, and there is the Peace prize that Norwegians give. I can also say, because I'm allowed to nominate people for these prizes, not that I have much to say about Physics and so forth, or mathematics, that if there were or had been a prize for art history, Panofsky would have been one of the first people to have gotten it, and you know his prominence in this field is such that that needs to be compared in a certain way, as I've suggested as well, with the question of what would people say if another house, which as far as I understand is in an historic district, but is not on the National Historic Register, that is to say Einstein's House, to which people flock, what would people say if that house was going to be torn down right now.

You know it may be that the University has not made it so well known that these houses, including number 110, which was occupied by a person of

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huge eminence in the history of music, Oliver Strunk, a fundamental scholar, and then there are others of us, who lived in 116, who are not of this eminence, but I bring that up.

And I would also like to mention that another important point, which is also raised in many pieces of literature now, because of concern with the Second World War, and the persecution of the Jews, Holocaust studies and so forth, and I mentioned this before, that is an important part of Princeton's history, that not only was it an end stop on the Underground Railroad, but it also was a place to which Jewish refugees were welcomed and were given a place to live, which is the most important thing of course, and also to work.

Several, as I've suggested before and I know this from personal contact with them, several people first came through that house (114), in fact, that is to say William Heckscher, with whom I was friendly, who was the professor of the history of art at Utrecht, then at Duke, and was actually an honorary librarian in Princeton University, spent his first night in Panofsky's house (114).

Rensselaer Lee, a former Marquand Professor, and a distinguished art historian and literary scholar, met and discussed important things with Panofsky in the house, and I assume that Paul Frankel, the other Jewish professor of the history of art who got to leave Germany, also met with Panofsky when he came here in 1938 to the Institute for Advanced Study on Panofsky's urging.

So I think the importance of that house (114) needs to be recognized, and the fact that some of us who lived at 116 might be recorded, such as Tony Vidler, who was a distinguished professor, and still taught as recently as last year in the Architecture School and was head of European Cultural Studies here. Another person, Emily After, who is a distinguished professor of French, a graduate of Princeton, lived in 116. Robert Hillenbrand, who was a visiting professor here and professor of the history architecture at the Edinburgh, lived in 116.

So there are many people who were prominent, at least in the humanities, who lived in these three houses, 110, 114, 116, and I think it's also important for the history of Princeton and it surprises me, it really surprises me, that the University, which has been very sensitive and accommodating in talking to us in the past when decisions may have been reached, in trying to find out what the needs are, and what people think who work at the University. They

have not applied the same diligence to these issues, to the extent that point (prominent residents) was elided, from the purchase of 116 to its conversion into offices in 1983, or that was the statement made by the person who was representing the historic preservation side of things, employed by the University.

So I just want to go on the record here, and I would not have spoken if were not a matter of my own biography in a certain way being effaced by these sorts of decisions, that there is a historical importance to these houses, and I would find it extremely regrettable that they would be destroyed. You have heard, and I think you will have heard, from others about legal questions, about questions of historic districts, about how this relates to the community. I speak both as a Princetonian, I'm not a Princetonian in terms of degrees, but I've lived here since 1977, so as someone who has been here most of my life, and as someone who is concerned with the history of the University and the history of the humanities in general, and the history of intellectual discourse as well as the history of the 20th century.

**James Bash**

Being an Engineer, I am generally in favor of the proposed new engineering facilities. But the University already has nearly 15 acres of fungible land for this project. By pushing the development all the way up to Prospect Avenue, just 3% of the proposal would encroach on a residential neighborhood and destroy three significant Victorian-era homes, while moving the stately Court Clubhouse to where it doesn't belong.

The current plan is damaging to the history and legacy of our *grandest* avenue – and to most people's sensibilities, it is avoidable sprawl. The U. has not presented compelling evidence of ANY academic, educational, or research imperative for this to happen *in that exact physical location*. Most people can look at the vast Site Plan and find other ways to lay out or restructure the desired buildings and grounds in order to fit the available land without impinging upon Court Club's footprint or the historic Prospect Avenue neighborhood. This is, after all, still only in the conceptual stage.

University Architect Ron McCoy has said, and I quote, "*Successful cities evolve.*" He repeatedly refers to us being a "city." But most residents – and many students & faculty – choose to come to Princeton distinctly because it is NOT a city; because it

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is one of those rare places blessed with unique historic buildings and character. As the recent N.Y. Times headline article read: “*Princeton, N.J.: Historic Homes and Cultural Riches.*” This proposal would diminish us in both respects.

To that point, the outpouring of public feedback against the Prospect scheme returns time and again to this being both a historic neighborhood *and* a residential neighborhood. Everything to the east of 91 Prospect – all you can see – is homes. But bulldozing neighborhoods without community input and dialog is not a good practice. The best I can figure is that none of the architects involved actually live in these neighborhoods, because if they did, they might better understand and appreciate other people’s points of view.

So the University’s representatives are saying here on the one hand that their work is about responsibility and careful preservation, but on the other hand are intimating that they’d simply *obliterate* Court Club from the Historic District if this variance isn’t approved. That is not stewardship; it is unconscionable. To carry through with such a threat would be beneath the ideals of Princeton University, and a disgrace to its good name and legacy.

Effectively, what they are saying is: "I will do harm – but if you resist, I will do worse harm."

If this is what things have come to in Princeton, then the University has lost its way.

As our voice of town objection to the current proposal for Prospect Avenue, I urge the Planning Board to deny this variance, as is strongly & unanimously recommended by the Historical Preservation Commission, and as required by Municipal Land Use Law. For the good of everyone, let's hope that town and gown can work together towards a better solution, as we have in the past.

Thank you.

**Tom Chapman**

**Mercer Hill Historic District Association**

The Mercer Hill Historic District Association (“MHHDA”) was established in 1999 as a resource to preserve and enhance the District through its programs of historic research, advocacy, and public education. MHHDA enjoys the good fortune of Princeton University’s major presence in the District. Over the years, we have collaborated on a number of projects and planning sessions on matters

of mutual importance impacting land, buildings and quality of life in the historic district.

With deep respect for the University, MHHDA urges it to reconsider its current application for a Minor Site Plan variance on Prospect Avenue.

The Application

Trustees of Princeton University are planning to create an Environmental Sciences – School of Engineering & Applied Science (ES-SEAS) complex, a development we support.

This memorandum addresses MHHDA’s concerns regarding the Minor Site Plan Application and variance required to create the Theorist Pavilion as a gateway to the complex. The proposed Pavilion would be located on the site currently occupied by the Court Clubhouse at 91 Prospect. Court Club would be moved across Prospect Avenue, necessitating demolition of the three existing historic buildings on Prospect Avenue (110, 114, and 116). The proposed relocation of the Court Clubhouse is the reason for the variance request.

The Context

The town of Princeton’s 338 year history is a unique shared asset to be protected and cultivated for the benefit of all members of the community.

Princeton University supports and invests in this community, exemplified by its current transformation of Nassau Hall to meet current building codes and requirements while retaining the historic aesthetic of one of Princeton’s most iconic buildings, its recent restoration of virtually all the Victorian houses lining University Place and Dickenson Street, and its creation of the award winning Lewis Center which includes adaptive reuse of the historic Dinky Station and Depot.

The ES/SEAS Major Site Plan promises a dramatic contemporary architectural expression of the bold educational concept it will serve. The proposed Theorist Pavilion location, however, would sacrifice three historic houses in order to relocate the Court Club, and in turn disrupt the entire Prospect Avenue neighborhood.

The Issues

We would like to make the following comments about the University’s Minor Site Plan Application:

1. As opposed to comments made on behalf of the applicant at the June 17, 2021 Planning Board meeting, it is entirely appropriate that the Historic Preservation Committee, as empowered by the New Jersey Municipal Land Use Law, reviewed the Minor Site Plan application. It is

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clearly within its jurisdiction to have done so and the applicant's suggestion that it has no such jurisdiction is incorrect. We support the thoughtful comments and concerns expressed by the HCP and its unanimous recommendation that the Minor Site Plan Application be reconsidered. We agree with the HPC's view that the three historic buildings on Prospect proposed for demolition add to and support the transition to the residential zone on Murray Place.

2. The Princeton Community Master Plan suggests the creation of a locally designated Club Row Historic District. We fully support the creation of this district and applaud the efforts of the Princeton Prospect Foundation to achieve this goal. We are concerned that the University's plan would irreparably degrade the suggested historic district and could diminish its chances of becoming a reality. We encourage the University to collaborate with the PPF and other organizations to explore this opportunity for a locally designated historic district.
3. Changing the location of the Theorist Pavilion would address many of the concerns about disrupting the Club Row neighborhood and its historical integrity. Ample alternative options appear to exist and we encourage the University to seriously explore them.
4. We believe it is important to take into account the impact the plan could have on contiguous residential neighborhoods. The University should honor its past commitment to the Murray Place neighborhood.

Conclusions and Implications

Based on the above findings, MHHDA has concluded that the public benefit of the proposed Minor Site Plan and the variance requested to enable it would be outweighed by public detriment. We concur with the Historic Preservation Commission's recommendation that Princeton University prepare a plan that preserves and enhances the character and coherence of the Prospect Avenue neighborhood.

Most important, we believe adjusting the plan to achieve this positive outcome for a very small portion of the ES/SEAS project will not diminish the University's plan to create a world class complex. Respectively submitted on behalf of the Mercer Hill Historic District Association.

Tom Chapman, President

**Dr. Eva Martin**

I'm a Princeton alumna and I've lived in Princeton for 24 years. As a Newcombe Fellow in Ethics and Human values, an educator, and a cultural historian, I'll evoke the **cultural, moral, and educational detriments** of granting this variance.

While I came here because of the University, my husband and I stayed because of the town. We chose to raise our family here because of the architecture and neighborhoods that give us a sense of our place within the fabric of history. I've written a book on the aesthetics of French communities, and I teach courses on *Patrimoine -- cultural heritage* -- in community identity. Streetscapes are the material manifestations of collective experience. When a historic building is removed and replaced by an incompatible structure, this **strips away a physical layer of community memory and robs members of their cultural moorings**.

The **dynamic** between Court Club and the Victorians of Faculty Row is **invaluable**. On one side of Prospect, 91, a grand early twentieth-century student manor, and across the Avenue, 114, a late 19th-century Queen Anne, (Slide 2) a refuge, as letters show, to thinkers such as Erwin Panofsky -- who fled the Holocaust to become Art History's giant (Slide 3) Court's relationship with the Victorians reminds Princeton that though we've housed the privileged, we've also given **sanctuary -- and a place to do great work-- to the persecuted**. This is a history we should celebrate, not erase. Further, these embodied memories recall that everything legal isn't **ethical**. (Slide 4) Intolerance, exclusion, slavery and Jim Crow have been legal, but ethics and empathy teach what's right.

Finally, Court Club's position across from the Victorians of Faculty Row recalls the mutual regard between students and professors, a precious back-and-forth at the heart of education. How shall I explain to my students the institution that taught me Ethics and Human Values is losing its way? How shall I say it disregards National Park Service Guidelines for historic districts, neglects, threatens, and razes consequential buildings, ignores community concerns? **How shall I teach my students to do "what's right,"** if my *alma mater* seems to argue doing right isn't necessary?

(Slide 5) I can't explain **the proposed damage** to a National Register Historic District because it **doesn't make sense**. There's **no imperative** for the pavilion to take 91's spot; there's **no authority** to

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grant a variance that **doesn't meet State Requirements** and contravenes our Master Plan. Planning Board, please **deny this variance**, and **ask the University to redesign its proposal** to preserve Prospect's Historic District, streetscape, and our cultural heritage.

**Kip Cherry**

I want to take a slightly different perspective. The new Applied Sciences Building clearly will form a **transition** between historic Prospect Avenue and the new modernistic Ivy Lane. The beauty of any campus **and any town**, in my view, depends upon the architect's ingenuity in recognizing this - and in developing a design in terms of shapes and materials that respond in some way to this inspiration and this necessity. In my experience, every great architect does better and more exciting designs when responding in some way to the context of the building site.

And to transition between a historic building and a modernistic glass building architects also have at their disposal special techniques for joining the two together in a beautiful design. Just two examples from my experience include a Beaux-Arts library and a large glass addition - connected by a wonderful glass atrium supported by slender **tree-like** columns. Another is a group of existing buildings, one of them on the National Register that were connected through a series of small atria to form a single building, each atrium a special experience for the building users.

So what if the Court Club remained where it is and was connected via an atrium to the new Applied Sciences Building? What are the positives and negatives? This seems like a perfect solution in so many ways, particularly since the Dean of Research will be moving back into the Court Club building after it is restored.

So what is the down side? The University Facilities Dept. argues that this solution reduces the space available for the building program.

To solve this there are two alternatives. Looking at the concept plan, there are clearly ways to increase the building footprint to make up for the lost space - either within the site or borrowing a small area from the abutting site now earmarked for the University's new computer building.

**OR**, the other alternative is to slightly reduce the size of the building program, or a compromise between the two. I would argue that this second

possibility is not up to the Facilities Dept. to determine, but should involve members of the School of Applied Sciences - in reviewing their space needs as provided in the existing building program. There may well be positives to having the Dean's offices attached to the building, and there **are** major positives to the historical integrity and beauty of the campus in maintaining the viewshed of Prospect Avenue for both the University, its alumni and future students, and for maintaining the historic nature of this public street. Keeping the Court Club building in place is also the **most sustainable design solution**, and it should save the University roughly a million dollars in moving and demolition costs.

