

Broad Street, National Bank, Trenton, N. J.



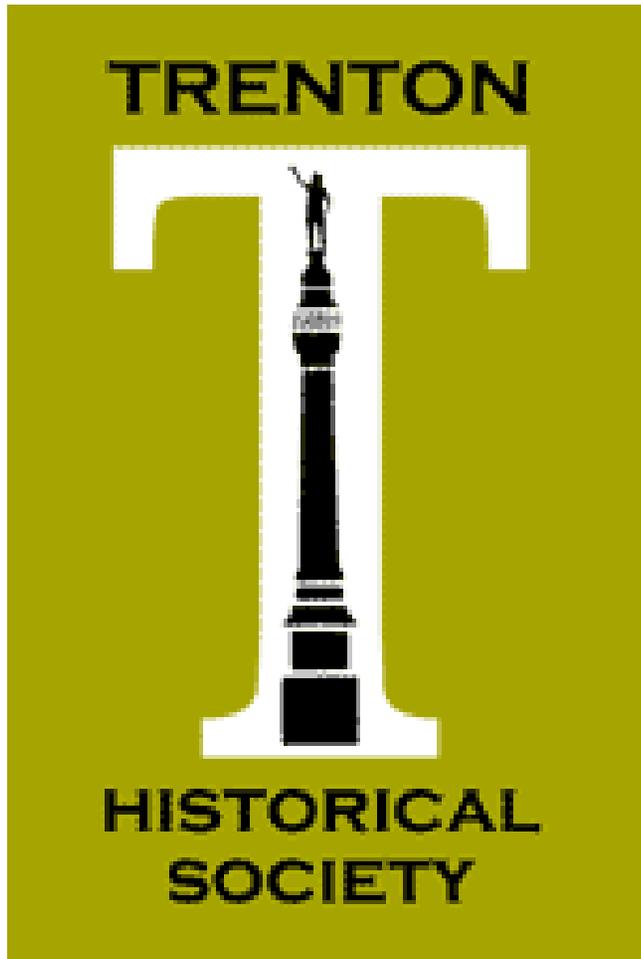
Trenton's Top Ten Preservation Opportunities

September 28, 2016

Broad Street Bank Building

East State Street

Trenton



www.trentonhistory.org

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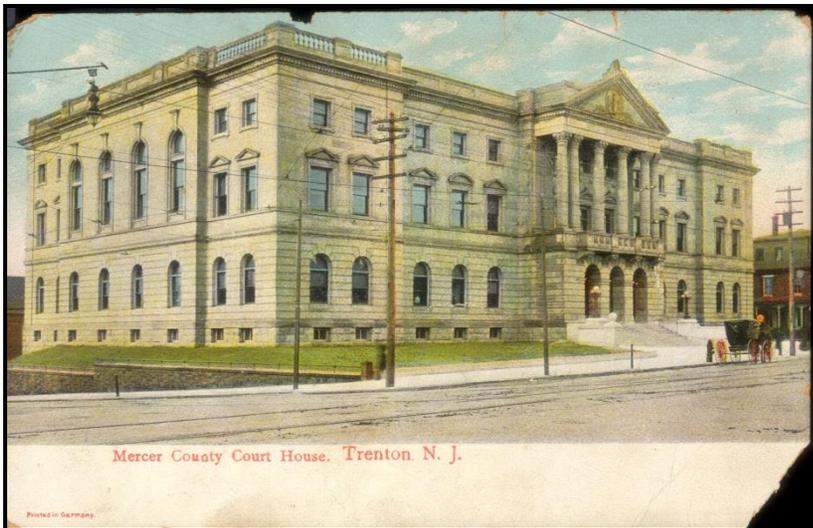
The Residence Complex



Mercer County Court House

South Broad and Market Streets

Soon after the formation of Mercer County in 1838, steps were taken for the erection of a courthouse. Built at the corner of Broad and Market Streets, the original Greek Revival structure served the public until 1903. Trenton and Mercer County had grown enormously since its founding, and the current grand, classical Beaux Arts structure was built to accommodate that growth. This impressive sandstone building, with its pediments, columns and arches, occupies an important downtown gateway. Not only a Trenton Landmark, the 1904 Court House is perhaps one of the best known buildings in Mercer County.



Current Status: The building is vacant. The Court House Annex is under renovation, but there are no plans for the renovation of the original Court House. Non-court uses are being considered but appear to be a number of years away.

Preservation Opportunity: This property's prominent location adjacent to several county and state offices makes it a prime candidate for office reuse. In addition to its substantial masonry construction, the building offers significant architectural detail and interior spaces not found in modern office space.



