

## PROPERTY REPORT

Property ID: -187713658

**Property Name:** William B. Reed House  
**Address:** 1 Prospect ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08512

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MIDDLESEX	Cranbury township	Cranbury	Hightstown	23	36

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

The William B. Reed House at 1 Prospect Street has undergone little to no alterations since Richard Grubb & Associates, Inc. surveyed it in 2017. The two outbuildings at the rear (north) of the dwelling are not visible from the public right-of-way.

**Setting:**

No changes from the 2017 survey.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:** 9/18/1980

**New Jersey Register:** 8/9/1979

**Determination of Eligibility:** 3/25/1977

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 9/26/1988

**Other Designation:**

**Other Designation Date:**

☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Cranbury Historic Sites Survey Phase III

**Surveyor:** Kristen Herrick

**Organization:** Richard Grubb & Associates, Inc.

☒ (Primary Contact)

**Property ID:**

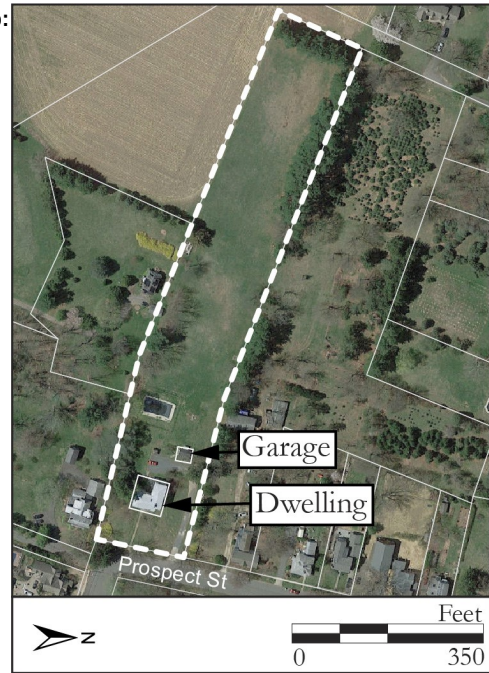
-187713658

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**Location Map:**



**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Cranbury Historic Preservation Commission	Meeting with the Cranbury Historic Preservation Commission, August 1, 2023.	2023	
Richard Grubb & Associates, Inc.	Cranbury Township Historic Sites Survey Phase I, Cranbury Township, Middlesex County, New Jersey. Prepared for the Township of Cranbury Historic Preservation Commission. On file, New Jersey Historic Preservation Office, Trenton, New Jersey.	2017	

**Additional Information:**

Richard Grubb & Associates, Inc. recommended the William B. Reed House at 1 Prospect Street as a key-contributing resource to the Cranbury Historic District in 2017. Richard Grubb & Associates, Inc. concurs with the previous recommendation.

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Cranbury Historic District

**Status:** Key Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

**Conversion Problem?** ☐ **ConversionNote:** 1202\_23\_36

**Date form completed:** 7/21/2023

**Survey Name:** Cranbury Historic Sites Survey Phase III

**Surveyor:** Kristen Herrick

**Organization:** Richard Grubb & Associates, Inc.

☒ (Primary Contact)

**Property ID:**

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## ELIGIBILITY WORKSHEET - Properties

Property ID **-187713658**

### History:

In 2023, solar panels were added to the roof of the dwelling (Cranbury Township Historic Preservation Commission 2023).

### Statement of Significance:

No changes from the 2017 survey.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☐ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☐ State ☐ National

### Justification of Eligibility/Ineligibility:

No changes from the 2017 survey.

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

The recommended boundary consists of the entirety of Block 23, Lot 36.

Date Form Completed: 8/12/2023

Survey Name: Cranbury Historic Sites Survey Phase III

Surveyor: Kristen Herrick

Organization: Richard Grubb & Associates, Inc.