In conclusion, my recommendation is that the Facilities Department take a **step back** and **talk with the Deans** involved and other key members of the School of Applied Sciences to see whether the building program, its spatial sizes and adjacencies, can be adjusted. I really think that this solution is the best solution and that the variances sought **don't** meet the **public-good test or the purposes of Princeton's** master plan and zoning ordinance. Thank you,

**Doug Rubin '81**

Thank you Planning Board and neighbors. I appreciate this chance to speak in opposition to such a powerful entity. I have a lot of prepared stuff. I'm an active Princeton alum. I have mixed feelings because the University has helped make my life and our town extraordinary. The University is a very powerful institution. I think a previous speaker talked about their ability to basically get their way, and disregard whatever the discussion and the beliefs of the overall town is. They have a lot of money, they have a lot of prestige, and I don't disagree that they need to continue to rebuild space and serve more undergraduates and a wonderful faculty.

But I also think they continually overstated and overstepped their role as a good neighbor. I think that whole arts and entertainment, empty parking lot district has been a fiasco, and I think we all are realizing what a waste for the town that that turned into.

So what's different about this. The historic district encompasses the sixteen one time or current eating clubs, is the primary work of the Princeton Prospect Foundation, and it is precious. I'm a

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member of that Foundation and we knew this was coming. Princeton Future has suggested brokering a compromise solution similar to what Ms. Cheery recently talked about. So here we are.

The huge part of the development that's along Ivy Lane is not really our concern, that's their land. They need the land; they need to use it. But I think on one of these previous talks the architect said unless the entrance lobby is designed in a way that allows interaction, Princeton will find it hard to attract and retain the best professors. He said something like that, and I said really? Come on. I remember before 2000, the prior ownership of the Red Sox lobbied for a new larger stadium to replace Fenway Park. John Herrington who was the CEO, worked for the owners, claimed that they weren't able to attract enough fans and pay for the best players. Five years later, Herrington had been discharged, they had new ownership, Fenway was sold out every night, and the Red Sox had won a World Series. So new thinking is appreciated and sometimes necessary.

The architecture of the historic Princeton easting Clubs is a jewel of the town of Princeton and the University. It's not too much to require the University to respect this beautiful and historic row of buildings and not destroy Court Club. Please listen to the residents, the taxpayers, the voters in this town, and say no. Thank you.

**Jo Butler, Princeton Coalition for Responsible Development**

PCRD Statement Regarding the Prospect Avenue Buildings and Development Trends in Princeton

I am Chair of the Princeton Coalition for Responsible Development, a non-profit organization that was formed to advocate for a more effective and collaborative approach to land use development and redevelopment in Princeton. We are not opposed to new development and redevelopment in our town; that said, we do believe in smart, eco-friendly development and redevelopment that will respect and build upon Princeton's unique character and reflect the voices of its residents.

Princeton University is undertaking a major endeavor, and we support the project generally. PCRD asks that the University use its considerable talent and resources to find a solution that protects the historic streetscape and community and is consistent with both the Master Plan and sound environmental practices.

PCRD supports the effort to protect the historic former Court Club in its current location and to protect the three homes on Prospect Avenue from demolition by Princeton University for its ambitious ES+SEAS project. More broadly, we are concerned about the disregard for key provisions of the Princeton Community Master Plan and the diminished prospect for the recommended evaluation of Club Row as a local historic district that Princeton University's plan represents. Each degradation of this lovely part of town becomes yet another step toward further undesirable changes throughout Princeton in the future, thus diminishing, building by building and lot by lot, what makes Princeton so attractive to those who live here and to visitors.

Recently, the town has witnessed financially capable property owners neglect buildings and facilities, only to turn to the municipality for relief by pointing to the poor state of buildings they own and that they have let deteriorate. Rewarding such bad behavior isn't something that is good for the town in the short run or the long run. Our historic buildings are important and deserve protection. Additionally, as others have noted, the environmental impact of demolition isn't consistent with sustainable development. Adaptive reuse is vastly preferred, and should be the standard in our historic districts and throughout town.

There has been considerable resident concern about a number of recently proposed development projects in town. Since the beginning of 2021, this list includes: the outsized new Graduate Hotel; the declaration of the Princeton Shopping Center and adjoining properties as an Area in Need of Redevelopment; and the poorly-considered plan to add employer parking to our neighborhood streets. Each of these projects engendered strong reactions from neighbors and concerned Princeton residents. Each of these projects has felt rushed to accommodate the desires of the developing party, without sufficient public input.

We urge all the players in these dramas to seek common ground and areas for compromise. With the wealth of talent and creativity that courses through town, we can do better than our current practices. We urge the University to reconsider its plan, but in the absence of that, the Planning Board should reject this request for a variance.

**PRINCETON PLANNING BOARD MEETING - July 8, 2021**  
**Princeton University 91 Prospect Avenue Variance Application**  
**PUBLIC TESTIMONY**

The Princeton Coalition for Responsible  
Development  
PCRD Chair: Jo Butler  
PCRD Vice-Chair: Karen O'Connell  
PCRD Treasurer: David DeMuth  
PCRD Secretary: Brad Middlekauff  
PCRD Executive Committee Chair: Jack Kerr

**Alan Goodheart, Landscape Architect**

I was born in Princeton in 1941 and I'm now 80, and 60 of those years I've actually lived in Princeton, going off to college, San Francisco. Things have changed a lot in the town since then. I've seen a lot of changes, went to high school from 175 Prospect Avenue. I spent a lot of time on my bicycle in those days, going up Prospect Avenue to the University when it was a very open place for bicycles and cars at that time. Now in these later years I've seen a lot of new building, a lot of it really good, a lot of really good buildings that have fit into the context of what the University has and what the town has.

One of my favorites is the brick building (the wall), that used to be around the baseball field, up there at the corner of Olden and Prospect, and now there is a beautiful new building in (behind) it, not only a beautiful building but a beautiful garden setting. And that's the kind of thing I would expect the University to be doing in this so-called minor site plan review. I think this is a very major site plan review because of its consequences.

I think the University has fallen down on its abilities to do a design that's more thinking about the future and what everybody needs on the campus and off the campus. They've moved buildings before, old buildings, the ones just off Nassau Street, the courtyard of smaller buildings. They've moved the whole Woodrow Wilson School on rails when it was a brick building, and they can do all these big things that are important. Well, despite its title as a minor site plan review, obviously you can see now that it's major and of very, of great concern to everybody.

I think the University needs to go back and find a creative answer to all of these things, and Kip Cherry's presentation of how you can combine old buildings with new buildings, I think is good. I've seen a lot of that in my day. I went to Harvard and they took old buildings, changed floor levels even, made them up to codes and all like that.

The University can do better than this. You've heard enough of all the other possibilities but I think

saving the buildings is good. They're older than most of the stuff on campus, the three houses. It's easier to move them than it would be to try to move Court building across the street and then spin it 180 degrees around. I think there is a question about where to move things, but not destroy them.

**Lydia Hamilton**

If people in Princeton think that parking, truck traffic, and noise are a problem in town now, they should be very concerned about Princeton University's plans for Prospect Ave. The University intends to insert a truck access to this 666,000sf complex into the otherwise residential street where the eating clubs are located, moving one of them and destroying three Victorian homes for good measure.

This ES+SEAS complex replaces dozens of residences, including the Ferris Thompson Apartments, with a sprawling structure that will be home to hundreds of employees, while displacing many families who will need to commute from further afield. The labs will need to be supplied with chemical and biological engineering equipment and supplies, bringing more truck traffic to the neighborhood.

All of this is part of the University's long-term plan to "evolve" the town into a "city" in the words of Ron McCoy, University Architect. In the past thirteen years, the University has pushed a plan that expands the campus out at its residential edges; displacing the Dinky, destroying 19<sup>th</sup>-century homes on Alexander, destroying the Victorians at Olden and Williams, destroying historic 86 Olden Street, and soon demolishing the remaining Gothic Revival portion of Princeton Museum.

I confess, I did not focus much attention on this proposed construction, potentially located three blocks from my house, until I began to read the many letters to the editor and articles on the topic. Then I began to see a pattern.

When he was hired in 2008, architect Ron McCoy stated in a PU interview, "In my discussions with the University it became clear that the qualities of the Princeton campus would not endure without a singularly focused commitment from the leaders of the University to preserving the historic beauty of the campus while creating innovative new facilities for today's students and faculty." He seems to have forgotten his original mission. In 2010, McCoy was quoted in the Princeton Alumni Weekly regarding the demolition of the old Osborn Clubhouse at 86

**PRINCETON PLANNING BOARD MEETING - July 8, 2021**  
**Princeton University 91 Prospect Avenue Variance Application**  
**PUBLIC TESTIMONY**

Olden St, which was important to the desegregation of the Ivy League in the 1960s, “[Tearing down the clubhouse] is not the beginning of a trend.” We know now that this was a misrepresentation of the University plan, and was indeed the beginning of the destructive trend continuing today.

We moved here 11 years ago for the historic architecture, walkable town, good schools, and access to transit to our places of employment. Princeton University’s plans aim to take half of that

away. The vast majority of the residents of Princeton do not work at the University, and will never see the inside of the massive glass box being planned for Prospect, but we will have to live with the increased traffic, supply trucks, and aesthetic disharmony of its exterior. I urge the Planning Board to deny the variance sought for the proposed Prospect Avenue intrusion, and keep Princeton a town for the whole community, not just the researchers.

## Planet Princeton

### Save historic Prospect Avenue from damaging development

May 31, 2021 (Town Topics, June 2, 2021)

To the Editor,

Princeton University's application for a variance from zoning regulations for 1) moving the historic Court Clubhouse at 91 Prospect Avenue out of the National Register Princeton Historic District; 2) demolishing three graceful Victorian-era houses at 110, 114 & 116 Prospect; and 3) constructing a new pavilion at 91 Prospect that will be incompatible with the Historic District should be denied by the Historic Preservation Commission at its hearing at 3pm on June 7 and by the Planning Board at its hearing at 7:30pm on June 17.

All three components of the University's proposed development on Prospect Avenue violate National Park Service policy for historic districts and buildings, and will irrevocably damage the iconic streetscape of 15 historic eating clubs and three Victorian houses that is unique to Princeton. The University's rationale for doing this? – to attract and retain top faculty. Many of those faculty will no doubt be appalled by the University's overreach on Prospect. Everyone in town admires the University and wants it to be as successful as possible, but at the expense of town and campus history? Its proposed plan for needless destruction and intrusion on Princeton's most distinctive street is a bridge too far, and yet another damaging encroachment into a residential neighborhood. The University cannot justify this completely unnecessary damage and encroachment. It has a vacant lot at 111 Prospect where it could erect a pavilion compatible with the historic streetscape, and it has a 2-acre vacant section of its proposed 660,000 sq.ft. development on Western Way and Ivy Lane where it could erect any type of building design it wants. It could also adjust the layout of the development to simply keep Prospect Avenue intact, which it should have done in the first place.

Information on the proposed development and its potential damage is available at

<https://www.change.org/saveprospect>

If you feel strongly about preserving Princeton's unique history and architectural heritage, please sign the petition at the above website, speak up to our elected officials, and attend the upcoming Historic Preservation Commission and Planning Board meetings and voice your opposition to granting the University a zoning variance that will enable the destruction of historic buildings and harmful development, and set a

precedent for more of the same on Prospect Avenue and other historic streets.

Once the application is denied, we ask the University to work with the community and elected officials to develop a plan that will achieve its functional aspirations while also preserving Prospect Avenue and Princeton history.

Clifford Zink  
Aiken Avenue

(Editor: Mr. Zink is an expert in historic preservation who specializes in architectural, industrial, engineering, and landscape history.)

#### Comments

John Heilner, May 31, 2021:

You suggest some very good alternatives. Would another alternative be for the University to preserve the historic Court Club exactly where it is, as the entrance to its desired new facility which they could build out the back? The U did this very well on Washington Rd with the former Frick Chemistry Building. It now serves as the entrance to the Louis Stimson (sp) building, which extends out the back along the plaza and fountain area, across from the School of Public & Intl. Affairs.

Clifford Zink, June 1, 2021:

Excellent example, John! The University's preservation of the exterior of the former Frick Chemistry Building on Washington Road, its remodeling of the interior for its new use, and its connection to new facilities behind it are all a fine precedent for keeping Court Clubhouse in place in the Princeton Historic District and preserving the Prospect Avenue historic streetscape. The University's creative team of architects and engineers could no doubt accomplish this handsomely.

Alma Mater, June 1, 2021:

Simply put, PU does not need to move the Court Club at all. There is actually an empty lot just next to it. So the Court Clubhouse is not blocking anything that it shouldn't. And, there's easy access to the 'East Campus' by going next to it, not through it. Let's not lose the "old" in "Old Nassau"...

## Planet Princeton

### Preserve the streetscape and history of Prospect Avenue, one of Princeton's gems

May 31, 2021 (Town Topics, June 2, 2021)

To the Editor:

Last Wednesday, I tuned into a neighborhood meeting given by the University about their new East Campus plan, a large project extending north and east of the football stadium. I had heard a little about it, but thought it mostly impacted a number of parking lots and the Ferris Thompson apartments. After the presentation, though, I had a hard time sleeping. I learned that this project is so vast (nearly 15 acres!) that it would sprawl even up to Prospect Avenue – and incredibly, that the University is planning to demolish three Victorian-era houses I'd always found delightful, and which have added charm and warmth to the Prospect neighborhood for so many years.

What's more, they are planning to move one of the beautiful Eating Club manors from its current location next to all the others, and sandwich it between an apartment building and a parking garage. In its place, I learned, the University is proposing to add a discordant, modern Engineering complex with 250' of exposure along the length of Prospect, shattering the visual continuity and forever altering the feeling and atmosphere of this grand, historic avenue.

I couldn't understand it. It just made no sense. I was angry, and sad, and upset.