Horsman Doll Factory

Entire block bounded by Grand, Chestnut, Elm and Adeline Streets

The Horsman Doll factory complex was the main manufacturing location of the popular Horsman family of dolls. Built in the early 1930s, it was once considered the largest doll factory in the United States. The one-block square complex, which at its peak had more than 800 employees, consists of two connected, three-story, brick mill buildings, plus several one-story brick additions. Because this site is the dominant feature in an otherwise residential neighborhood, it provides an important reminder of a time when workers still walked to work from homes clustered around places of employment. Doll manufacturing at the site ceased in the 1960s, though sections of the complex housed various enterprises for some time thereafter.

Current Status: The complex has been completely vacant for approximately 10 years, leaving a substantial vacuum in this neighborhood.

Preservation Opportunity: These handsome buildings are structurally sound and offer enormous market-rate redevelopment potential. Preservation-minded builders could consider loft-style condominiums and apartments in this former factory. The Horsman Doll Factory could be a regional example of the way new housing can be provided in sensitively converted industrial buildings.



Trenton Psychiatric Hospital

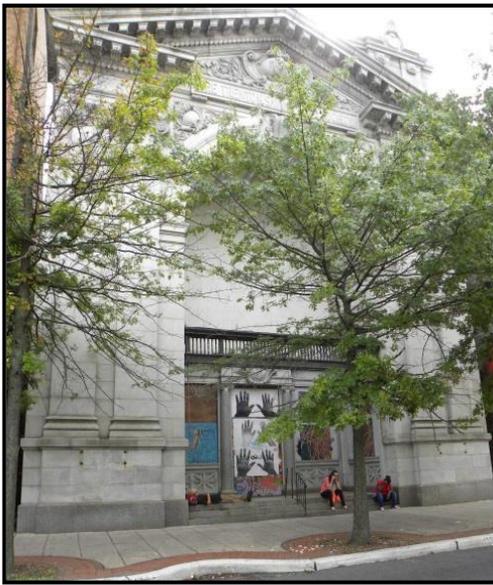
7717 Stuyvesant Avenue

The Trenton Psychiatric Hospital Historic District occupies much of the Hospital's approximately 100-acre campus in Trenton and Ewing Township. The hospital was founded in 1848 at the urging of Dorothea Dix and was first known as the New Jersey Lunatic Asylum. It was the first institution established in New Jersey for the mentally ill. The property includes an extensive campus with large, primarily stone buildings constructed from the mid-19th throughout the 20th centuries, amid beautifully landscaped grounds. Noted Philadelphia architect John Notman and nationally significant landscape designer Andrew Jackson Downing were responsible for the property's original plan.

Current Status: Although portions of the campus are used by the hospital, most of the surviving original buildings are no longer in use and in deteriorated condition. The State of New Jersey has razed two of its former state psychiatric hospitals – Greystone and Marlboro – within the past two years.

Preservation Opportunity: These solidly-constructed buildings in a parklike setting offer considerable potential for reuse. A similar complex in Michigan, Traverse City State Hospital, has been transformed into a community with housing, shops, restaurants, and preserved open space.





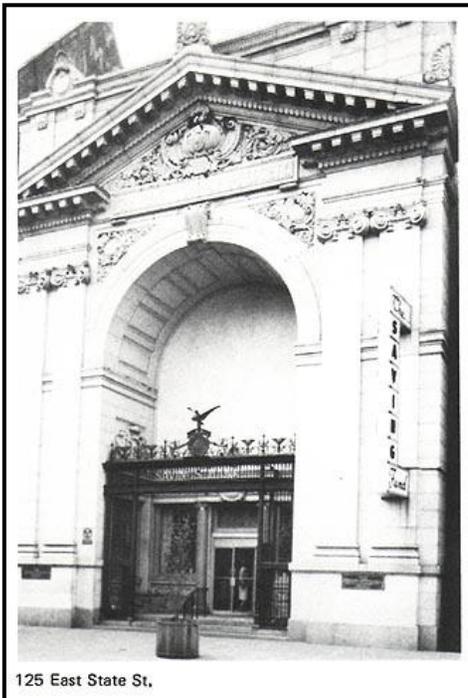
Trenton Saving Fund Society

125 East State Street

The Trenton Saving Fund Society was incorporated in 1844 and began business on July 20, 1847, in an office in the original Trenton City Hall. After moving several times, the managers decided to build a new banking house at the current location on East State Street, which was completed in April 1901. The white granite, steel structure building, designed by New York architects Mowery and Affinger in the Beaux Arts style, is one of Trenton's most beautiful buildings. An equally distinguished classical vocabulary was used on the building's interior, intended to give all who did business there a sense of pride and security. The central banking room's stained glass ceiling was covered over with acoustic tiles as part of an ill-advised modernization.