☒ (Primary Contact)

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**PROPERTY REPORT: PHOTO CONTINUATION SHEET**

Property ID: **-187713658**

**Property Name:** William B. Reed House

**Address:** 1 Prospect ST



*Photo 2*



*Photo 3*



## PROPERTY REPORT

Property ID: -1877136580

**Property Name:** William B. Reed House

**Ownership:** Private

**Address:** 1 Prospect ST

**Apartment #:**

**ZIP:** 08512

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MIDDLESEX	Cranbury township	Cranbury	Hightstown	23	36

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The William B. Reed House at 1 Prospect Street is a two-and-a-half-story, four-bay, three-pile, frame Italianate style private residence constructed circa 1861. The dwelling consists of two hipped three-story masses that intersect at a corner, creating an L-shape with a one-story enclosed porch addition to the southwest. The hipped roof is sheathed with asphalt shingles. Two interior stucco chimneys pierce the roof: one along the south wall and one at the north intersection of the two primary sections. A wood frieze running below the extended eaves is the location of small paired arched headed friezeband windows with louvered shutters; each pair of friezeband windows is flanked by decorative jigsaw brackets with an upper pendant. The exterior of the dwelling is clad in wood clapboard siding on the front (southeast) elevation and vinyl siding on the side and rear (northwest) elevations. Four-over-four, double-hung, wood-sash windows are flanked by louvered shutters. The two-panel door features a filigree design and is flanked by sidelights. The entrance is sheltered by one-story porch with brackets and a frieze of molded panels. The north elevation is the side of the secondary mass of the building. It has the same frieze and cladding as the main elevation. The windows are also paired four-over-four wood sash units with louvered shutters, arranged symmetrically over the wall surface. In the northeast corner, the two masses are not aligned, leaving a recess. The main (east) section has a single rank of windows its visible north elevation, and the secondary (north) section has a paired window on its exposed east elevation. An ancillary entrance on the north elevation has a small one-story, one-bay porch with vinyl-clad walls and a modern door. The south elevation is not visible from the public right-of-way. Character-defining elements of the dwelling include a bracketed cornice and clerestory windows.

**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

☒ (Primary Contact)

**Property ID:**

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The property contains two historic outbuildings to the rear of the dwelling: a frame chicken coop and a brick shed.

**Setting:**

The William B. Reed House at 1 Prospect Street is sited on a rectangular parcel (Block 23, Lot 36) located northwest of the intersection of Prospect Street and Bunker Hill Drive in Cranbury Township, Middlesex County, New Jersey. The dwelling is oriented with its primary elevation facing southeast and is set back approximately 70 feet from Prospect Street. A gravel driveway leads west from Prospect Street to a gravel parking area adjoining the dwelling's northwest elevation. The property is lightly wooded. The William B. Reed House at 1 Prospect Street is located in a primarily residential neighborhood surrounded by residential properties dating from the mid-nineteenth to the early-twentieth centuries. Preserved farmland is located west of the property.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:** 9/18/1980

**New Jersey Register:** 8/9/1979

**Determination of Eligibility:** 3/25/1977

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 9/26/1988

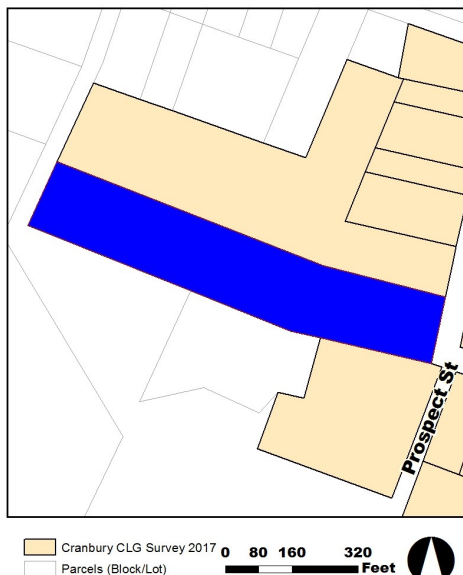
**Other Designation:**

**Other Designation Date:**

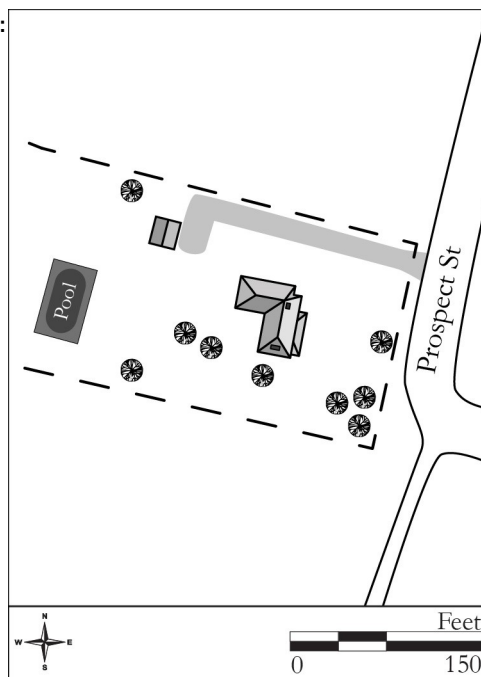
☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**