Why would they do this? Thinking more about it, I realized that, regrettably, this kind of thing has become a trend in recent years around our town... The University can construct new buildings, but they don't need to tear down so many older or historic ones. With all their impressive resources and brilliance, they can –

and should – find a way to work with (or around) more of the historic structures which have been gracing our streets for generations. Not everything that is new is better. And lately, it seems there is a new teardown at every corner. So here, in this massive project, we have even more teardowns – and ones that aren't necessary by a long shot. In Princeton, especially, many of us prefer or enjoy the character that older buildings bring, and work hard to maintain and improve their historical fabric and context. In fact, it's probably fair to say that our town would not be as famous as it is, nor attract so many visitors, without protection and preservation of our architectural heritage.

The headline of an April 21st feature story in the New York Times read, "Princeton, N.J.: Historic Homes and Cultural Riches." So, let's not kill the golden goose. If you feel the same way, or are concerned about similar issues, then please sign the community petition (and learn more ways to help) at: <https://www.change.org/saveprospect>

We are asking the University to reconsider the East Campus design, which is fortunately still in the conceptual stages. Please don't irreparably mar Prospect Avenue, a true gem, which is priceless and cannot be replaced.

Sincerely,  
James Bash  
South Harrison Street

## Town Topics

### Urging Municipality to Designate Western End of Prospect Avenue as Historic District

June 2, 2021

To the Editor:

I am writing to urge the town to designate the western end of Prospect Avenue as a Local Historic District. Part of this neighborhood is currently on the National Register of Historic Places, but unfortunately, that does not seem to be enough to fully protect it.

I've lived in Princeton for half my life, much of which I've spent studying or teaching aesthetics, art history, language, and literature at the University I love. Every day for some two decades, I've relished walking, running, or riding up Prospect Avenue, taking in the charm of the Queen Anne Victorians to the right, and the grandeur of the 19th and early 20<sup>th</sup> century Eating

Clubs to the left. As I've climbed the hill to the University, the historic character of these buildings has helped me transition to a community committed to the life of the mind and service. I understand why some have called our majestic Prospect Avenue the *Champs-Élysées* of Princeton.

In recent years, I've noticed that the Queen Anne Victorians have not been well tended to; the paint has been left to chip and the exteriors have fallen into some disrepair. Since the University has tremendous financial resources for new construction projects, I've wondered why its building managers have not better cared for the structures already under their charge. Now to my dismay, I've learned that the architectural firm the University has hired wishes not only to tear down these lovely turn-of-the-century Victorians, but also to move the stately Club Courthouse away from Eating Club Row. Replacing it at 91 Prospect, the architect proposes a futuristic engineering complex, with strong horizontal lines of concrete and glass. The aesthetic of this new structure would be incompatible

with the historic Prospect streetscape; it would encroach on the residential area nearby, and it would seem to provide a precedent for other historic buildings on Prospect to be destroyed or removed.

I call on our town to save the four historic buildings on this jewel of an avenue and to reject the replacement of the Club Courthouse by jarring new construction. As there is no shortage of land owned by the University; its architects should return to the drawing board and find another, more suitable location or design for the proposed engineering building.

Finally, as a Princeton alumna, a historian of aesthetics, and a concerned citizen, I request the municipality to designate the westernmost block of Prospect Avenue as a Local Historic District; this would ensure the appropriate long-term stewardship of this Princeton treasure.

Dr. Éva Martin  
South Harrison Street

## Town Topics

### Development Plan Proposal Presents Another Opportunity to Address Issue of Teardowns

June 2, 2012

To the Editor:

Six years ago, I enjoyed the privilege of having a letter published in this newspaper ("Spike in Tear-Downs Offers Princeton Sustainability, Affordability Opportunity" July 29, 2015) arguing for a more significant and proactive policy to address the trend of teardowns in Princeton. I expressed then and still believe that while teardowns will happen, and McMansions defy any legislation that might curb them the overall community should benefit more from their overall effect on the makeup and image of Princeton. Specifically, I hoped that our local government might follow the example of other U.S. towns on teardowns and impose a fee for such actions in the form of a water hookup or other connection fee that would then make more money available for such causes as affordable housing. Had our elected officials enacted such a policy, Princeton's coffers by now would have gained millions of dollars from such fees. Nothing happened.

Two years ago, Zoning Officer Derek Bridger called for efforts to "slow down and de-incentivize teardowns on substandard lots." Changes in zoning

arose in Council discussions at that time. Nothing happened.

Now, we are faced with not only the continuation of the teardown trend throughout our town, but also a proposal by Princeton University to tear down three Victorian houses on historic Prospect Street. As an online petition seeking to stop this destruction notes, "The Princeton Historic District on Prospect Avenue (listed on the National Register of Historic Places) has long been considered the jewel of our town, with rows of stately Eating Clubs and charming turn-of-the-century homes. One author has dubbed it, "the most beautiful suburban street in America." But Princeton University's ES+SEAS development plan (the "East Campus" project) proposes moving the Court Clubhouse at 91 Prospect out of the Princeton Historic District and across the street, intentionally destroying three lovely Victorian houses — and then inserting a large incompatible building and landscape, thus "irreparably harming the Historic District and Prospect Avenue aesthetics and streetscape." Almost 20 years ago, The National Trust for Historic Preservation named teardowns in historic neighborhoods to its annual list of 11 Most Endangered Places. In Princeton, nothing happened.

The University's ES+SEAS development plan proposal presents yet another opportunity to address the issue of teardowns and perhaps even improve overall zoning regulations. The same obstacle exists as it did six years ago: inertia, "the property of a body by virtue of which it opposes any agency that attempts to put it in motion." Inertia is powerful and at times useful, but without some action now to overcome this enduring inaction in such matters Princeton will continue to experience the demolition of longstanding houses without any compensation to the overall community for

the loss in aesthetics and the change in neighborhood composition.

As our ability expands to see beyond the terrible COVID-19 crisis of the last 15 months, dealing with what the character of Princeton moving further into this century deserves immediate attention by local elected officials and — in the case of the proposed Prospect Street teardowns — a willingness from University leaders to listen and entertain alternatives.

T.J. Elliott  
Cedar Lane

## Planet Princeton

### Residents call on council to convince Princeton University to preserve Prospect Avenue buildings

June 15, 2021 (Town Topics, June 16, 2021)

Dear Mayor Freda and Town Council,  
We write with great concern about Princeton University's plans that will denigrate the Princeton Historic District and Prospect Avenue, and we seek your help in preventing this. Under municipal ordinance, the university cannot implement its planned entrance on Prospect "as of right." This small portion of the university's ES+SEAS development plan is detrimental to the public interest, and, as the Princeton Historic Preservation Commission unanimously recommends, the Princeton Planning Board should deny the university's variance request on June 17. We request your assistance in persuading the university to redesign its proposed Prospect entrance to benefit the public interest by complying with National Register Guidelines for Historic Districts, provisions of the Princeton Community Master Plan, and sustainability goals.

We admire the university and are generally enthusiastic about the new engineering complex planned for Ivy Lane and Western Way. However, until the May 27 SPRAB presentation (which we believe was the first open explanation to the general public), most of us were unaware of the full parameters of the 666,000 square foot development and the damaging effects of its easternmost Prospect Avenue entrance, a 3% portion of the overall project.

The university's plan on Prospect — a major public street in Princeton — violates National Park Service Guidelines by 1) unnecessarily dislocating former Court Club at 91 Prospect from Eating Club Row, out

of the Princeton Historic District and off the National Register, to an isolated site across the street; 2) by demolishing three perfectly viable and historically significant Victorian houses identified for preservation by the HPC and the Master Plan, and 3) by erecting at 91 Prospect a new building and landscaping that will be incompatible with the historic streetscape.

The Historic Preservation Commission has listed the three houses as contributing buildings in a suggested locally-designated Prospect Avenue Historic District, named in the Princeton Community Master Plan as the Club Row Historic District. All three were an integral part of the Prospect Avenue streetscape before any of the existing clubhouses — "part of the District's visual and institutional history," as described by the HPC. They served as homes and refuges for important thinkers over the past century — including Erwin Panofsky, "the most important art historian of the 20th Century" and a "good companion" to fellow-refugee Albert Einstein. Indeed, the full history of the contributions of the residents of the three houses is yet to be discovered.

The groundswell opposing the unjustified damage has been remarkable. A community petition — <https://www.change.org/saveprospect> — has 840 signatures and counting. Local news stories, letters to the editor, and comments have generated widespread concern for preserving Prospect's traditional and current role as a transitional area between institutional and residential life. On June 7th, nearly 80 residents attended the Special Historic Preservation Committee

meeting; the overwhelming majority supported saving Prospect's history and streetscape. The university presented no compelling justification for moving Court Club and damaging the National Register Princeton Historic District and Prospect Avenue.

If implemented, the university's development on Prospect Avenue will also unnecessarily and unjustifiably:

- Disrupt Prospect Avenue's transition from residential to institutional use by implanting a jarringly incompatible structure and landscape in a nationally distinguished and historic public streetscape. Insert a development beachhead on Prospect Avenue that will ultimately lead to the removal and demolition of other clubhouses and residential houses in the future.
- Waste the embodied carbon in existing buildings, contradicting the town and the university's stated goals for environmental sustainability to combat climate change.
- Send a destructive message to students and the community that trampling historic district preservation, master plan provisions, and sustainability goals is acceptable.
- In sum, the considerable detriments to the public resulting from granting a variance to move Court Club from the historic district and to demolish three distinguished houses will far exceed any public benefits.
- We are confident that the university can successfully work with its team of star architects to revise the tiny portion of its ES+SEAS project on Prospect. The university can use its existing open space for its proposed pavilion, keep Court Club at 91 Prospect within the historic district, and preserve the three

Victorian houses for mid-level housing, much needed in Princeton.

– Please advise the university to benefit the public with an appropriate redesign of its Prospect Avenue proposal.

– Thank you for all your service to our community, and your attention to this matter of great concern to your constituents.

Sincerely yours,

Martha Rinehart, Harrison Street  
Charles Wampold, Harrison Street  
Lauren B. Davis, Gallup Road  
Barbara Parnet, Harrison Street  
John Heilner \*63, Howe Circle  
Mary Heilner, Howe Circle  
Megan Testa, Stanworth Drive  
Louis Hamilton, Murray Place  
Lydia Hamilton, Murray Place  
Cindy Jaquet, Harris Road  
Clifford Zink, Aiken Avenue  
Maureen Quap, Linden Lane  
Katherine F. Foster, Redding Circle  
Éva Martin \*06, Harrison Street  
Ruth Callahan, Hornor Lane  
Driss El Youssoufi, Harris Road  
Aliya El Youssoufi, Harris Road  
Naim El Youssoufi, Harris Road  
Marwan El Youssoufi, Harris Road  
T.J. Elliott, Cedar Lane  
Faith Bahadurian, McKinley Court  
James Bash, Harrison Street  
Lydia Robinson, Longview Road  
Phyllis Wright, Stuart Road

## Town Topics

### Alternatives Can Satisfy PU's Desire for Larger Facility for Science, Engineering

June 16, 2021

To the Editor:

As a Princeton University Engineering School alumnus, I have carefully considered the pros and cons of moving the former Court Club across Prospect Avenue, turning it sideways, and tearing down three functional and historic Victorian houses.

My conclusion is that there are perfectly good alternatives that will satisfy the University's understandable desire for a larger and more up-to-date physical facility for science and engineering. For example, the majestic Court Club building can be kept

just where it is, as a part of the historic architectural row of eating clubs on Prospect Avenue. Its interior can be renovated for offices and meeting spaces with new construction out the back. This is exactly what the University did with an excellent result on Washington Road, when it retained the beautiful former Frick Chemistry Building. It is now the entrance to the Louis Simpson International Building.

The municipality's planning staff opposes the current plan. Last week the Town's Historic

Preservation Commission voted unanimously to recommend against it.

On a personal note, I graduated in 1963 while the Court Club still functioned as an eating club. I had friends in the Club. I can only imagine their horror when returning for Princeton Reunions, trying to find their old club, and seeing that it had been orphaned and set apart from the other clubs. I also resent that my Annual Giving dollars might be used in such an unnecessary and community insensitive manner.

If you agree, please:

- a. sign the petition opposing the current University plan at [change.org/saveprospect](https://change.org/saveprospect). At this writing over 800 of your neighbors have signed it.
- b. Attend the Planning Board meeting this Thursday, June 17, at 7:30 pm, and ask to speak during the public comments period.

John Heilner  
Howe Circle

## Town Topics

### Prospect/Fitzrandolph/Murray Place Neighborhood Should Stay as It Is

June 16, 2021

To the Editor

On June 17 the Planning Board will meet to vote on the University's proposal to relocate 91 Prospect Avenue. Before that vote I hope members of the board would spend time exploring the Prospect/Fitzrandolph/Murray Place neighborhood. Because it is a neighborhood, a community of families who live here, day and night, all

year round. And we who live here want it to stay as it is, a thriving corner of greater Princeton township. I hope the board will see the neighborhood as worth preserving, old Victorian houses and all.

Marianne C. Grey  
Murray Place

## Town Topics

### U Razing of Victorian Homes on Prospect Avenue Will Set a Dangerous Precedent

June 16, 2021

To the Editor:

As I write this, over 800 people have joined the petition at [change.org/saveprospect](https://change.org/saveprospect) urging the town Council to uphold our zoning laws and maintain the integrity of the Historic District on Prospect Avenue. In the 11 years that I have lived around corner from Prospect's threatened homes, I've watched the destruction of the 19<sup>th</sup>-century canal houses on Alexander and the planned destruction of the last of the Gothic Revival portion of the Princeton Museum. In the Prospect area alone, I've seen the tearing down of the Victorians at Olden and Williams, and the demolition of the early 20<sup>th</sup>-century house at Olden and Prospect. University representatives claim the Victorians they are planning to demolish lack a "context" and are in poor repair. If they lack a context, it's because the University is systematically removing that context. They are in poor repair because the University is not maintaining them – seemingly

engaged in a practice known as "demolition by neglect."