Current Status: Now vacant for several years, the building shows definite signs of deterioration, neglect and vandalism.

Preservation Opportunity: Reestablishing the building as a banking facility would be an ideal re-use of this property. Its downtown location also offers a street presence that would be great for retail or as spectacular office space



125 East State St.



General Philemon Dickinson House/ The Hermitage

46 Colonial Avenue

This stone house was originally built and occupied by the Rutherford family. It was purchased in 1776, shortly before the Battle of Trenton, by General Philemon Dickinson, commander in chief of the New Jersey Militia during the Revolutionary War. The house was occupied for many years by the Dickinson family, which entertained many famous people within its walls, including George Washington, Thomas Jefferson, John Adams, Benjamin Franklin, John Witherspoon, Generals Greene and Knox, and Joseph Bonaparte. The exterior of the house was considerably remodeled in the mid-19th century and its interior was altered for use as an apartment house in 1905.

Current Status: The property houses seven apartment units. It appears to be in serviceable condition.

Preservation Opportunity: Listed on both the State and National Registers of Historic Places, this important piece of Trenton's history, which goes virtually unnoticed by passers-by, is a prime candidate for an upscale rehabilitation. Colonial Avenue is one of the most distinctive streetscapes in Trenton. The renewal of this property could revitalize the entire area.





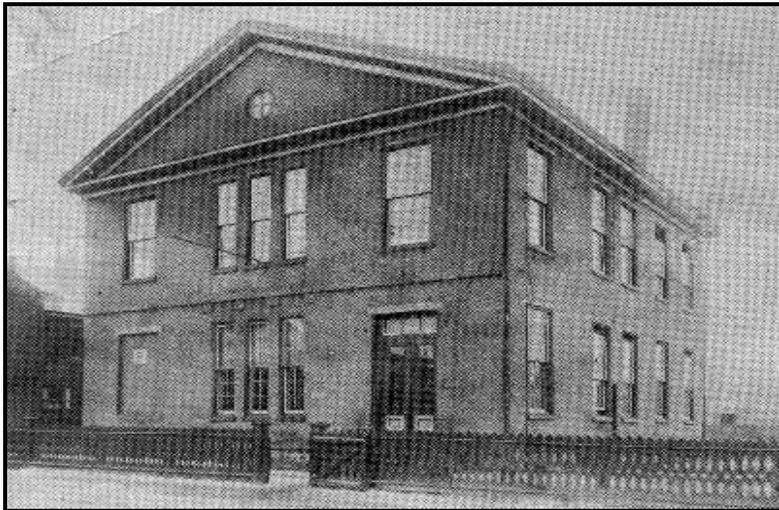
Higbee Street School

20 Bellevue Avenue

The Higbee Street School is a brick Greek Revival building constructed in 1857. This building was the first school built for the free public education of African American children in the City of Trenton. The building itself was a departure from previous schools. It followed design concepts of 19th century education reformers and is probably one of the first African American schools to embody those innovations. By 1872, the student population had already outgrown the Higbee Street building and the students were moved to a temporary building while a new one was constructed. This building is an important representative of African-American history in Trenton. It is also listed on the State and National Registers of Historic Places.

Current Status: The School is structurally sound and secured. A new roof has been installed recently. However the property remains vacant.

Preservation Opportunity: The Greek Revival architectural style is classic for Trenton. The interior spaces are large and adaptable for a variety of new uses. With its early significance in the African-American community a new school, day care or museum are prime candidates for reuse options.





The Residence

320 Spring Street

This spacious three-story red brick building first opened in 1902 as the new location for the Widows' and Single Women's Home Society. More recently renamed The Residence it has capacity for approximately 27 individual occupants, providing private community-type living accommodations for senior citizens. An infirmary and nursing room were added in 1935. In 1939, the dining room was converted into a living room serving the First Presbyterian Church's "Happy Hour Club" among other social events, and a new dining room was added.

Current Status: The property is vacant and deteriorating.

Preservation Opportunity: Reuse as a residential building would be ideal. Apartment or condominium units could easily be retrofitted into the property. A school dormitory would also be a creative new use.