**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Walsh, Ruth	National Register of Historic Places Nomination for the Cranbury Historic District, Cranbury Township, Middlesex County, New Jersey	1979		
Heritage Studies	Preserving Historic Cranbury Village	1989		
Cranbury Historical and Preservation Society	Property File, 1 Prospect Street			

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

**Property ID:**

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☒ (Primary Contact)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:** 1 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

**Historic District ?** ☒

**District Name:** Cranbury Historic District

**Status:** Key Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 21

*Date form completed:* 7/27/2017

New Jersey Department of Environmental Protection  
Historic Preservation Office

Property ID: -1877136580

Element ID: -144691423

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**BUILDING ATTACHMENT**

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**Common Name:** William B. Reed House, 1 Prospect Street

**Historic Name:** William B. Reed House, 1 Prospect Street

**Present Use:** Residential, permanent

**Historic Use:** Residential, permanent

**ConstructionDate:** 1861

**Source:** Cranbury Historical and Preservation Society

**Construction**

**Start Date:**

**Construction**

**End Date:**

**Style:** Italianate

☐ Vernacular Style?

**Form:** Other

**Physical Condition:** Good

**Type:** Other

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:** Asphalt Shingle

**Stories:** 2.5

**Exterior Finish Materials:** Wood, Clapboard

**Bays:** 4

**Exterior Description:**

See Property Form

**Interior Description:**

Not accessible

**Alteration Dates:**

**Architect/Designer::**

*Date form completed:* 7/27/2017

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**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

☒ (Primary Contact)

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## ELIGIBILITY WORKSHEET - Properties

Property ID **-1877136580**

### History:

The William B. Reed House at 1 Prospect Street was constructed circa 1861 by William B. Reed, a commodity broker who worked in Hoboken and Manhattan. In 1859, Reed purchased the lot at 1 Prospect Street. Reed and his wife Eliza lived in the home with their twelve children and large extended family, possibly accounting for the expansive size of the subject dwelling. Reed died in 1867; however, Eliza and other members of the Reed family residing in the dwelling until 1885, when it was sold to Robert C. Sutton.

Sutton, an engineer based in Philadelphia, lived in the William B. Reed House until his death in 1908. Subsequently, his wife Eliza and children Amy, Annie, and Minnie, lived in the subject dwelling. In 1926, David Garvey purchased the property. Garvey ran a well-digging company in New York. He farmed potatoes and operated a vineyard on the subject property. In 1956, Garvey sold the subject property to Lawrence Edward Ward and his wife Catherine.

Ward owned a septic tank service company. In 1974, Ward's son Lawrence gained ownership of the property. He sold it to Robert and Barbara Carrier later than year. Robert Carrier was a publisher and his wife was a nurse.

In 1984, Barbara Carrier sold the subject property to Jeffrey C. Merrill and his wife, Rebecca D. Beauregard, of Washington, D.C. Merrill served as the vice president of the Robert Wood Johnson Foundation and taught healthcare finance at Robert Wood Johnson Medical School. Beauregard served a number of positions in the municipal government of Cranbury Township, including Township Committee member and mayor in 1993 and 2005. In 2003, Merrill died. Beauregard sold the subject property to Daniel Harshbarger and Sharon Kucera the following year. Harshbarger served as the chief financial officer of a Philadelphia corporation and Kucera worked in financial services. Harshberger and Kucera are the current owners of the subject property.

\*History adapted from 1 Prospect Street property history by John Whiteclay Chambers II, on file, Cranbury Historical and Preservation Society.

### Statement of Significance:

The William B. Reed House at 1 Prospect Street was constructed during a period of economic expansion in Cranbury Township. The arrival of the Camden & Amboy Railroad in the 1830s opened regional markets to Cranbury merchants.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☐ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☐ State ☐ National

### Justification of Eligibility/Ineligibility:

The William B. Reed House at 1 Prospect Street is individually eligible for the National Register of Historic Places (NRHP) under Criterion C for Architecture. The dwelling is significant at the local level as an outstanding example of the Italianate style.

Total Number of Attachments: 0

List of Element Names: William B. Reed House, 1 Prospect Street

### Narrative Boundary Description:

N/A

Date Form Completed: 7/27/2017

Survey Name: Cranbury CLG Survey 2017

Surveyor: Kristen Herrick

Organization: RGA, Inc.

Property ID:

☒ (Primary Contact)

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