University representatives argue that the Prospect houses are not historic because they're "not the work of a master" and weren't homes to prominent people. While the latter is demonstrably false, history is larger than simply the study of so-called "masters" and elites. Indeed, many residents observe that the eating clubs are monuments to the privileged. If that is all they represent, then perhaps we should tear them all down. But these homes and buildings mean more than that to the community. For some of us, their age and rarity attracted us to this neighborhood; for others, they're filled with memories (good and bad), but the community values them as they are. That is why the town created the current zoning.

I propose that the University check its privilege and cease pressuring the community into suspending our laws. Rather than erasing history, I urge the University

to consider this an opportunity for restorative justice. It could use a fraction of the \$1.5 billion in interest it earned last year on its \$26.6 billion endowment to restore the buildings in question, return them to residential use, and offer them as affordable housing. Better still, they could include them in a larger conversation on reparations to the descendants of Princeton's formerly enslaved peoples. The precedent has been set by others, including the Theological Seminary. Princeton could take this opportunity to reconsider its history, address the grossest exploitations, and restore and strengthen the residential character of the street.

The University controls much of the property on Prospect, Murray, and Fitzrandolph. For now, it's still a community of predominantly turn-of-the-century homes. University representatives say we should trust them; that their current plan does not envision further destruction in this neighborhood. I am not convinced. The razing of these Prospect Victorians will set a dangerous precedent and embolden future architects, University Boards, and generations of new donors to continue to plan without regard to the zoning laws set by the citizens of Princeton.

Louis Hamilton,  
Murray Place

## Town Topics

### Urging Planning Board to Reject PU's Request for Variance on Prospect Avenue

June 16, 2021

To the Editor:

One of the factors that the town of Princeton used to convince the then College of New Jersey to move here in 1756 was land, land for expansion. From its initial 4.5-acre lot 265 years ago, the University has grown to about 600 acres today, half on this side of Lake Carnegie and half on the other. While most of this expansion has been on empty farmland, much has been at the expense of existing buildings as described in great detail in Gerald Breese's 1986 book, *Princeton University Land*. For example, only the cost of moving or reconstructing the First Presbyterian Church saved it from being demolished or moved like the houses which used to line Nassau Street to its right and left. More recently, the buildings at the corner of University Place and Alexander Road fell to the wrecking ball to make space for the new Lewis Center, and the Osborn Field House at the corner of Olden and Prospect was demolished for the new Maeder Hall.

Now the University seeks to demolish the three Queen Anne Victorians at 110, 114, and 116 Prospect in order to make way for the new ES+SEAS. As other town residents who spoke at the HPC meeting noted, this land accounts for 3 percent of a 15-acre project but has significant impact on this public (not University owned) street. The benefit to the greater community of the University's project is difficult to see, while the detriment — more historic buildings destroyed and replaced by stretches of gravel and benches out of

character with the broad lawns enclosed by stone walls and hedges that line the rest of the street — is obvious. In addition to the direct impact on the street, the number of Queen Anne Victorians in Princeton is small, and demolishing these three would make that number even smaller.

University Architect Ron McCoy's statement that the University's 30-year campus plan contains no mention of any intention of the University to expand further in this direction is no doubt true, but says nothing about what the University has done in the past or will do in the future. For example, covenants in the property deeds for the "White City" houses on Fitzrandolph and Broadmead give the University the right to reclaim ownership with a three-year notice. Fifty or 75 years from now, "evolutionary development" may drive the University to reclaim and repurpose that land, as it is proposing to do today on Prospect Avenue.

Planning Board members come and go, community concern waxes and wanes, but the University's long-term vision marches onwards. I urge the Planning Board to reject the University's request for a variance and preserve the streetscape of Prospect Avenue for the residents of the town. There is plenty of empty land on the other side of the lake; future expansion should happen there instead of at the expense of the community.

Adrian Trevisan, MSHP, Architectural Historian  
Hamilton Avenue

## Planet Princeton

(Pending publication)

June 26, 2021

To the Editors,

This past April, Princeton University's Environmental Studies Department hosted a thoughtful discussion entitled, Environmental Justice Symposium: Meaningful Engagement between Communities and Institutions of Higher Education. Anyone committed to sustainability knows that community engagement and support is essential to create positive environmental change. Meaningful engagement with the community is not a model that Princeton University is interested in following in Princeton, as they destroy three historic homes and impose their 666,000 square foot engineering and environmental studies complex on the neighbors of Fitzrandolph, Murray, and Prospect. They will not engage the community's plea to save the homes by modifying a tiny fraction (3%) of a proposed complex that dwarfs most projects on Route 1.

At the June 17th meeting of the Princeton Planning Board, the University's representatives alleged that they had done everything right, and that, at the last hour, the rules were being changed on them. This is false and disingenuous. From the outset, the University chose to design and plan without regard for the town's zoning and master plan. That is why the University needs a variance from the town. Rather than follow the zoning, or engaging the community, the University preferred to lawyer up and force their will on their neighbors. They are only shocked that someone dares to say, "no."

The University's position is clear: they allege that there is "no controlling authority" to stop them from

destroying all four historic buildings, and the community is powerless. The University is offering a stark choice. Either the town can uphold its zoning and master plan, in which case the University will destroy the historic Eating Club, and leave the three historic Victorians (for now); or the town can let the University violate the zoning and master plan, and the University will save (for now) but displace the historic Eating Club and destroy the three Victorians. It is a horrible choice, reflecting a gross disregard for the community's desires and the town's master plan. All so that a "theorists' pavilion" can have more "natural light," and, I suppose, host conferences on justice and meaningful community engagement in 666,000 square feet of splendor, and not an inch less.

Given this Hobson's choice, where the only thing offered is submission to the will of the University and destruction of the community's history, the town must defend its master plan and its governing authority to zone and plan. The only hope the town has of convincing the University meaningfully engage its zoning and master plan, is to deny this variance.

Given the University's position, it is clear that all four of those historic buildings are doomed to destruction sooner or later. The question is only whether the town's zoning authority will be destroyed along with them. If the town compromises its zoning for a compromised district, the precedent is set, and the gates opened for the University to disregard the community and master plan again and again.

Louis Hamilton  
Murray Place

## Town Topics

### Noting Grassroots Community Opposition To University's Prospect Avenue Plans

June 30, 2021

To the Editor:

Last week's lead article "PU Prospect Ave. Plans Remain Unresolved" [Page 1, June 23] comprehensively covered the Planning Board (PB) meeting on June 17 and the current public controversy over the University's intentions to remove the former Court Clubhouse from the Princeton Historic District and to demolish three historically-significant Victorian-

era houses as part of its planned ES+SEAS complex to be located adjacent to the University's iconic eating clubs. However, as board chair of the nonprofit charitable organization Princeton Prospect Foundation (PPF), which for months has objected to this small aspect of the project, I would like to clarify a misstatement in the article. The community petition opposing the plan, which has garnered over 1,100

signatures, is not sponsored by PPF, as the article states. Rather, town residents created the petition without any prior interactions with PPF, although PPF now strongly supports it, and a Save Prospect Coalition comprised of town residents, University alumni, and PPF has since emerged.

The proposed 666,000-square-foot ES+SEAS project will benefit the University's educational and research mission, but at issue is a mere 3 percent of the development which the substantial majority of the public did not learn about until late May at the University's presentations to neighbors and the Site Plan Review Advisory Board (SPRAB), notably with the latter precluding public comments. The plan to unnecessarily and irrevocably damage Prospect Avenue has stunned and dismayed town residents because, among other things, it violates National Park Service Guidelines for Historic Districts, as described in detail by historic preservation consultant Clifford Zink at the Historic Preservation Commission (HPC) meeting on June 7 and again at the PB meeting on June 17. The HPC recommended that the PB deny the University's variance application for moving the Court Clubhouse, and expert testimony at the PB meeting demonstrated that the variance would not meet State requirements. The University's threat to simply demolish Court

Clubhouse if the variance is denied sends a particularly negative educational message to students and citizens that disregarding national and local preservation policy and community concerns is perfectly acceptable.

On June 24, the Council of Princeton Future, a highly-regarded neutral party, offered to facilitate a transparent dialogue and cooperative resolution of the current controversy. While the Save Prospect Coalition embraces this proposal, the University officially has declined it as "inappropriate" by asserting that "since last fall we have held virtual neighborhood meetings" about the project. This statement is misleading because, whereas the University presented the ES+SEAS plans and discussed them with small groups of citizens at various times since last fall, each highly-controlled case involved targeted audiences of limited size. Since the full public first became aware of the plans related to the Court Clubhouse in late May, there has been no actual dialogue with the community. Town residents who feel strongly about this historic preservation issue are encouraged to make public comments at the continued PB meeting on Thursday, July 8 at 7:30 p.m.

Sandy Harrison '74  
Board Chair, Princeton Prospect Foundation

## Town Topics

### Urging Planning Board to Deny Variance Sought By PU for Prospect Avenue Plan

June 30, 2021

To the Editor:

If people in Princeton think that parking, truck traffic, and noise are a problem in town now, they should be very concerned about Princeton University's plans for Prospect Avenue. The University intends to insert a truck access to the 666,000-square-foot complex into the otherwise residential street where the eating clubs are located, moving one of them and destroying three Victorian homes for good measure. This ES+SEAS complex replaces dozens of residences, including the Ferris Thompson Apts, with a sprawling structure that will be home to hundreds of employees, displacing many families who will need to commute from further afield. The labs will need to be supplied with chemical and biological engineering equipment and supplies, bringing more truck traffic to the neighborhood. All of this is part of the University's long-term plan to "evolve" the town into a "city" in the words of Ron

McCoy, University architect. In the past 13 years, the University has pushed a plan that expands the campus out at its residential edges; displacing the Dinky, destroying 19<sup>th</sup>-century homes on Alexander, destroying the Victorians at Olden and Williams, destroying historic 86 Olden Street, and soon demolishing the remaining Gothic Revival portion of Princeton Museum.

When he was hired in 2008, Mr. McCoy was quoted in a PU interview, "In my discussions with the University it became clear that the qualities of the Princeton campus would not endure without a singularly focused commitment from the leaders of the University to preserving the historic beauty of the campus while creating innovative new facilities for today's students and faculty." He seems to have forgotten his original mission. In 2010, McCoy was quoted in the Princeton Alumni Weekly regarding the

demolition of 86 Olden Street, which was important to the desegregation of the Ivy League in the 1960s, “[Tearing down the clubhouse] is not the beginning of a trend,” asserting that the University has been a leader in reusing older buildings. We know now that this was a misrepresentation of the University plan, and was indeed the beginning of the destructive trend continuing today.

In an April 2021 article in the New York Times, the headline points to why our town is desirable, “Princeton, N.J.: Historic Homes and Cultural Riches.” These historic homes are precisely what the University wants to destroy. We moved here 11 years ago, as the Times article suggests, for the historic architecture, walkable town, good schools, and access to transit to

our places of employment. Princeton University’s plans aim to take half of that away. The vast majority of the residents of Princeton do not work at the University, and will never see the inside of the massive glass box being planned for Prospect, but we will have to live with the increased traffic, supply trucks, and aesthetic disharmony of its exterior. I urge the Planning Board on July 8 to deny the variance sought for the proposed Prospect Avenue intrusion, and keep Princeton a town for the whole community, not just the researchers.

Lydia G. Hamilton, VMD  
Murray Place

## **Planet Princeton**

### **PCRD Statement Regarding the Prospect Avenue Buildings and Development Trends in Princeton**

July 6, 2021

To the Editor,

The Princeton Coalition for Responsible Development, or PCRD, is a non-profit organization that was formed recently to advocate for and enable a more effective and collaborative approach to land use development and redevelopment in Princeton. We are not opposed to new development and redevelopment in our town; that said, we do believe in smart, eco-friendly development and redevelopment that will respect and build upon Princeton’s unique character and reflect the voices of its residents. Such development is best accomplished through open, transparent, inclusive deliberations that heed the input of developers, our elected officials and, importantly, those of us who live in town.

Regrettably, there are too many recent examples of situations where the town residents’ views are either discounted or not being heard at all. Most recently in the headlines has been the effort by Princeton University to destroy three buildings that form part of the historic Prospect Avenue streetscape.

PCRD supports the effort to protect the historic former Court Club in its current location and to protect the three homes on Prospect Avenue from demolition by Princeton University for its ambitious ES+SEAS project. More broadly, PCRD is concerned about the disregard for key provisions of the Princeton Community Master Plan and the diminished prospect

for the suggested evaluation of Club Row as a local historic district that Princeton University’s plan represents. Each degradation of this lovely part of town becomes yet another step toward further undesirable changes throughout Princeton in the future, thus diminishing, building by building and lot by lot, what makes Princeton so attractive to those who live here.

Recently, the town has witnessed financially capable property owners neglect buildings and facilities, only to turn to the municipality for relief by pointing to the poor state of buildings they own and that they have let deteriorate. Rewarding such bad behavior isn’t something that is good for the town in the short run or the long run. Our historic buildings are important and deserve protection. Additionally, the environmental impact of demolition and its associated release of embodied carbon isn’t consistent with sustainable development. As we are seeing throughout the country and, indeed, the world, adaptive reuse is vastly preferred, and should be the standard in our historic districts and throughout town.

Princeton University is undertaking a major endeavor, and we support the ES+SEAS project generally. PCRD asks that, with the town’s encouragement, Princeton University use its considerable talent and resources to find a solution that protects the historic streetscape and community

and is consistent with both the Master Plan and sound environmental practices.

Although the focus of headlines in recent days has been on the Prospect Avenue situation, PCRD believes that town officials should in all cases consider development and redevelopment holistically and through the lens of the residents of Princeton's many beautiful and desirable neighborhoods. In that vein, we note that there has been considerable resident concern about a number of recently proposed development projects in town, in addition to Prospect Avenue. Just since the beginning of 2021, this list includes: the outsized new Graduate Hotel to be built near Bank Street; the declaration of the Princeton Shopping Center and adjoining properties as an Area in Need of Redevelopment; and the poorly-thought out plan to add considerable parking to our neighborhood streets. Each of these projects engendered strong reactions from neighbors and other concerned

Princeton residents. Each of these projects has felt rushed to accommodate the desires of the developing party, without sufficient public input.