Prospect Street Presbyterian Church

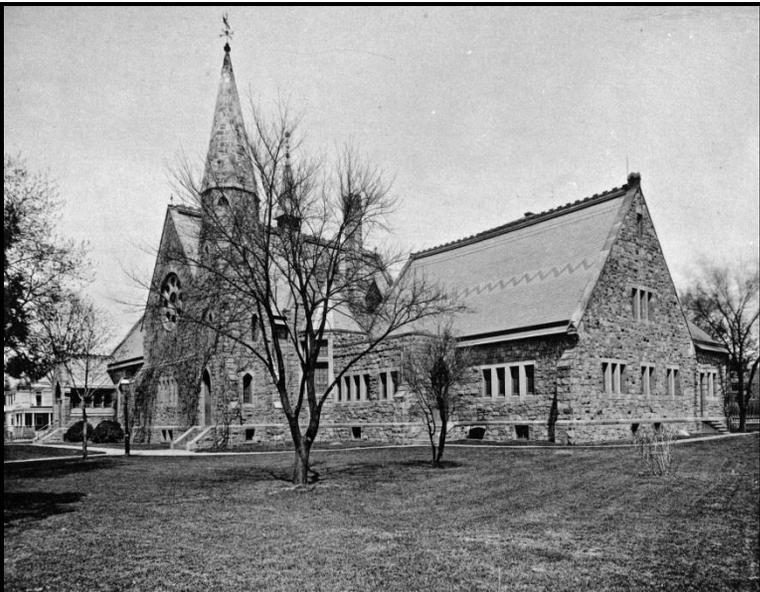
Corner of Prospect and Spring Streets

Founded in 1872 as the Prospect Street Presbyterian Church, and built in 1875. The randomness and sharp angularity of the building marks it as a late, sophisticated Gothic Revival.

The area was once an affluent part of town, north of the city center, but changing demographics affected the neighborhood. The Imani church held its last worship service in August, 2006, but a community center remained open for events until 2007, when it was sold.

Current Status: In 2015, the city took title to the 22,872-square-foot building and parking lot, via tax foreclosure. The city has sought a redeveloper, but the property sits vacant.

Preservation Opportunity: Ideally, this property would be utilized by another church group to continue its historic use. A non-profit organization in need of performance or meeting space might bring life back into this building, or a creative developer might adapt the space for residential use.





Skelton Library

943 South Broad Street

Constructed in 1928-1929, the Skelton Library was the city's first branch library specifically constructed for that purpose. The two-story, Colonial Revival-style brick building was designed by the P.L. Fowler Company, a Trenton architecture firm responsible for numerous public and private buildings constructed in the city during the early to mid-20th century. Among the library's notable features are the Mueller mosaic tiles around the fireplace in the second-floor children's department. The property has been vacant since 2010, when all of the city's branch libraries were closed due to funding shortages.



Current Status: The Skelton Library has been closed for six years, and maintenance of the building has been minimal. The greatest challenge to the building's reuse is making the second floor and bathrooms handicapped accessible.

Preservation Opportunity: Located in a commercial district along South Broad Street, the building's open floorplan offers great potential for a community organization or business use.



East Trenton Branch Library/ Samuel Dickinson House

701 North Clinton Avenue

This two-story, parged stone building was built c.1796 as the home of Samuel Dickinson. Located on a 225-acre tract of land, the house was located more than a mile from Trenton at the time of its construction. As the city's development encroached on the property in the mid-19th century, the building took on new commercial and public uses. In 1926, it became the East Trenton Branch of the Trenton Free Public Library. The building was completely rehabilitated in 1933 with funding through the Civil Works Administration, a Depression-era New Deal program. The work included a Colonial Revival interior that featured a large first-floor reading room and a two-story, wrap-around addition. The property continued in use as a library until 2010, when all of the city's branch libraries were closed due to funding shortages. The East Trenton Branch is listed on the State and National Registers of Historic Places.

Current Status: The East Trenton Branch has been vacant for the past six years. The cost of repairs is estimated at \$500,000.

Preservation Opportunity: This 18th century home, turned library, offers great potential as a community meeting space or non-profit offices.



Trenton Junior High School #1

800 Martin Luther King Boulevard

North Trenton's Junior High School No. 1 is a notable institution, with its elaborate Collegiate Gothic stone detailing and its imposing structure. It was built in 1916 as part of a comprehensive school system reorganization, in which Trenton led the state in establishing junior high schools for its students. Trenton architect W.A. Poland designed the building, which originally included gymnasiums for boys and girls, 18 classrooms, 4 laboratories, and a library. The auditorium was designed with an organ loft, in case an organ was acquired for the school. The exterior exhibits a large amount of Mueller tile. The building has been modernized over the years but retains much of its character.

Current Status: This school campus sits vacant and unused today, adjacent to the new MLK Jr. Elementary School.

Preservation Opportunity: School buildings have been successfully adapted for a wide range of uses across the country, including market-rate, affordable, and senior housing.