We urge all the players in these dramas to take a collective deep breath, listen to each other, seek common ground and areas for compromise (including through an updated Master Plan), and ultimately reach decisions that can be supported by all parties involved. With the wealth of talent and creativity that courses through town, we can do better than our current practices.

The Princeton Coalition for Responsible Development

PCRD Chair: Jo Butler

PCRD Vice-Chair: Karen O'Connell

PCRD Treasurer: David DeMuth

PCRD Secretary: Brad Middlekauff

PCRD Executive Committee Chair: Jack Kerr

## Town Topics

(Pending publication on July 7, 2021)

June 29, 2021

To the Editor:

Princeton University's massive (666,000 sq ft in four new buildings) expansion of the School of Engineering and Applied Sciences is exciting for the future of teaching, research and studying at Princeton. This project has been in the works for more than a decade and finally has emerged into public view as a packaged deal, much like the Lewis Center across campus.

The process now moves to the town of Princeton's Planning Board to review and approve or reject the Plan. While the concept and Plan are admirable, there should be room to improve the Plan with comments from the neighbors, alumni and other interested parties.

I would like to suggest a Plan B.

First, moving (or tearing down if Plan is not approved) Court Club that is located within a National Registered Landmark District seems an offense to the Town of Princeton. We should respect our National Landmarks and make an effort to preserve our fortunate heritage. Environmental studies teach us to recycle, reuse or repurpose objects whenever possible so as not to waste resources. Court Club would make an ideal setting for small conferences, intimate dining opportunities, or prime seminar space for focused group conversation. Think a second "Faculty Club", an annex to Prospect House.

Second, the attempt by the architects of the proposed Plan to extend an arm toward the existing Engineering Quad fails as there is no real connection either to the existing Andlinger Center or to the existing EQuad. The use of the term "neighborhood" is deceptive in the extreme. Think of the "Arts and Transit Neighborhood", the terminology used to sell moving the Dinky, leaving McCarter as a stand-alone up the hill.

And finally, quadrangles have been an architectural solution for educational institutions for generations – think Oxford, Cambridge, Yale and in the old days Princeton University. Taking the proposed Chemical and Biological Engineering building and forming a quadrangle with the other proposed buildings and to incorporate the stand alone "Commons" building seems a far better design to me. The existing proposal seems more like the Great Wall in China which is for defense rather than inviting collegiality.

But re-design is not the job of the Planning Board. They may not be able to consider a Plan B without rejecting the University's application. I recommend that the Planning Board, therefore, turn down the proposed Plan and point the University architects toward the possibility of discussing reasonable alternatives. I

understand that Princeton Future has offered to host  
such a review. That seems to me a viable path forward.

Michael Mathews '62  
Skillman, NJ

# Save Historic Prospect Avenue from Damaging Development

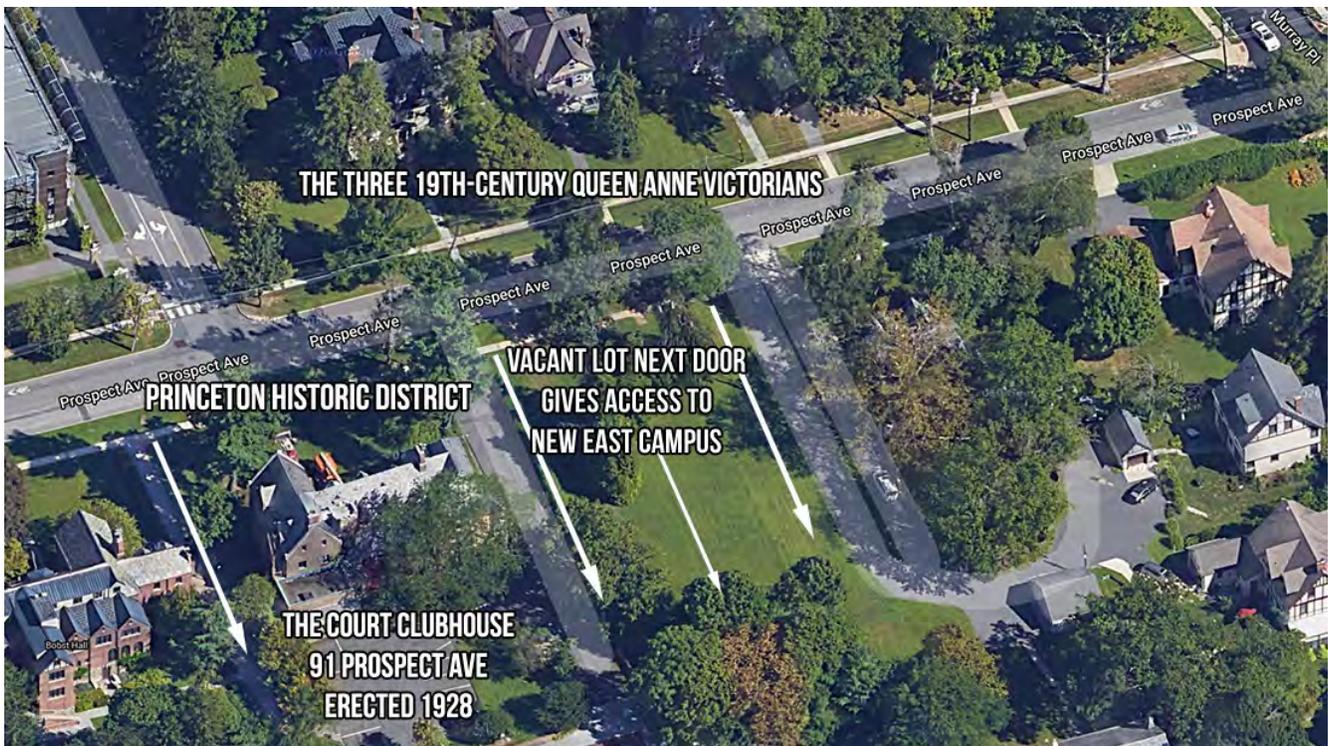


The Princeton Historic District on Prospect Avenue (listed on the National Register of Historic Places) has long been considered the jewel of our town, with rows of stately Eating Clubs and charming turn-of-the-century homes. One [author](#) has dubbed it, "the most beautiful suburban street in America." But Princeton University's ES+SEAS development plan proposes moving [the Court Clubhouse at #91 Prospect](#) out of the Princeton Historic District and across the street – destroying three significant Victorian houses on Faculty Row – and inserting a large incompatible building and landscape, thus [irreparably harming the Historic District and Prospect Avenue streetscape](#).

Most in the community are generally supportive of the new ES+SEAS project, taking issue only with **the small 3% portion which extends all the way up into**

**Prospect's Historic District.** The University claims they need to demolish the three Queen Anne Victorians (at 110, 114 and 116 Prospect) to clear space for the Court Clubhouse to be moved into their location, making way for a modern concrete and glass edifice to be constructed in #91's place. The Princeton Historic Preservation Commission unanimously opposes this proposal and advises the town Planning Board to reject it.

**With nearly 15 total acres available** for the sprawling site plan, why co-opt and build in #91's exact spot at all? Moving the Court Clubhouse to gain only another ½ acre simply doesn't make sense. In fact, there is already a vacant lot immediately adjacent (at 111 Prospect) giving 150' of frontage for northeastern access to the future ES+SEAS campus. Elsewhere in the plan is an open two-acre area designated for "Future Development" – that is, unused land... So there is no need to relocate and isolate the Court Clubhouse, causing it to lose its National Register listing, while losing the three historic Victorians forever.



The Victorians on Prospect are actually **the oldest buildings on the street** and are rich in cultural history and lore. One was the former location of two eating clubs, and all served as homes for distinguished PU and IAS theorists. As Marquand Professor [Thomas D. Kaufmann](#) has shown, these were residences which welcomed art history giant [Erwin Panofsky](#), [W. S. Hecksher](#), and other **refugees from Nazi fascism**, and where celebrated thinkers lived, gathered and wrote over the past century. From Panofsky's prodigious son, the physicist [Wolfgang "Pief,"](#) to his close friends [Albert Einstein](#) and [Rensselaer W. Lee](#), to the influential musicologist [Oliver Strunk](#) and renowned classicist [Froma Zeitlin](#), **these homes have been a nexus for visionary interdisciplinary thought for generations.**

The University's proposal on Prospect continues its recent trend of demolishing longstanding houses and **encroaching into residential neighborhoods**. In the 2010s, it tore down [multiple historic buildings](#) and [homes](#) for development on adjoining Olden Street and on Alexander Street. The University now proposes a serious intrusion into the residential areas near Fitzrandolph Road and Murray Place which – if not prevented – establishes a precedent for the demolition of other homes and clubhouses as more departmental buildings creep further onto Prospect and beyond.

The University said they're doing this because they seek the brightest and the best for their [planned Engineering building](#). **We ask those bright engineers to return to the drawing table** and find an appropriate way to retain the Court Clubhouse in place, while preserving the three Victorians and taking care of them again. It would be a minor reconfiguring of a fraction of the vast 666,000 sq. ft. project – just a small amount of thoughtful redesign to do the right thing. This would also be the most sustainable outcome because it would retain the buildings' embodied carbon in place.

Preserving the extraordinary history and streetscape of Prospect Avenue would make everyone happy, and it would be considerably cheaper. The University just has to bend a little.

**Please sign our petition** asking the University to develop a design that follows National Park Service policy by keeping the Court Clubhouse within the Historic District and saving the three Victorians of Faculty Row. This would **maintain the unique historic character of Prospect Avenue for the benefit of present and future generations.**

You can also help by:

- [sharing this page](#) with your neighbors and friends via email and on social media,
- **writing a letter to the editor** of our [local newspapers](#) and news sites,
- attending/speaking at the critical [Town Planning Board Hearing](#) on Thursday, September 23rd, starting at 7:00pm.

This meeting will be open for public comment. Because the University needs a variance from the town for their proposal on Prospect – a public street – this hearing is where its fate will be decided.

In summary, all of these historic structures ([see gallery](#)) contribute significantly to the fabric and character of Prospect Avenue and **deserve proper preservation and protection, not denigration and destruction.** With all of the impressive resources and billions of dollars at the University's disposal, more can be done.

For more information, please see [this 26-page presentation](#) from the non-profit Princeton Prospect Foundation (PPF). Thank you so much for your help!

*PETITION UPDATE — JUNE 18, 2021*

## **Petition passes 1000, University threatens to raze Court Club**



Last night, during a jaw-dropping turn of events at the municipal [Planning Board hearing](#), Princeton University flatly threatened to demolish the majestic 1928 Court Clubhouse in the Princeton Historic District if the town does not approve their variance application to move it.

This came even as the University claimed a commitment to historic preservation and responsible stewardship, and even though the space occupied by Court Club would be **less than 3%** of their [sprawling 15-acre plan concept](#). The University has still presented no compelling reason for any of the

660,000 square foot development to impinge upon that exact physical location, particularly considering the open space elsewhere throughout the vast site plan and the presence of a [large vacant lot at 111 Prospect](#) for far northeastern access to the new ES+SEAS complex from this residential neighborhood.

The Planning Board heard [expert testimony](#) that the University's application does not meet four of the five required findings for the variance to be granted, most importantly that the public "benefits of the deviation would substantially outweigh any detriment."

Over 70 members of the community attended the hearing, however, the meeting ran out of time before the majority of them could be heard during the extended public comment section.

The meeting will be continued to [Thursday, July 8th at 7:30pm](#), **when the public comment period will reopen**. Please plan to tune in for the next chapter and express your views! We need to speak to the irreversible detriments of the University's current proposal and their threat to harm the National Register Princeton Historic District, and ask their capable team of designers to please **do the right thing and restructure the site plan** so as not to denigrate or destroy this unique streetscape and neighborhood forever.

The University's surprising hardline approach contrasts markedly from prior examples of University-Town-Community cooperation on controversial development issues, notably in 1977 (William Street), 1990 and 2005 (E-Quad expansions), when the parties worked together and better outcomes were achieved. We hope this can continue.

Please also [share the petition link](#) with your friends and neighbors, as we need their support now more than ever to help avert the obliteration of historic

buildings on both sides of Prospect Avenue, a one-of-a-kind public street.  
Thank you!

## **In the News:**

[Residents start petition calling on Princeton University to reconsider plans to demolish three Prospect Avenue homes and move former Court Club](#)  
[PU Plan for Prospect Ave. Meets Resistance](#)

[Historic Preservation Commission Advises Planners to Reject University Application](#)

[Save historic Prospect Avenue from damaging development](#)

[Residents call on Council to convince Princeton University to preserve Prospect Avenue buildings](#)

[Petition Urges Princeton U. To Not Demolish Three Historic Homes](#)

[Development Plan Proposal Presents Another Opportunity to Address Issue of Teardowns](#)

[Preserve the streetscape and history of Prospect Avenue, one of Princeton's gems](#)

[Princeton U. Prospect Ave Plan Not Endorsed At Historic Preservation Meeting](#)

[University's Proposed Prospect Avenue Entrance is Detrimental to Public Interest](#)

[Alternatives Can Satisfy PU's Desire for Larger Facility for Science, Engineering](#)

[Urging Municipality to Designate Western End of Prospect Avenue as Historic District](#)

[Save Historic Prospect Avenue From Damaging Development Plan](#)

[Historic Preservation Commission won't endorse Princeton University plan](#)

[Asking University to Reconsider New East Campus Design Proposal](#)

[Prospect Avenue Visions of F. Scott Fitzgerald](#)

[Preserving Prospect Avenue](#)

[Prospect/Fitzrandolph/Murray Place Neighborhood Should Stay as It Is](#)

[Razing of Victorian Homes on Prospect Avenue Will Set a Dangerous Precedent](#)

[Urging Planning Board to Reject PU's Request for Variance on Prospect Avenue](#)

[Planning Board holds hearing on University's plans for Prospect Avenue buildings](#)

[Planning Board hearing on PU plans for Prospect Avenue carried over until July 8](#)

[PU Prospect Avenue Plans Remain Unresolved](#)

[Noting Grassroots Community Opposition To University's Prospect Avenue Plans](#)

[Urging Planning Board to Deny Variance Sought By PU for Prospect Avenue Plan](#)

[University Plan for Prospect Avenue Courts Controversy](#)

[PCRD is Concerned About University's Disregard for Princeton Master Plan Suggesting a Plan B Alternative to University's Prospect Avenue Plan](#)

[University Plan Faces Continuing Controversy](#)

[On Prospect Avenue, It's Town vs. Gown](#)

[PU Prospect Avenue Plan Hearing Postponed; Opposition Continues](#)

[Verdict on University's Prospect Ave Plan Delayed to September](#)

[Princeton's Prospect Avenue Plan Discussion Postponed By 2 Months](#)

[Planning Board hearing for Prospect Avenue application will continue in September](#)

[Disregard for History](#)

[It's Time to Stand Up To PU and Just Say No to Prospect Plan](#)

[Prospect Avenue Club Row district on agenda for Princeton Preservation Commission Monday afternoon](#)

[Historic Preservation Commission Considers Club Row Historic District](#)

[PU Stonewalls the Community On Its Engineering Complex](#)

## Petition Comments:

Name	Comment
Eva Martin *06	<p>"I love walking on Prospect. I am dismayed by these plans for changing the character of this jewel of a street and thus the atmosphere of the town we love. Princeton needs to remember the importance of the historic aesthetic in attracting so many to this community as a place to study and live.</p> <p>The university planners should draw on its wealth of talent and go back to the drawing board. The university can both progress and preserve. We as a community are better than this."</p>
Michael G.	<p>"This is outrageous, embarrassing even. But even good institutions make bad decisions sometimes. Fortunately, it's not too late as this is still in the conceptual phase. The university can and should do better."</p>
Larry Richards	<p>"Princeton University must become a better community citizen. Get out of its Ivory Tower bubble, develop an understanding of (listen to) trickle-up community concerns, and embrace innovative solutions developed by external stakeholders."</p>
Kate Pollack	<p>"I want to preserve the beautiful town I know and love"</p>
Louis Hamilton	<p>"This is the history and character of the community. The university has the resources to do better than this."</p>
Grace Bitter	<p>"The character of Prospect Ave should be preserved. The university has plenty of available real estate and should not tear down historic gems on what is a residential street with beautiful eating clubs.</p> <p>Some of our past is worth preserving, and the three Victorian</p>

	homes and club on this street should be included."
Elizabeth Wright	"I live on Prospect and have walked and biked up and down it often over the years. It would be so sad for the community to lose those beautiful historic houses."
iclal atay	"Please stop ruining Princeton."
Mimi Mead-Hagen	"I love to share the history of this town with visitors, family and friends... it is so sad to see the University repeatedly chipping away at the historic character.  The history that Princeton has is part of its charm and distinguishes it from so many other towns. It is a fragile part of its character that is being eroded."
Faith Bahadurian	"Time to draw a line in the sand when it comes to destroying our historic neighborhoods. Have we learned nothing from the loss of the Dinky station (& impending loss of the Dinky altogether)?"
Angela Skeie	"As a former resident of 170 Prospect Avenue, I ask the University to please reconsider the historic value of these buildings and their architectural place in the context of Prospect Avenue."
K. Smith	"It gets worse. From looking over the PU site plan, it appears they are planning to RAZE another historic clubhouse COMPLETELY – the Arbor Inn at 5 Ivy Lane.  It was completed in 1929, almost a century old, a handsome historic building on a modest lot neighboring the Center for Jewish Life. But apparently, entirely expendable. No reason for it either."
Douglas Rubin	"The row of eating clubs was recognized as a National Historic District because there's nothing like them anywhere else. The University should rethink their expansion plans."

Carol Raine	<p>"As one of the most beautiful places in Princeton, Prospect St. adds to the unique character and charm of the town. That is something that can never be replaced."</p>
Jessica Frelinghuysen	<p>"This property is on the National Register of Historic Places. They are part of Princeton's History."</p>
Laura Gathagan	<p>"Oh, Princeton University! What have you become? This is a dreadful change - and destruction of important architecture - and for what? A 1/2 acre of land. For heaven's sake move these houses- don't demolish them. What a shameful mark on Princeton's legacy this would be! So short-sighted and dismissive of the best interests of the town of Princeton, which has housed the university for generations.</p> <p>It's arrogance, really, and such a 'presentist' approach. New is not always better and change is not always positive. You wouldn't think this is a lesson an institution founded in the 1740s would need schooling in- but clearly they've lost their way."</p>
Jeff Stundel	<p>"I grew up and still live outside of Princeton and spent many years not only enjoying all that the town has to offer, but working for my father's painting and decorating business that was considerably focused on Princeton. Through all of this, I not only learned about but gained a deep love and appreciation for the buildings and homes that the University wants to move and/or destroy and their rich historical and architectural significance.</p> <p>As the petition notes, the University, which is filled with and wants to attract "the best and brightest," should be at the forefront of protecting and preserving - not obliterating - history. The University also has an endowment that is worth more than the GNP of some small nations. Between the professionals and assets at its disposal, the University has all of the requisite tools to find an alternative(s) to the</p>

	destructive path that they are plotting."
Anne Desmond	<p>"Princeton University needs to regard its hometown as a full-fledged partner. The hubris displayed by the University is very last century ie before the northeast corridor became one extended metropolitan area and Princeton was a more isolated "college town."</p> <p>Our town is constrained in its ability to expand with the U's expansion and the U needs to acknowledge that it is not situated in New Haven or Boston and to stop the encroachment - a big ask I realize given these are "their" properties."</p>
Bonnie Schultz	"As responsible guardians of history, we need to preserve the character of Princeton."
Linda Ricker	"Stop tearing down our beautiful historic town!"
Daniella Heywood	"Historic houses should be protected buildings."
Deborah Roldan	"The university should find another plan that doesn't involve demolition I've perfectly good and historic buildings. Use some of the vacant land that the university owns"
Babs Zelt	"Preserve these houses."
Gary Saretzky	"In the 1970s, the university wanted to destroy historic houses on William Street to put in a parking lot. After strenuous community protests, it agreed to move a few of them across the street. They will not do it again unless enough people let them know that they care about these structures."
Amy Felsher	"I grew up in Princeton and spent many days walking and bike riding up and down Prospect.....please keep the integrity of the space by retaining the historic beauty of those residences – there must be a viable alternative to

	tearing down these Victorians."
Sari Ruskin	"I am appalled that a university of such stature as Princeton cannot find a way to save historic buildings. I also cannot fathom why they need to do this in the first place and for such little gain."
Cynthia Ma	"This is destroying a historical site and bad for the environment."
JoAnn Miller	"The historic features of Princeton must be preserved !"
Deborah Hunsinger	"This is heart-rending news. Please consider the beauty of these historic buildings and the need to protect all that beauty."
George Hunsinger	"Down with barbarism!"
Martha Rinehart	"I care about the historic nature of Princeton and the demolition is unnecessary."
Liz Chase	"Having lived in Princeton for 70 years, I would be disappointed to see the demolition of the stunning homes on Prospect Ave that have been a picturesque part of our community all these years."
Katherine Foster	"There has to be an alternative. Please find a different plan for the University that doesn't do any damage to historic neighborhoods."
Maureen Quap	"I'm relieved that preservation may win out! However, will PU, as owner, be required to maintain them?"
Hilary Brown	"I reject the University's relentless development. Why does it need to keep growing and devouring open space and old neighborhoods! Why not focus on continuing excellence in its current state?"
Lauren Gilbert	"My daughter lives in Princeton and has been a graduate student there for the last several years. This beautiful historic street would be unalterably damaged by this move."

Carlos Rodrigues	"What a preposterous, poorly thought out proposal."
James Steck	"There are options; this is not the correct one!"
Arlene Umpierre	"Let's all keep this beautiful historic place intact. Too many teardowns are destroying our beloved historic sites."
Annika Nordenbring	"Keep our beautiful historical buildings! Keep Princeton as it is! We will pray for God's protecting hands over our town and over USA"
A. Wilson	"With all the land they have available for this project, it's preposterous the University is proposing to trample on a historic district and mess up the grandest avenue in town... We need all the Victorians we have left; they are an endangered species!"
Lucy Rehm	"My family and I love visiting Princeton because it's such a beautiful collection of charming and historic buildings. Please do not tear these houses down. It's the opposite of sustainability. Moving a historic building is also disruptive of a places's charm and character. Please work to find much more sustainable options for new buildings on campus."
Barbara Parmet	"Just because you can, doesn't mean you should. It's never too late to do the right thing."
Martine Rouzier	"It's important to preserve the beauty of our past."
Denise Porretto	"I value the history of Princeton, and that includes its many beautiful houses with vintage architecture. Why would we want to tear down even one of them? It disturbs me that some of us have the mindset that newer is better than older, that reminders of the past are disposable. No they're not—they have value and

	<p>substance. Let's protect and honor these amazing houses."</p>
Gwyneth Iredale	<p>I grew up in Princeton and I feel the town should preserve its fine buildings. The university seems to advance its own agenda without much input from townspeople.</p>
Jack MCMICHAEL	<p>Erwin Panofsky's home should not only be saved from destruction, but also restored to its former beauty.</p> <p>Panofsky's work, embodied in the house where much of his most profound contributions were made, has deeply enriched the life we share. The core of his legacy still speaks to us now. And this legacy is rendered all the more poignant because of his status as refugee from the religious and ethnic persecution of the Nazis. We should remember all this!</p> <p>I see the entryway of 114 Prospect as a small museum to commemorate Panofsky's and his fellow residents' gifts to humanity.</p>

## Signed by 1,300+ Community Members to Date:

Charla Miller

Larry Calloway

Rebekah Brock

joanna george

Jacob Ruby

Lisa Mihalick Beale

Ron Davis

Margaret Schleissner

Aldo Roldan

Kristina Gollinott

Natalie Pope Pope

Kinga Kaminska

Adam Scheer

Alexander Sanchez

Pamela Wallace

Kylie Caffrey

Cindy JAQUET

Jordyn Rendon

Tippawan Olivera

Beth Brobst

Starr Gargiullo

Nisa Bravo

Kalyne Rodriguez

Jacy Swoop

DEBORAH CAMPBELL

Savannah Kiernon

Kendall Cox

Lily Li

Lauren B. Davis

Brianna Herrera

Patricia Soll

Daniela Poma

Jarrett Elliott

John Barbano

Rocio Bonell

Joyce Graye

Christle Brown

Alexis McGrantham

Justin Knutson

Jean Aniano

Tony Marino

dorothy hogge

John Kramer

Barbara Stoff

Jessica Reyes

Sharon Liscinski

Gwyneth Yarbrough

Colton Pierce

Patricia DiMaio

Stephen Marks

Isabel King

Lisa Ferguson

Joshua Standiford

Sabrina Scott

Karen DelleFave

Andres M. Valdes

Cathleen Vossler

Dennis Tate

Gabe Rizzi

David Barnes

Jennifer Geoghan

Claire Jacobus

Daniel Regan

Pamela Feig

Christina Polans  
Chidinma Nwankwo  
Tom Hagedorn  
Nora Kerr  
Shannon Sneedse  
Harold Schaefer  
Caroline Reyes  
antony bennett  
Michael Koortbojian  
Deborah Branch  
Britney Osmun  
Jody Erdman  
Martha Friedman  
Barend Pieters  
Nicole Lara  
Anya Saretzky  
Saundra Tun  
regina kenen  
Clifford Zink  
Ayoub Ally  
Anna Saporito  
Claribel Torres  
Stephanie Deven-foley  
Shawn Chang  
Johann Gonzalez  
Abby Luciani  
Katherine Foster  
Mary Hammell  
Tim Maurer  
Olivier Brigaud  
Ruth Bentkowski  
Desirae Roper  
Darrel Bradberry  
Debbi Gitterman

Laura Gathagan  
Constance Fong  
Kathrine Mclean  
Elisa Peña  
Arturo Pena  
Jim McCulloh AIA  
Peter Thompson  
Shamoli Bhattacharjya  
Pam Ewing  
Jenny Crumiller  
Walter Neumann  
Barbara Parmet  
toni klink  
Helen Westcott  
Anthony Edwards  
Jill Mudge  
Janet Stern  
Carol Pierce  
Maureen Danovsky  
Jorge Collazo  
Robin Simon  
Ruth Miller  
Ronnie Ragen  
Saylor Garcia  
ALFONSO DOCE  
Christopher Skinner  
Annie Warsame  
Jennifer Sanborn  
Sandy Harrison '74  
Sashena Scott  
Daniel Alexa  
Steve Moskow  
Chuwen Huang  
Andy Cowherd

Andrew Silva  
Brenda Fernandez  
Lynn Collins  
James Parker  
Al Cavallo  
Rose Kimble  
Melissa Heithaus  
Anna Mahan  
Fancy Fairchild  
Alma Walker  
Susan Burns  
Martine Rouzier  
Maya Wood  
Nancy Johnson  
Larry Richards  
Jessie Luo  
JoanMarie Land  
Jessica Frelinghuysen  
Janet BAXENDALE  
Carol Kagay  
Owen Brown  
Charles Freyer  
Sarah Ringer  
Gordon Early  
Jonathan Israel  
Lucas Cadena  
Olivia Rose  
Ella Martin  
Anne LaBate  
Jeffrey Olkin  
Lucy Pollard-Gott  
David Scherbekow  
Linda Marks  
Amber Michelle

Sam White  
lex robinson  
Sarah Walling  
Robert Wilkinson  
Luke Shannon  
Samantha Varela  
debbie bronfeld  
Thomas Kaufmann  
Charles Swinburn '63  
Oscar Ramirez  
John Macaluso  
Cindy Austin  
Vikas Singh  
David Ludlum  
Faith Bahadurian  
Denise Porretto  
Livia Buschini  
Ashlyn Singh  
Daereck Tether  
monika reimitz  
Jennifer Pepe  
Karisa Wilkinson  
Benjamin Borsch  
El Rawr  
Bonnie Schultz  
CHANDRA BALARAMAN  
kate vernier  
Christopher Campbell  
Justin Lopez  
Marian Burleigh-Motley  
Amelia Harwood  
Lorraine Shiarappa  
Daniel Skender  
Jawad Sheikh

Mary Beth Bardachino  
Steven Davis  
Kim Coulter  
Yan Dong  
Julia Friedman  
Alex Cozzi  
Anne Battle  
Marie Shock  
Brianna Deenah  
Erik Miner  
Kara Krubeck  
Marisa Farnum  
Christine Sparacino  
Martha Rinehart  
Amber Wingerson  
Kailey Sheppard  
Vera Van de Velde  
rebeka wofford  
Laura Weigert  
Susan Holmes Eelman  
Alex Pibl  
Jane MacLennan  
mary harper  
Shreyas Sirse  
Layo Odeyemi  
Alex Sharp  
Harriet Kass  
Rosanna Duran  
Tina Frost  
Kristin Taylor  
Marie Ami  
Karen Carroll  
Mason Shor  
Carleigh Reeves

Mallory Blanton  
Pamela Greysen  
Ozioma Eze  
John Connelly  
Cordelius Brown  
Kathy Taylor  
Nuria Van Ravenstein  
Daniella Heywood  
Joseph Traficante  
Arthur Cam  
Kathleen Roche  
Gay Bitter  
Greta Grossman  
David Kinsey  
Joshua Levinson  
Kristen Suozzo  
Bruce Lawton  
John Clark  
Jalyne Poles  
Lisa Chansky  
Kevin Arteaga  
Lily Wageman  
Lou LaMay  
dalton pratt  
barbra s martin  
Ericka Gray  
Mouneer Odeh  
Jeaninne Honstein  
Adelaide da Silva Cicero  
Levi Cercas  
Michael Yedidia  
Alx Adkins  
Kate Berring  
Douglas Bole

Egor Kirillov  
Dr. Margaret Readdy  
Tracy Meehan  
Kathryn McIsaac  
Marisa Narula  
Marie Devlaminck  
Douglas Miller  
Hannah Gulick  
Douglas Rubin  
Eli Miller  
Miranda Hempel  
Nese elkas-ari  
Surayya Butler  
Julie Rayne  
Edith Mills  
aybars asci  
Robert Cook  
Michael Burlingham  
Kim Wishart  
Heather Isaac  
Richard Farnum  
Haley Hunter  
Violet Afton  
Isabelle Ellingson  
Taylor Lockwood  
Ann Davison  
RAYMOND BASILIO  
Shaista Tinwala  
C. S. Morrison  
Olga Andrizhievakaya  
Ash Arz  
Jessica Rees  
Sindy Paniagua  
Chey Green

Adrienne Rubin  
Georgi Tolstiaikov  
Eva Martin \*06  
Alia Choudhury  
Gillian Fee  
Scott Cardenas  
Hope Russell  
Emma Bisailon  
Janiah Owens  
Logan Cook  
Lindsey Young-Lockett  
Theresa Lyons  
Maria Diaz  
Sheila Bodine  
Destiny Yaconi  
Katrina Zwaaf  
Lee Neuwirth  
Carl Boomer  
Michaiah Mitchell  
Whitney Zylstra  
Bilquis Abbasi  
Angela Perez  
Quinlynn Hayner  
Nathan Corke  
Dipali Desai  
Don Palko  
Rashmi Manjunath  
Charles Miller  
Len Swanson  
Aaron Moscoso  
Ilenara Alcaraz  
Melvin Encarnacion  
Divya Mohan  
Janis Todd

Amy Kirtland  
gloria eversull  
Valerie Leonard  
Jack Nottingham  
Ivy Price  
Karen Kelley  
Kat Swales  
Meghan Bruce  
Eugenia Erlij  
Trebor Wright  
Haley Russell  
gia cassarella  
chloe boocock  
Teez Nautz  
Maria Soosai Lasar  
jamie schultz  
Selin Atay  
Olivia Mumm  
Claire Glysing-Jensen  
Ronald Baltimore  
Olga Kolleeny  
Alexandria Trevena  
Alexandra Till  
Arlene Umpierre  
Yolanda Blakey  
Marie Dasaro  
Maureen Quap  
Models Treda  
Eunice Wong  
Isaiah Hagos  
Lisa Schmucki  
Linda Baker  
Cordelia Everett  
Ursula Marsicano

Chris Santarpio  
Patrick Gerity  
Hugh O'Beirne  
Kelly Nestelroad  
Charles Skinner  
Annika Piirimae  
Valerie Balderas  
Adwitya Gaur  
Anthony Scrimenti  
Gwenivere Llewellyn  
tari pantaleo  
Kate Diclementi  
April Roman  
Kitty Vieth  
K. Smith  
Lucianna Wolfstone  
Judy Babula  
Tyler Rydberg  
micah williams  
Pam Kelley  
Julio Gonzalez  
Joseph S Wisnovsky  
Amanda Moore  
Jayne Robinson  
Annika Nordenbring  
Lavar Hilliard  
Mackenzie katzner  
Adreiana Pugh  
Anita Tripathi  
Julie Zink  
Rick Cara  
Kathleen Sagui  
Gerardo Salinas  
Linda Carlson

Lisa Boyles  
Hi Imbo  
jess Arllo  
Jasmine Dacus  
Deloris Verchere  
Frank Davis  
WIEBKE MARTENS  
Talbert Smith  
Journey Taylor  
Amanda Coryell  
DiAvion Reeves  
Carlos Rodrigues  
Judy Van Valkenburgh  
Sunday Leaper  
Eileen Bailey  
Grace Lindner  
Destiny smith  
E. Ness  
Oreste Drapaca  
Imogen Lea  
Weldon Powell  
Christopher Monroe  
ashley sanchez  
LESLIE AHRENS  
Monica Ferraro  
Sherry Rice  
sonia milojevic  
Katja Guenther  
Sheila Malone  
Joyce Monaghan  
Austin Niehoff  
Cindy Lombardo ('89)  
Carol Obrien  
Karen Schaich

Miye Jacques  
Thomas Baker  
Barbara Andrew  
Russell Swanson  
Linda Meisel  
Faith Pixie  
martin riffel  
Betty Wodrich  
Linda Ricker  
Gabriella Hoskin  
Sasha Hjerpe  
Connie Sultana  
Alex Zink  
Musa Mirza  
Belinda Gonzalez  
Hatice Koroglu Cam  
Anh Pham  
able Irynvall  
Alejandro Rosas Espinoza  
Nancy Woelk  
Ellie Klippel  
Carol Raine  
emma parvin  
Cynthia Ma  
Anne Zeman  
Kumari chriss  
Larshinna ROCKINGHAM  
John Kerr  
Sarah Torian  
Blair Ayers  
Jamal Bright  
Karl Pettit '67  
Nycole McAllister  
Elizabeth Horn

Delores Johnson  
laura anderson  
Franco Carlo  
EVE NOON  
Chris Miller  
Yvette Mintzer  
Ja Fittipaldi  
Steve Krivicich  
Ann Mantell  
Chloe B.  
James Pekarek  
Nicholas Sheppard  
Kasie Clark  
Kate Heavers  
Sarah Spross  
Haneen Rabie  
Robert Wright  
Gail Caswell  
Audrey Smerkanich  
Hochul Lee  
Greyson Pettus  
Dustin Kolsky  
James Fraunberger  
Sir-Netia Thorpe  
Trevor Little  
Wendy Jin  
Alfredo Rodriguez  
Jeyson Olsson  
Faiza Mansour  
Priya Madavaram  
Olga Alvarez  
Pankaj Takawale  
Lisa Ulmer  
Joshua Curphey

Angelia Angel  
Phoebe Warfield  
Andrew Howell  
Peyton Kraus  
Shilliam Nicola  
Zach Johnson  
Antonietta Branham  
CJ Johnson  
Glen Hume  
Keith Cote  
richard mcgrath  
Khoi Holloway  
Jayne Thompson  
jean harrington  
Kyle Bernard  
Deborah Spencer  
Carolyn Woods  
Jocelyn Arzate  
Wilmaris Perez  
Deidra Fordyce  
Miguel Perez  
Ashley Allison  
Amy Felsher  
Taylor J  
Angela Skeie  
Deirdre White  
James Bash  
David Vanderbilt  
T.J. ELLIOTT  
Pieter Van Remoortere  
Devon Smith  
Ruth Callahan  
Lidia Usami Ikenberry  
Gabriel Ramirez

James White  
Rosemary Finnegan  
Van Riley  
Lauren Gilbert  
Lydia Robinson  
Yvonne De Carolis  
Jeffrey Frole  
Karen O'Connell  
Jordan Valiquette  
Barbara Preston  
Shana D'Attilio  
Alanna Naranjo  
Heather Achenbach  
Julie Denny Clark  
Meredith Rogers  
Joanne Marshall  
Dianne Sadoff  
Hedaya Person  
Anita Trullinger  
Carla Olsen  
James Colicchio  
Judy Leopold  
Aslihan Yildiz  
Karissa Opie  
Stanislav Glezer  
Laura Gañan  
Kailee Murphy  
Sidney Auerbach  
Gemma Bertelsen  
Nora Staebler  
Lori Hoos  
Chelsea Hammons  
Bill Farnswell  
Viviana Quintero

Mayes Flint  
Michael Santos  
Christina Corsiglia  
Richard Bartley  
John Wallmark  
Carola Fourniel  
Kathleen murphy  
Dr. Diane Friedman  
Elizabeth Riley  
Fredrika Schwerin  
Kella Lopez  
Kelly Devine  
Bo Jonsson  
jasmine hachem  
Judith Mott  
Rubi Tapia  
Devin Lesnever  
C. Kaslander  
Avrie Kirsch  
Lee Hagen  
Anne Desmond  
Clarissa Molina  
Martin Montijo  
Rebel Kay  
Rodolfo G. Aiello  
Jeffrey Bartley  
Mary Dugger  
Frank Ordiway  
Marisa Kelly  
Darcy Manning  
kim hegelbach  
Roxanne Stehlik  
H Rovno  
Melissa Zorio

Wilie Bradley  
Joe Rangel  
Jane Asmuth  
Jae Lee  
John Angel  
Linda Falco  
Yina Moore '79  
Julie Kroon  
Kelista Crawley  
Bassil Abdelal  
Elizabeth Mary  
Anahi Cruz  
Reice Morton  
Sibylle U Weiner  
Perry Ga  
Lucy Gutierrez  
Taylor Lyons  
Nannette Pallrand  
Peter Kramer  
Seva Kramer  
Katherine Brokaw  
Nancy Thelot  
Nicholas C  
Cadence Bills  
florence TREBOUTTE  
Gerda Panofsky  
G. John Ikenberry  
L Hutner  
Stacey Camden  
Claire Percarpio  
Sofia Child  
Raygan Harrell  
Hai Nguyen  
Meeker Carmen

Julie Harrison  
Ann Santos  
Morgane O'Connell  
James Timothy Davis  
Chasity Duncan  
Orva M Gullett  
Deborah Roldan  
Kasondra Davis  
Matthew Olszewski  
Jason Howe  
Christine Lewandoski  
Mahogany Housmah  
Mark Strut  
Juliana Zahn  
Bella Grace  
Tea Gee  
Phyllis Teitelbaum  
Anthony Lattanzio  
Lisa Hansen  
Tangenikka Terrell  
Arline Conigliaro  
Leda Lockheart  
Barbara Favero  
Joyce Allington  
Isabelle Selikoff  
Carrie Goldsworthy  
James Davis  
Patricia Evans  
Claire Bertrand  
Jordyn Shorter  
Longchun Cheng  
Vrunda Patel  
Kathleen Biggins  
Matthew Holley

Emma Highland  
JoAnn Miller  
Heath Friedman  
Mia Adams  
Samuel An  
bowie beecher  
Erin Hamlin  
Vivien Pereira  
Marcela Silva  
ILIANA SACHS  
Tyler Jameer  
Allen Hernandez '16  
Austin Ward  
Hilary Brown  
sean connelly  
Kimberly Kracman  
Rich Peterson  
Mira Marlink  
Aimee Dabe  
Kellen Kornrumpf  
Victor Segovia  
Deanna Dyer  
Suzanne Levin  
Whitty more  
Tora Spencer  
wendy ludlum  
Shavonda Mack  
Vanessa Hradsky  
Henry Vu  
Leslie Ann Holden  
Ehmonie McCoy  
Alan Cornejo  
Matthew Zieper  
Jeanne Judge

Marisa Conners  
JON INWOOD  
Victoria Dworkowitz  
joanne shima-raboteau  
David Sayen  
James Beslity  
Madison Ellis  
Anne Weber  
Corey Meyers  
Lela Bonds  
Daniel Scheid  
Sydell Carlton  
Naveen Doki  
Mini Seewood  
Niall Buckley  
Priscilla Anguiano  
Elsa Travisano  
Marco Gottardis  
Zuleyka Quinones  
Lucy Stover-Schor  
Rebecca Soltys  
Destiny Navarro  
Ben Caldwell  
Gabriela López  
Alan Huse  
JOHN COOPER  
William Campos  
Lori Pantaleo  
Sofia Waterman  
Zoe Elizabeth  
Regi Jackson  
scott page  
Donna Porwancher  
Ryan MacLean

Cheryl Stoff  
Kristina Reardon  
Gitanjali Bakshi  
Richard McConnell  
abdul coulibaly  
SUZANNE SCZEPKOWSKI  
elizabeth kraft  
Mike Tetreau  
Shumona Bhattacharjya  
Salem Williams  
Maddison Rivera  
Christopher Olsen  
M Chang  
Susan Prentke  
Erik Busk  
Millie Shimabukuro  
Zachery Shinault  
Glenn Mclsaac  
Catherine Hegedus  
Charles Wampold  
Hannah Marshall  
Michael Kalina  
Jeannie Borsch  
Mian Shi  
Kathy Hosea  
Liliana Perez  
Matt Cannon  
Brita Outzen  
Alex Schaich Borg  
Patrick Monachino  
Sharon Frasure  
marcia van dyck  
Kim Howie  
Susan Plantier

Sukriye Artam  
jayda briggs  
John Robison  
Leslie Schwartz  
Florence Cucchi  
Emma Brigaud  
Jason Aguilar  
Jordan Gregoire  
John Barr  
Lisa Intoci  
Thomas Cosmas  
Phoebe Nobles  
Donna Cremeens  
Layna Starr  
Liz Chase  
Litani Frisby  
ROBERT RENCARGE  
Nikki Cesta  
Barbara Barnett  
L Gordon  
Cassandra Cohen  
Ilham Boukhebza  
David Herrera  
Nora Wynn  
Michael Morehead  
Naylon Larane  
Marvin Brown  
Dee Sti  
Mark Schlawin  
Kylie Johnston  
Claire Burden  
Molly Healy  
Rosaura Collazo  
tracey pavlicin

Robert Rosetta  
Jan Kiley  
Chris Gliwa  
Sherry Heffern  
Kaitlyn Lint  
Tara Dennison  
Sara Ziegelbaum  
Catherine Gowen  
Kelsey Zofchak  
Mason Hall  
Barbara Abramson  
Isabel Morris  
Brie Henderson  
Litik Zulun  
Tom Smart  
Maria Marusich  
Louis Hamilton  
Carroll Bever  
Stacey Walker  
Lynn Wong  
Lavanya Komireddy  
Venkataraman Karimanasseri  
Susanne Hand  
George Hunsinger  
Kim Mack Rosenberg  
Cecelia Tazelaar  
Dagmar Skinner  
Desiree Brown  
Anne Neumann  
Kelly Benedict  
Gary Maltz  
Jackson Hanson  
Jose Saavedra  
Elanie Staats

Roslyn Vanderbilt  
John Smith  
Charles Ade  
Kaylynn Goldschmidt  
Michael Cross  
Ilene Dube  
Ava Austin  
Christiana Okeke  
Maureen Yandrisevits  
Shirley Hickman  
Virginia Kerr  
Millie Brigaud  
Mackenzie Boyer  
Chrystall Schivell  
Evelyn Timberlake  
Sara Villani  
Robert von Zumbusch  
Lhamo Dongtotsang  
Benjamin Tarkenton  
Theresa Turnacioglu  
Judith Lewis  
Rosie Bright  
Alex Vargas  
Maggie Walsh  
Steven Elmets  
Da'oud Saunders  
jacqueline shire  
Eva Smith  
Vicki Reynoso  
Agim Demirovski  
Connie Hallman  
Kathleen Brennan  
James Steck  
Isabella Truong

David Edwards  
J Barton  
ruth greenwood  
Faris Zwirahn  
Minx lin  
Olivia Kononiuk  
Logan Ghahate  
Jim Speth  
Suzanne Kabis  
Bernadine Hines  
Anna Reinalda  
Saturn Fitch-Salas  
Deborah Hunsinger  
Elif Cam  
Jeff Stundel  
John Kucich  
kieran lucas  
Alexis Medva  
Tania Currie  
Christina Klam  
Shantelle Thomas  
Madison Corwin  
Natalia Duque  
Joel Schwartz  
Kathryn Mcisaac  
Jean Moses  
Brenda Choi  
Karin O'Leary  
Brooks Trubee  
David Frauenfelder  
Kayla Jhonson  
Ashley Zoeller  
Sebastian Candia  
Donato Cabrera jr

Luna Plaza  
Larenza Daniels  
samantha marie  
John Heilner  
mya hooven  
Laura Turner Goolsby  
Jane Jones  
Timothy Reef  
Nechelle Douglas  
U.C. Knoepfmacher  
Melissa Phares  
Gary Saretzky  
LEROY HUGGINS  
Michael Ferry  
Richard Prentke  
FRANK Evans  
Makhia Bostic  
Robin Wright  
Carolyn Robertson  
Clara Rasmussen  
Pamela Adler  
Rosalinda Tanguma  
Jennifer King  
Ihor Sypko  
Robin McDaniel  
Yusleidy Rosales  
Cathy Rizzi  
Alexandra Kersey  
lisa lazarus  
Mel Flo  
Carol Wojciechowicz  
Robert Wickenden  
Jason Glynn  
Jasmine Samples

Robyn Ultan  
Linda Oppenheim  
Ghazal Oshaghi  
CAROLINE KWAN  
Michelle Paquette  
Elizabeth Carter  
Ann Aimee  
Yasemin Atik  
Curt Quap  
abby mcdonald  
Monica Guzman  
Warren Wilson  
Madeline Grimes  
aaron powers  
Lucas T  
Dante Medori  
John McTague  
hrithika chulani  
Brooklyn Ray  
Jocilyn Isaac  
B. Grant Fraser  
Charles Scott  
Sean Synakowski  
Jackson Ikenberry  
Paul Suozzo  
Maria Hladczuk  
Diane Beckett  
America Barrios  
Kendra Mikuta  
Betty Ann Duggan  
Tracy Lee Sullivan  
tony loscavo  
sherri hodes  
Jonathan Etienne

Gillian Bombardier  
Scott Aquilina  
Lieve Monnens  
erica johanson  
Margery Schiff  
John Bruno  
Holly Borham  
Norman Beil  
Pam Edelman  
Keith Furlow  
iclal atay  
Hope Ryan  
mark capper  
Susan Jones  
Edward Scudder  
Jayson Edie  
Jennifer Sahlberg  
Melissa Dillon  
Tina Clement  
Allan Horwitz  
Surya Guttikonda  
Mary Beth Scheid  
Ayva O'Kane  
Lorraine Starr-Curtin  
Kate Pollack  
Justin Truong  
makayla wojtkowski  
Leon Lum  
Mark Szep  
Alex Croy  
Daniel Patrick O'Connell '74  
Andrea Boury  
Paola Pena  
Clare Baxter

Nancy Wickham  
DJ Barker  
Sean Crum  
BLEUDA MATTHEWS  
Tarik Farkouchi  
Elizabeth Wright  
Maya Wahrman '16  
Funa Lu  
Tonya Probert  
Jennifer Daniels  
Jennifer Bober  
Jill Reid  
Lavetta Miller  
Mercedes Crystal  
Phoebe Batt  
Kelsey Finkelstein  
Grant Landrum  
Babs Zelt  
Ziere Harrison  
Eric Hagin  
Lauren Lefchak  
barbara suomi  
Tina Miller  
Adam Kaluba  
Laura Giles  
Jessica Atkins  
Chris Randall  
Jake Farris  
Doris Lowry  
Lydia Hamilton  
Christine Anderson  
Arnold Dixon  
jayasuriya premalal  
Michelle Cyganik

Mimi Mead-Hagen  
Glenn Lienhop  
Alan Medvin  
Valerie Lisowski  
Adrian Trevisan  
Wendy Kaczerski  
Doree Feldman  
Joseph Semper  
Olga Natenzon  
Anthony Suarez  
Diana Traquina  
Emily Croll  
Ping Zhang  
Lucy Rehm  
Ivy Lu  
Sari Ruskin  
Liang Lu  
christopher johnson  
Jennifer McGahey  
Megan Testa  
Anne Reeves  
vijayabharathi P  
Kylee Feist  
Maclaine Hunt  
Mary Heilner  
Jill Shockley  
Jaclynn Cordova  
Betty Modrzejewski  
Gianna Halo  
Allie Pike  
Mimi Schwartz  
nathalya seda  
Bryan Obi  
Bruce Petersen

Charles Phox  
Marcinho Savant  
Makenzy Pearson  
MARY DUKEHART  
C Speth  
Jamie Porter  
Gary Walters  
Marcela Dunham  
Eden Jones  
Betsy Brown  
Karen Frelinghuysen  
Marco Gottardis  
Maribel Marulanda  
Robert Languishing  
Michelle Smith  
katie barkley  
Shellia Hampton  
Staci Foran  
Ava Menzie  
mya surdey  
Mika Sosan  
Yasmine Horton  
Bridgette Wright  
Ken'nesia Mcrae  
JoJo Sudler  
Tatyana Brown  
Rachel Conder  
ralphie beam  
Brad Middlekauff  
Lamonique Allen  
Lauren McCann  
JOSEPH scarcella  
Heather Blair  
Angel Rivera

James Mulligan  
Rose Mary Salerno  
Roberta Scott  
julia gwardenczuk  
Bruce C. Robertson  
Helen Williams  
Nancy Becker  
Oscar Beisert  
Ann Brennan  
Barbara Linko  
Elizabeth Smith  
Sherry Burgess  
Kimberly Perez  
Tyrone Prince  
alandra vasquez  
Vin Rose Buckhalter  
Jasmine Lara  
Sawyer Pratt  
Lola Lewis  
Joseph Pierson  
Tim Maeder  
Aubrie Avery  
Sydney Liechty  
Maria Miranda  
Lisa Cardon  
T Sayer  
Christa Smith  
Ariel Trotman  
Faren Papiez  
Karla Villegas  
Sinclair Oats  
Richard Molden  
Rigo Vindiola  
Will Moffett

Stephen Mark Tuller '70  
Madeline Andersen  
Eric Storm  
Nicole Ton  
Elizabeth Hicks  
Sharleen Knauss  
James Walton  
Kayla Rigsby  
Demi Hopkins  
Alanna Rane  
Thomas Jones  
Connor Carper  
Jessica Gonzalez  
Cynthia Kline  
Amanda Kippler  
Rachel Taylor  
Georgina Portillo  
Stephanie Collins  
Sonya Richardson  
Reanne Zheng  
Casey Kessler  
Avery Vigh  
Joseph Szychowski  
Ruthann Szychowski  
Stephanie Horseman  
Alex Martin  
Leslie Brice  
Paul Wilderson  
Janet Wolinetz  
Joe Howell  
Gloria Harris  
mackenzie bennett  
Gina Pilica  
Kristy Hartman

Khair Assaf  
Marisa Williams  
Emily Lombard  
Diego Diaz  
Leslie Haggerton  
Zikeea Guidry  
Timothy Dionisi  
Elizabeth Toney  
Jan Ernst  
Joshua Powell  
Theresa Iadevaio  
Alan Paluck  
Elana Gardiner  
David Wish  
Catherine Younker  
Beth Rubin  
Katherine Gramoglia  
Anne McCauley  
David L. McLellan '74  
Daniel Coxson  
Kaylyn Jackson  
Warren Emley  
Christa Martens  
Julia Babula  
Olivia Loupe  
Jose Urriola  
Catherine Emerson  
WILLIAM Moran  
Citlali Diego  
Jorgia Rodrigues  
frank cottrill  
Ana Arreola  
Brooke Oedekoven  
Delila McMillin

Coral Peterson  
Wehttam Sev  
Beverly Carter  
JUDY REQUELME  
Christopher Tom  
Alex Cossey  
Donna Parker  
Ana Lomba  
eleanor Hamel  
Gwyneth Iredale  
Michelle Vang  
Kayla Stewart  
Angela Ritchie  
Nora Baer  
Kristina Sickles  
Victoria Phipps  
Jose Cuayo  
Kylan Southern  
Toryon Ringgold  
Larissa Lopez-app  
Matt Miller  
Aya Bacsal  
Janet Marineau  
Bailee Reis  
Nathaniel Cummins  
Tristan fredrick  
Cindy Patterson  
Annie Dixon  
Temesgen Yimanie  
Venora Yazzie  
Brandon Cortez  
Alexis Fasold  
Benjamin Berry  
Margarita Reyes

Sophie Reeves  
Mackenzie Swart  
Genevieve Grossman  
Alexa Hall  
George Mardale  
Julia Martens  
Tony Hoggan  
Mike Schreiber  
Mackenzie Penwitt  
Thomas Strother  
Rickey Williams  
Bailey Wills  
Taz Stansbury  
Arista Ward  
Aaron Vazquez  
Richard Zamora  
Rebekah Perales  
Ryan Jones  
Mary Cruz  
Martha Muñoz  
Nick Kawecki  
Jennifer Dupree  
Demario Blueford  
corbin hopkins  
Jason Fitzwater  
Michele Snelson  
Sally Denmark  
B. Higgs  
Kareem Garcia  
Rosa Martinez  
Patricia Barge  
Lisa Ruffman-Weiss  
Kevin DEAL  
Nicholas Hartmann

Monica May  
Giseimi Garcia  
Anna Mikey  
Ginger Lewis  
Diamond Bell  
Anna Laidler  
Kisha White  
randi chattams  
Haley Force  
Amanda Mounger  
Joanna Hoskins  
David TenEyck  
Jenny Mayhew  
Makiya Lane

Eric Noriega  
Cristina Cruz  
Denton Meehan  
vincent cherian  
rory green  
Leilah McMullen  
Cloon Triste  
Melissa Vazquez  
Herman Battiste  
Sandra Havens  
Maureen McCarthy  
Leone Robbins  
Charlotte Heckscher  
Russ McFarlan